



City of Marietta
Meeting Minutes
PLANNING COMMISSION

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

(Col. Ret.) Kenneth Dollar, Ward 2 - CHAIRMAN
William Florence, Ward 1 *Carol Ann Sonnenfeld, Ward 3*
Mike Wilson, Ward 4 *Kenneth Carter, Ward 5*
Bob Kinney, Ward 6 *Benjamin Parker, Ward 7*

Tuesday, February 6, 2007

6:00 PM

City Hall Council Chambers

Present: William Florence, (Col. Ret.) Kenneth Dollar, R. W. "Bob" Kinney, Benjamin Parker, Carol Sonnenfeld, Kenneth Carter and Mike Wilson

Staff:

Brian Binzer, Development Services Director
Rusty Roth, Development Services Manager
Patsy Bryan, Secretary to the Board
Nathan Lawrence, Urban Planner
Daniel White, City Attorney

CALL TO ORDER & ROLL CALL:

Chairman Dollar called the February 6, 2007 Planning Commission Meeting to order at 6:00 p.m.

MINUTES:

20070113 January 2, 2007 Regular Planning Commission Meeting Minutes

Review and approval of January 2, 2007 Planning Commission Meeting Minutes

File #20070113 - Mr. Kinney made a motion to accept the January 2, 2007 Planning Commission Meeting Minutes, as submitted, seconded by Mrs. Sonnenfeld. Motion carried 7 - 0.

A motion was made by Commissioner Kinney, seconded by Sonnenfeld, that this matter be Approved. The motion carried by the following vote:

Vote: 7 - 0 - 0

Approved

REZONINGS/ANNEXATIONS/FUTURE LAND USE ASSIGNMENTS:

20070020 Z2007-06 Marietta Housing Authority 212 Lemon Street

Ord. 7006 Z2007-06 MARIETTA HOUSING AUTHORITY requests rezoning for property located in Land Lot 1217, 16th District, Parcel 1150, and being known as 212 Lemon Street from RHR (Residential High Rise) to PRD-MF (Planned Residential Development Multi-Family). Ward 5.

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File #20070020 (Z2007-06) was presented by Mr. Roth for property located in Land Lot 1217, 16th District, Parcel 1150 and being known as 212 Lemon Street for rezoning from RHR (Residential High Rise) to PRD-MF (Planned Residential

Development Multi-Family).

Pete Waldrep presented the request for rezoning and also introduced the following staff members: Mr. Ray Buday, Executive Director, Marietta Housing Authority, Jim Hartsfield, Deputy Director of Development, Marietta Housing Authority and Clara Trejos, Representative, Columbia Residential. According to Mr. Waldrep, Columbia Residential is a joint venture partner in the proposed addition to Dorsey Manor.

The change in zoning will create an \$11 million addition, provide 72 housing facilities for senior citizens, 4-story, wood structure built under a program of housing tax credits for low-income families, all units will be rental units.

Currently, every unit in Dorsey manner is public housing, where the new facility will be 1/3 public housing and 1/3 tax credit and 1/3 market rate.

Mr. Florence made a motion to approve, seconded by Mrs. Sonnenfeld. Motion carried 7 - 0.

A motion was made by Commissioner Florence, seconded by Sonnenfeld, that this matter be Recommended for Approval. The motion carried by the following vote:

Vote: 7 - 0 - 0 Recommended for Approval

20061411 Z2007-03 Glenda Ann Hardage Cameron 100 Hardage Drive

Ord 7007

Z2007-03 GLENDA ANN HARDAGE CAMERON requests rezoning for property located in Land Lot 327, 20th District, a portion of Parcel 1, and being known as 100 Hardage Drive from RR [Rural Residential (County)] to R-2 [Single Family Residential - 2 units/acre (City)]. Ward 4.

File #20061411 (Z2007-03) was presented by Mr. Roth for property located in Land Lot 327, 20th District, a portion of parcel 1 and being known as 100 Hardage Drive.

The applicant, Glenda Ann Hardage Cameron is petitioning for a portion of parcel 1 to be rezoned from RR to R2. This request is consistent with other Hardage Drive properties and contiguous to the city limits.

Mr. Bill Brooks has lot under contract with Mrs. Cameron and has completed soil test, which can accommodate septic tank system.

Mr. Wilson made a motion to approve, seconded by Mr. Kinney. Motion carried 7 - 0.

A motion was made by Commissioner Wilson, seconded by Commissioner Kinney, that this matter be Recommended for Approval. The motion carried by the following vote:

Vote: 7 - 0 - 0 Recommended for Approval

20070016 A2007-01 Glenda Ann Hardage Cameron 100 Hardage Drive

Ord. 7008 A2007-01 GLENDA ANN HARDAGE CAMERON requests annexation for property located in Land Lot 327, a portion of parcel 1, 20th District, 2nd Section, Cobb County, Georgia consisting of 1.659 acres and being known as 100 Hardage Drive. Ward 4.

File #20070016 (A2007-01) presented by Mr. Roth for property located in Land Lot 327, 20th District, a portion of parcel 1 and being known a 100 Hardage Drive.

The applicant, Glenda Ann Hardage Cameron is requesting annexation for approximately 1.659 acres.

Mr. Kinney made a motion to approve, seconded by Mr. Florence. Motion carried 7 - 0.

A motion was made by Commissioner Kinney, seconded by Commissioner Florence, that this matter be Recommended for Approval. The motion carried by the following vote:

Vote: 7 - 0 - 0 Recommended for Approval

20070019 CA2007-04 Glenda Ann Hardage Cameron 100 Hardage Drive

Ord. 7009 CA2007-04 GLENDA ANN HARDAGE CAMERON in conjunction with the requested annexation of property located in Land Lot 327, 20th District, a portion of Parcel 1, 2nd Section, Marietta, Cobb County, Georgia and being known as 100 Hardage Drive, the City of Marietta proposes to designate the Future Land Use of said property as LDR (Low Density Residential). Ward 4.

File #20070019 (CA2007-04) was presented by Mr. Roth and in conjunction with the requested annexation of property located in Land Lot 327, 20th District, a portion of parcel 1 and being known as 100 Hardage Drive, the City of Marietta proposes to designate the Future Land Use of said property as Low Density Residential (LDR).

Mr. Kinney made a motion to approve the proposal made by the City of Marietta to designate the Future Land Use as Low Density Residential (LDR), seconded by Mr. Carter. Motion carried 7- 0.

A motion was made by Commissioner Kinney, seconded by Commissioner Carter, that this matter be Recommended for Approval. The motion carried by the following vote:

Vote: 7 - 0 - 0 Recommended for Approval

20070005 Z2007-04 City of Marietta 25 square feet of property being located in Land Lot 0147, Parcel 144, 17th District (Billboard)

Ord 7022 Z2007-04 CITY OF MARIETTA requests rezoning for property located in Land Lot 0147, 17th District, Parcel 144, and being known as 25 square feet of

Districts.

Mr. Roth explained that the use of gravel in the right-of-way and driveways has become an issue in certain neighborhoods and subdivisions and the city is recommending eliminating the use of gravel as an acceptable surface for driveways.

Mr. Parker made a motion to table until correct numbering and wording is resolved. Discussion continued as to whether Planning Commission has authority to table item, as the applicant would have to agree.

Mr. Parker made a motion to deny this request, seconded by Mr. Wilson. Motion carried 7 - 0.

A motion was made by Commissioner Parker, seconded by Commissioner Wilson, that this matter be Recommended for Denial. The motion carried by the following vote:

Vote: 7 - 0 - 0

Recommended for Denial

20061377 CA2007-02 Proposed Amendments to Sign Ordinance

Proposal to amend Division 714 (Paragraph 714.03, Paragraph 714.04, 714.05, 714.06 regarding weekend directional signs, white backgrounds on internally illuminate signage and multi-message billboards

File #20061377 (CA2007-02) was presented by Mr. Roth for a proposal to amend the Comprehensive Development Code regarding Sign Ordinance regarding (1) weekend directional signs; (2) signs with white backgrounds on internally illuminated signage, and; (3) multi-message billboards.

Chuck Clay, representing Clear Channel, along with Joe Garner, spoke in opposition to third portion of sign ordinance. Others present from sign industry: Jim Fisher, Vice President and General Manager of Lamar Advertising; John Campbell, Real Estate Manager, CBS Outdoor; Joe Garner, Vice President of Real Estate, Clear Channel.

Mr. Clay described the advantages of multi-message billboards.

Mr. Kinney made a motion to recommend to City Council that this ordinance be seriously reviewed in light of this technology and to see whether there is an approach that works for incorporating some of this. Motion failed for lack of second.

Mr. Wilson made a motion to approve the first two issues (1) weekend directional signage and (2) signs with white backgrounds on internally illuminated signage and deny the third request (3) multi-message billboards, second by Mr. Florence.

Mr. Wilson confirmed that he is denying the city's proposal that states ... "are not

allowed” and make it “are allowed” in Section 3.

Motion carried 7 - 0 to approve items 1 and 2 and deny item 3.

A motion was made by Commissioner Wilson, seconded by Commissioner Florence, that this matter be Recommended for Approval as Stipulated Items #1 and #2 were approved and item #3 denied. The motion carried by the following vote:

Vote: 7 - 0 - 0

Recommended for Approval as Stipulated

ADJOURNMENT:

The February 6, 2007 Planning Commission meeting adjourned at 8:15 p.m.

KEN DOLLAR, CHAIRMAN

PATSY BRYAN, SECRETARY