



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes PLANNING COMMISSION

*Bob Kinney - Chairman
Stephen Diffley - Vice Chairman
Craig Smith, Ward 1
Frasure Hunter, Ward 2
Boozier McClure, Ward 3
Byron "Tee" Anderson, Ward 4
Brenda McCrae, Ward 5*

Tuesday, January 3, 2023

6:00 PM

City Hall Council Chambers

Present: Robert Kinney, Stephen Diffley, Craig Smith, Frasure Hunter, Boozier McClure, Byron 'Tee' Anderson, Brenda McCrae

*Staff: Rusty Roth, Director of Development Services;
Shelby Little, Planning & Zoning Manager;
Daniel White, City Attorney;
Lisa Rajabnik, Planning & Zoning Coordinator.*

CALL TO ORDER & ROLL CALL:

Chairman Kinney called the January 3, 2023, Planning Commission Meeting to order at 6:00PM.

Mr. White, City Attorney, explained the rules and procedures used in conducting public hearings.

MINUTES:

20221130 PLANNING COMMISSION MEETING MINUTES

Approval of the December 6, 2022, Planning Commission Work Session, and Regular Meeting Minutes.

Mr. Diffley made a motion, seconded by Mr. McClure, to approve the December 6, 2022, Planning Commission Work Session, and Regular Meeting Minutes. The motion carried 7-0-0.

Approved and Finalized

Absent: 0
Vote For: 7

REZONINGS:

20221062

Z2023-01 [REZONING] TIMOTHY DAVID CONNOR JR.

Z2023-01 [REZONING] TIMOTHY DAVID CONNOR JR. is requesting the rezoning of 4,000 square feet located in Land Lot 1146, District 16, Parcel 0030 of the 2nd Section, Cobb County, Georgia, and being known as 432 Campbell Hill Street from R-4 (Single Family Residential - 4 units/acre) to R-3 (Single Family Residential - 3 units/acre). Ward 4B.

File number Z2023-01 was presented by Ms. Little.

A public hearing was held.

Mr. Timothy Conner, Jr. (Owner) represented the request.

There was no opposition to or support for the request.

The Board asked about proposed plans for the property. Mr. Conner explained that the property was to be sold to the homeowners of the adjoining property and a structure located on the lot would be demolished.

With no further questions from the Board, the public hearing was closed.

Mr. Diffley made a motion, seconded by Mr. Anderson, to recommend approval as submitted. The motion carried 7-0-0.

Recommended for Approval

Absent: 0

Vote For: 7

20221089

Z2023-02 [REZONING] KENNESTONE DEVELOPMENT PARTNERS, LLC. (JAMES C. DODD JR.)

Z2023-02 [REZONING] KENNESTONE DEVELOPMENT PARTNERS llc (JAMES C. DODD JR.) are requesting the rezoning of 0.52 acres located in Land Lot 1013, District 16, Parcels 0430 & 0420 of the 2nd Section, Cobb County, Georgia, and being known as 750 James Street and 630 (aka 730) Tower Road from R-2 (Single Family Residential - 2 units/acre) to PRD-SF (Planned Residential Development - Single Family). Ward 5B.

File number Z2023-02 was presented by Ms. Little.

A public hearing was held.

Mr. Parin Chheda, Kennestone Development Partners, LLC., represented the request.

Mr. James Banks (area resident) although not in opposition to the proposed development wished to express concern regarding line of sight issues at the intersection of Tower Road and James Street. He asked for the proposed plans to make consideration for potential traffic issues.

Ms. Ruth Eppinger (area resident) spoke in support of the proposal but wished to comment that a traffic light at the intersection of Tower Road and James Street may need consideration.

Mr. Chheda, responded to the comments by stating that the egress/ingress for the proposed property would be on James Street and would not change the existing traffic pattern.

The Board and staff discussed differences between the PRD-SF and the RA-8 zoning classifications and variances as they pertained to the request.

Mr. Dodd (owner of adjoining property) was asked by Mr. Kinney if he would have any objection to the waiver of the required 30ft buffer between his property and the proposed development property should Council approve the RA-8 zoning? Mr. Dodd stated that he had no objection.

Ms McCrae asked Mr. Chheda if maintaining the 30ft buffer requirement could be considered in planning? Mr. Chheda explained that the plans would need to include the elimination of the buffer requirement to provide adequate parking for residents and guests.

The public hearing was closed.

Mr. Anderson made a motion, seconded by Mr. Diffley, to recommend approval of RA-8 zoning with variances. The motion carried 7-0-0.

Should Council approve the request the property will be zoned RA-8 (Single Family residential - 8 units per acre) with the following stipulations incorporated as conditions of zoning:

- 1) Variance to waive the recreation area requirement (minimum size of 10,000 sf, including both active and passive amenities) [§708.07 (B.1.h)]*
- 2) Variance to reduce the minimum tract size from 4 acres to 0.52 acres [§708.07 (H)]*
- 3) Variance to waive or reduce the 30-foot buffer requirement when an RA-8 district abuts a R-2 district [§708.09 (I)]*

Recommended for Approval as Stipulated

Absent: 0

Vote For: 7

OTHER BUSINESS:

ADJOURNMENT:

The January 3, 2023, Planning Commission Meeting Adjourned at 6:31PM.


ROBERT W. KINNEY, CHAIRMAN


LISA H. RAJABNIK, SECRETARY