



# 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*  
*Boozer McClure, Ward 3*  
*Byron "Tee" Anderson, Ward 4*  
*Brenda McCrae, Ward 5*

Tuesday, May 3, 2022

6:00 PM

City Hall Council Chambers

*Present: Chairman Kinney, Vice Chair Diffley, Craig Smith, Frasure Hunter, Boozer McClure, Byron 'Tee' Anderson*

*Absent: Brenda McCrae*

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

### CALL TO ORDER & ROLL CALL:

*Chairman Kinney called the May 3, 2022, Planning Commission Meeting to order at 6:02PM.*

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

### MINUTES:

**20220407**

#### **PLANNING COMMISSION MEETING MINUTES.**

Review and Approval of the April 5, 2022, Planning Commission Work Session and Meeting Minutes.

*Mr. Diffley made a motion, seconded by Mr. McClure to approve the Planning*

*Commission Work Session and Regular Meeting Minutes as written. The motion carried 4-0-2. Mr. Anderson and Mr. Hunter abstained due to absence.*

**Approved and Finalized**

**Absent:** 1

**Abstain:** 2

**REZONINGS:**

**20220227**

**Z2022-09 [REZONING] SK COMMERCIAL REALTY**

**Z2022-09 [REZONING] SK COMMERCIAL REALTY** is requesting the rezoning of 2.7 acres located in Land Lot 1075, District 16, Parcels 0200, 0900, 0160, 0150, 0140, 0890, 0120, 0880, 0910, 0190, 0210, 1210, 0220, 0230, 0920, & 0930 of the 2nd Section, Cobb County, Georgia, and being known as 101 Burnap Street; 310, 312, 314, 316, 318, 320, 324 Roselane Street; 411, 663, 667, 669, 671, 673, 675, & 681 North Avenue from R-2 (Single Family Residential - 2 units/acre) to MXD (Mixed Use Development). Ward 4B.

*File number Z2022-09 was presented by Ms. Little*

*A public hearing was held.*

*Mr. Rob Hosack and Mr. Tom Kirbo presented the request.*

*There was opposition to the request. Comments in opposition were offered by the following residents and neighbors of the Lewis Park area.*

*Stephen Imler - in opposition and attended a neighborhood advisory committee meeting with Wellstar management. Mr. Imler stated that during the meeting Wellstar maintained a neutral position on the proposed project.*

*Richard Springfield - concerned over impact of the proposed high-density development in an area already effected by increased traffic and congestion.*

*Blair Jones - requested clarification of the actual acreage of the project and offered comments of concern regarding high density development on the lot size.*

*Janice Hoover - represented the homeowners of McClaren Mill Lofts in opposition.*

*The main issue for residents is the scale of the project (206 units plus medical facilities) on the lot size as compared to The Brumby which has 167 units on significantly more acreage. They questioned plans for the creek located on the proposed site and traffic impact to the area.*

*Ron Mercure - offered comment regarding 'cut thru' traffic on the roads surrounding Lewis Park. He stated that the proposal would be 'disastrous' to*

*the Lewis Park neighborhood.*

*Brad Bosworth - expressed concerned that the character and elements of the neighborhood which enrich the lives of the residents in the Lewis Park area would be jeopardized if the project were allowed to move forward.*

*Roy Vanderslice - presented comments in opposition to the high-density plan for residential housing verses a more appropriate housing consideration for the area.*

*Mr. Vanderslice asked for all present in opposition stand to be recognized. Approx. 56 individuals stood to be considered in opposition.*

*Thomas Clarke - presented questions for the developer regarding initial investment, development costs and what plan the developer has for either holding the property or selling it on.*

*Ida Smith - representing the homeowners of Magnolia Park, who are in opposition to the plan. They are concerned about the 5-story building, high-density and mixed-use plans. They are concerned about traffic management.*

*Carol Preuss - commented on traffic issues during peak times and how an increase of traffic would create additional problems and safety risks for residents and pedestrians using the multiuse trail.*

*Mr. Hosack responded to comments and questions.*

*Mr. Hosack stated that a traffic study would be conducted to identify potential problems so that the developer could address in planning. He suggested that some of the traffic generated by the hospital could be reduced if the employees were able to utilize available housing in the proximity of the hospital. He wanted to assure the commission that financial planning was a constant consideration for the developer and being appropriately managed.*

*Mr. Hosack presented Mr. Kirbo (SK Commercial Reality) to offer comment in response to questions regarding affordability of the proposed housing.*

*Mr. Kirbo stated that the properties would not be considered affordable housing, but rather high rent units designed to appeal to medical professionals with an anticipated cost of \$2.75 - \$3.00+ per sq ft. with units averaging less than 1000 sq ft. and not planned as family housing.*

*Mr. Kirbo also stated that there was no immediate plan to build and sell the property.*

*Mr. Smith, referring to the staff analysis, asked Mr. Hosack if a need analysis study was available to support the proposal that the necessary percentage of residents would be employees of the hospital and therefore support the plan to alleviate traffic congestion in the area. In response Mr. Kirbo stated that formal study to determine the percentage of hospital employees who would reside in the planned development had not been conducted.*

*Mr. Kinney closed the public hearing.*

*Mr. Anderson made a motion, seconded by Mr. McClure, to recommend denial. The motion carried 6-0-0.*

**Recommended for Denial****Absent:** 1**Vote For:** 6**20220230            Z2022-11 [REZONING] PSR INVESTOR, LLC. (MATALON PROPERTIES, LLC.)**

**Z2022-11 [REZONING] PSR INVESTOR, LLC. (MATALON PROPERTIES, LLC.)** are requesting the rezoning of 7.2 acres located in Land Lot 260, District 19, Parcels 0010, 0090, 0230, & 0220 of the 2nd Section, Cobb County, Georgia, and being known as 1401 & 1409 Powder Springs Street and 1405 & 1411 Dura Drive from CRC (Community Retail Commercial) to CRC (Community Retail Commercial) and PRD-SF (Planned Residential Development - Single Family). Ward 2B.

*File number Z2022-09 was presented by Ms. Little.*

*A public hearing was held.*

*Mr. Moore presented the request.*

*Mr. Kelly Davis, representing owner of 1415 Dura Drive (adjacent property), presented questions regarding the request.*

*Mr. Davis asked for the commission to consider challenges for traffic trying to exit Dura Drive onto Powder Springs Street; clarification of the PRD-SF category for zoning as it relates to side setbacks; specifics regarding buffer requirements and the reason to waive the 5ft sidewalk requirement on Dura Drive.*

*Mr. Moore responded to the questions.*

*Mr. Moore stated that because the properties on Dura Drive are zoned Commercial there is a 10' setback and buffer requirement only. However, they would make accommodation in this specific instance, to work with the resident to come to an agreeable arrangement.*

*Regarding the sidewalk variance, Mr. Moore responded that there was no intent for the variance waiver other than the sidewalk was considered unnecessary along a road that dead ends.*

*In response to traffic challenges exiting from Dura Drive, Mr. Moore suggested that the site 'exit only' drive could be reconsidered in accordance with the City's request.*

*There was further comment and discussion regarding the request. Mr. Moore responded satisfactorily.*

*Mr. Kinney closed the public hearing.*

*Mr. Diffley made a motion, seconded by Mr. Anderson, to recommend approval. The motion carried 5-1-0. Mr. Hunter opposed the recommendation.*

**Recommended for Approval**

**Absent:** 1

**Vote For:** 5

**Vote Against:** 1

**OTHER BUSINESS:**

**ADJOURNMENT:**

*The May 3, 2022, Planning Commission Meeting adjourned at 7:25PM*

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*ROBERT W. KINNEY, CHAIRMAN*

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*LISA RAJABNIK, SECRETARY*