



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*
Donald Gillis, Ward 4 *Kenneth Carter, Ward 5*
Bob Kinney, Ward 6 *Benjamin Parker, Ward 7*

Tuesday, December 4, 2007

6:00 PM

City Hall Council Chambers

Present: William Florence, (Col. Ret.) Kenneth Dollar, Carol Sonnenfeld, Kenneth Carter and Donald Gillis

Absent: R. W. "Bob" Kinney and Benjamin Parker

Staff:

Brian Binzer, Development Services Director

Rusty Roth, Development Services Manager

Patsy Bryan, Secretary to the Board

Shelby Little, Urban Planner

Michael Cullen, Urban Planner

Daniel White, City Attorney

CALL TO ORDER & ROLL CALL:

Chairman Dollar called the December 4, 2007 Planning Commission Meeting to order at 6:00 p.m.

MINUTES:

20071341 November 7, 2007 Regular Planning Commission Meeting Minutes

Review and Approval of November 7, 2007 Planning Commission Meeting Minutes

File #20071341 - Mr. Florence made a motion to approve, as presented, the November 7, 2007 Planning Commission Meeting Minutes, seconded by Mrs. Sonnenfeld. Motion carried 4 - 0 - 1. Mr. Gillis did not vote as he was absent from the November 7, 2007 Planning Commission meeting.

Chairman Dollar advised that two members are absent, Mr. Kinney and Mr. Parker and also for the record to reflect that we do have a quorum.

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

Vote: 4 - 0 - 1

Approved

Abstain: 1 - Donald Gillis

REZONING:

20070587 Z2007-11 Lost Mountain Enterprises, Inc. 397 and 401 Roselane; 281, 271, 261, 251 White Street from R-2 (Single Family Residential) to OI (Office Institutional)

Ord 7118 Z2007-11 [REZONING] LOST MOUNTAIN ENTERPRISES, INC. requests rezoning for property located in Land Lots 1003 and 1014, District 16, Parcels 1010, 1200, 0250, 0260, 0270 and 0280 and being known as 397 and 401 Roselane Street and 281, 271, 261 and 251 White Street from R-2 (Single Family Residential) to OI (Office Institutional). Ward 4.

File #20070587 (Z2007-11) was presented by Mr. Roth for property located in Land Lots 1003 and 1014, District 16, Parcels 1010, 1200, 0250, 0260, 0270 and 0280 and being known as 397 and 401 Roselane Street and 281, 271, 261, and 251 White Street.

The applicant, Lost Mountain Enterprises, Inc. represented by John Moore is requesting rezoning from R-2 (Single Family Residential) to OI (Office Institutional).

As indicated by Mr. Moore, this case was heard back in September and after substantial changes, City Council recommended item go back to Planning Commission.

Mr. Moore submitted a stipulation letter dated December 4, 2007.

Mr. Moore discussed the revised site plans in great detail and described the proposed office building as a 3-story, 26,000 square feet oriented toward the street with parking in rear.

This plan takes into account required right of way, sidewalks, and 10-foot landscape strip. Architectural renderings were presented depicting the 3-story building, as well as elevations.

Mr. Moore indicated that there would be a minimum of 81 parking spaces and that Marietta Power will be used as energy source.

Attached to staff recommendation and analysis is a list of Public Works requirements or recommendations that will be met.

Mr. Gillis moved that the application be approved as written, seconded by Mrs. Sonnenfeld. Mr. Florence made a friendly amendment to add the December 4, 2007 Letter of Stipulation and page 13 of staff analysis, seconded by Mr. Carter. Chairman Dollar clarified that the motion includes the Letter of Stipulation and Page 13 of Staff Analysis, seconded by Mr. Carter. Motion carried 5 - 0 - 0.

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

Vote: 5 - 0 - 0

Recommended for Approval as Stipulated

20071244 Z2007-23 Hugh Glidewell for Habitat for Humanity North Central Georgia jointly with Cobb Habitat for Humanity 1350 Varner Road

Z2007-23 [REZONING] HUGH GLIDEWELL FOR HABITAT FOR HUMANITY NORTH CENTRAL GEORGIA JOINTLY WITH COBB HABITAT FOR HUMANITY requests rezoning for property located in Land Lots 1209 and 1210, District 16, Parcel 11, and being known as 1350 Varner Road from R-3 (Single Family Residential) to RA-4 (Single Family Residential Attached). Ward 7.

File #20071244 (Z2007-23) was presented by Mr. Roth for property located in Land Lots 1209 and 1210, District 16, Parcel 11, and being known as 1350 Varner Road.

The applicant, Hugh Glidewell for Habitat for Humanity North Central Georgia Jointly with Cobb Habitat for Humanity, represented by Melissa Haisten, is seeking to rezone this property from R-3 (Single Family Residential) to RA-4 (Single Family Residential Attached).

Ms. Haisten introduced Hugh Glidewell, Tim McCollum and David McLaughlin all of Habitat for Humanity of North Central Georgia. Bill Alexander with Cobb Habitat for Humanity and David Cake, engineer with Paulson Mitchell were also introduced.

Described as a 4.95-acre tract of land located along Varner Road behind a large shopping center fronting Roswell Road, the property is located in the city of Marietta while surrounding areas are located in the Cobb County.

The proposal from Habitat for Humanity is to rezone the property from R-3 to RA-4 for the development of 15 town homes with a density of 3.03 units per acre.

According to Ms. Haisten, dialogue has been established with area residences. The following restrictions were agreed to as a result of said meeting: 15 attached fee-simple town homes; maximum density of 3.03 units per acre; a maximum of 2 stories, ranging in size from 1,800 square feet to 2,100 square feet; front loading 2 car garages; parking pads 20 feet in length; additional guest parking. Architectural style will be a mixture of brick, stacked stone, HardiPlank, and HardiShake. Homes are for-sale only with up to five-percent (5%) allowed for lease with leases at least one (1) year in length. Open space and amenity requirements as required, mandatory homeowner association to care for open space and to maintain and enforce recorded declaration of covenants.

During plan review, landscape plan will be submitted with respect to transportation and traffic issues and detention hydrology and downstream considerations as provided by city staff in analysis. No outside storage permitted within residential community other than firewood and lawn and patio furnishings.

Ms. Haisten stated that Habitat for Humanity is a well-known and well-established organization providing housing for families seeking to become homeowners.

The following individuals spoke in opposition:

Barbara Ann Williams, a resident of 619 Bonnie Dell Drive, spoke on behalf of her mother, a resident of 1425 Varner Road. Her concerns are environmental impact and flooding.

Rachel Henderson, a resident of 1466 Varner Road is concerned about overflow of creek that is directly in front of Ms. Henderson's home.

Steve Thomas who recently built a single-family home at 1435 Varner Road, with an appraised value of \$325,000, is concerned about the inappropriateness of the attached homes in this area causing property values to decline.

Lisa McNeil, a resident of 253 Stoneybrook Drive expressed concern about the property value of her home and loss of natural landscape. Traffic and potential crime are also concerns of Ms. McNeil.

Lynn Walston, a resident of 1383 Varner Road, stated that crime in neighborhood has resulted in several break-ins within the last year. She favors single-family homes rather than the proposed development. Safety is another concern of Ms. Walston.

Karen Brown, a resident of 1455 Varner Road communicated her concerns regarding traffic, safety, crime, hazards created by retaining ponds, and reductions in property value.

Day Greer, a resident of 272 Stoneybrook Drive, agrees with previous comments regarding traffic and decline in property values.

Chairman Dollar questioned Ms. Williams regarding her source of information for hydrology studies, landscape plan, etc. and Ms. Williams stated that the information came from the site plan. Further discussion continued regarding detention ponds, overflow of lake, etc.

Chairman Dollar continued by questioning Mr. Thomas regarding significant economic impact. As Mr. Thomas stated that the price of town homes do not fit neighborhood, and that the lake and walking trails are attractive nuisances. Mr. Thomas strongly supports single-family homes.

Ms. McNeil told Chairman Dollar that she recently completed a \$35,000

renovation and town homes are not complimentary to neighborhood.

In Ms. Haisten's rebuttal, she address the concerns of surrounding residence as follows:

- Playground area and community park area provided for children living on property.*
- No statistics on crime rates as they relate to Habitat housing.*
- Development of site would eliminate vagrants currently on property; therefore, the result would be a decrease in crime.*
- According to Habitat, the town homes will appraise for about \$170,000, which is in line, if not higher than sales. Recent sales in community have been in the \$150,000 and as high as \$200,000 range, which places the town homes in the mid-range.*
- Town homes would be more appropriate transition.*
- Although engineers for Habitat have designed detention ponds, they have to be reviewed and approved by city staff. Detention ponds will be fenced.*
- Environmental areas are protected with stream bank buffers and wetlands buffers*
- Entrance to site would be accessed via Varner Road to Woolco Drive to Gresham Road to Route 120 to Cobb Parkway/Highway 41.*

Ms. Haisten summarized the use of this property as being a good fit for property as it exists and would be a good fit to be developed in regard to the surrounding uses.

Mr. Timothy McCollum, chief executive officer for Habitat for Humanity North Central Georgia, spoke briefly.

Ms. Haisten described units as being appraised around \$170,000 with mandatory homeowner's dues of about \$50 per month to which all unit owners will belong.

Mr. Gillis raised the question as to the quality of work done on hydrology study. Ms. Haisten stated that the engineers have looked at property to determine where detention ponds need to be. Staff comments indicate location and size of detention ponds.

David Cake, engineer for Paulson Mitchell, feels confident that the detention ponds, although preliminary, will serve this development.

Chairman Dollar inquisitively asked how lake overflow would be handled and since the lake is downstream, there will be no impact on this development according to Ms. Haisten.

Discussion continued between Chairman Dollar and Mr. McCollum regarding HOA, mortgages, percentage of rental property.

