



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes PLANNING COMMISSION

*Bob Kinney - Chairman
Vacant, Ward 1
Jason Allen Waters, Ward 2
Sam Storey, Ward 3
John Schupp, Ward 4
Kenneth Carter, Ward 5
Stephen Diffley, Ward 7*

Wednesday, February 27, 2013

6:00 PM

City Hall Council Chambers

Present: Jason Allen Waters, Stephen Diffley, John J. Schupp, Bob Kinney, Kenneth Carter, and Sam Storey

Staff:

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

CALL TO ORDER & ROLL CALL:

Chairman Kinney called the Wednesday, February 27, 2013 Planning Commission Meeting to order at 6:00 p.m.

The March Regular Planning Commission Meeting was rescheduled to February 27, 2013 due to City Council attending the League of Cities.

Councilman Andy Morris was recognized by Chairman Kinney.

MINUTES:

20130193

February 5, 2013 Regular Planning Commission Meeting Minutes

Review and Approval of the February 5, 2013 Planning Commission Meeting Minutes.
File #20130193 – Mr. Diffley made a motion to accept the February 5, 2013 Regular Planning Commission Meeting Minutes as written, seconded by Mr. Storey. Motion carried 6-0.

A motion was made by Stephen Diffley, seconded by Sam Storey, that this

matter be Approved and Finalized. The motion carried by the following vote: 6-0.

20130207

February 12, 2013 Special Called Planning Commission Meeting Minutes

Review and Approval of the February 12, 2013 Special Called Planning Commission Meeting Minutes

File #20130207 – Mr. Diffley made a motion to approve the February 12, 2013 Special Called Planning Commission Meeting Minutes, seconded by Mr. Waters. Motion carried 6-0.

A motion was made by Stephen Diffley, seconded by Jason Allen Waters, that this matter be Approved and Finalized. The motion carried by the following vote: 6-0.

REZONINGS:

20130167

Z2013-10 CG Northchase, LLC 1090 Northchase Parkway

Z2013-10 [REZONING] CG NORTHCHASE, LLC requests rezoning for property located in Land Lot 07970, District 16, Parcel 0320, 2nd Section, Marietta, Cobb County, Georgia and being known as 1090 Northchase Parkway from CRC (Community Retail Commercial) to CRC (Community Retail Commercial) with additional use (college or university). Ward 1.

File #20130167 (Z2013-10) was presented by Mr. Roth for property located in Land Lot 07970, District 17, Parcel 0320, and being known as 1090 Northchase Parkway.

A public hearing was held.

Mr. Carl Westmoreland spoke on behalf of CG Northchase, LLC and is requesting a secondary school as a permitted use.

On behalf of the applicant, Mr. Westmoreland is agreeable to an easement for the trail located within the stream buffer.

No one spoke in support or in opposition.

Mr. Schupp addressed questions regarding parking and leases with Mr. Westmoreland.

The public hearing was closed.

Mr. Schupp made a motion to approve, with a stipulation that an easement be granted for the trail, seconded by Mr. Carter. Motion carried 6-0.

A motion was made by John J. Schupp, seconded by Kenneth Carter that this matter be Recommended for Approval as Stipulated. The motion carried by the following vote: 6-0

20130168

Z2013-11 The Sutton Group 823 and 835 Cogburn Avenue; 380, 382, 384 and 386 Roselane Street

Z2013-11 [REZONING] THE SUTTON GROUP requests rezoning for property located in Land Lot 10140, District 16, 2nd Section, Marietta, Cobb County, Georgia and being known as 380 Roselane Street (Parcel 0880); 382

Roselane Street (Parcel 0870); 384 Roselane Street (Parcel 0860); 386 Roselane Street (Parcel 0850); 823 Cogburn Avenue (Parcel 0770); 835 Cogburn Avenue (Parcel 0780) from R-2 (Single Family Residential 2 units/acre) to OI (Office Institutional). Ward 4.

File #20130168 (Z2013-11) was presented by Mr. Roth for property located in Land Lot 10140, District 16, Parcels 77, 78, 85, 86, 87, and 88 and being known as 823 and 835 Cogburn Avenue and 380, 382, 384 and 386 Roselane Street.

A public hearing was held.

Todd Cohen with SK Project Consulting and representing the property owner, The Sutton Group, is requesting the rezoning of 6 parcels in order to develop a two-story 29,256 square foot professional office building with 87 parking spaces on 1.48 acres.

Mr. Cohen described the list of 10 variances requested, as well as the recommendations from staff. Item #11 was added for parking reduction.

No one spoke in support or in opposition.

Discussion among commissioners continued regarding power lines, parking spaces, impervious area, dumpster location, and future tenants of 175 White Street.

Dan Byers of McWhirter Realty Partners does not anticipate any issues with leasing 175 White Street.

Discussion continued between Chairman Kinney and Mr. Cohen regarding functionality of the new two-story building, power poles, location of dumpster, and other issues.

The public hearing was closed.

Mr. Schupp made a motion to table this request to next month. This will allow new plans to include additional parcels and updated plans.

The applicant was in favor of tabling the request.

This motion was seconded by Mr. Carter. Motion carried 6-0.

A motion was made by John J. Schupp, seconded by Kenneth Carter, that this matter be Tabled. The motion carried by the following vote: 6-0.

ADJOURNMENT:

Mr. Waters made a motion, seconded by Mr. Diffley, to adjourn at 6:45 p.m.

ROBERT W. KINNEY, CHAIRMAN

PATSY BRYAN, SECRETARY