



**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*

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Tuesday, January 2, 2007

6:00 PM

City Hall Council Chambers

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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 January 2, 2007 Planning Commission Meeting to order at 6:00 p.m. Chairman Dollar held a moment of silence and reflection for our 38th President, Gerald Ford*

**MINUTES:**

**20061394      December 5, 2006 Regular Planning Commission Meeting Minutes**

Review and Approval of December 5, 2006 Planning Commission Meeting Minutes

*Mr. Kinney moved to accept the December 5, 2006 Planning Commission Meeting Minutes as presented, seconded by Mr. Florence. Motion carried 7 - 0.*

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

**Vote: 7 - 0 - 0**

**Approved**

**REZONINGS:**

**20061376      Z2007-01 Century Partners No. 5, LLC (Whit Marshall) 554 and 560 Haley Street**

Motion to allow Z2007-01 Century Partners No. 5, LLC [Whit Marshall, Partner]] known as 554 and 560 Haley Street to withdraw their rezoning application without prejudice.

*File #20061376 (Z2007-01) was presented by Mr. Roth. Century Partners No. 5, LLC is requesting rezoning for property located in Land Lot 0360, 17th District and being known as 554 and 560 Haley Street from NRC (Neighborhood Retail Commercial) to PRD-SF (Planned Residential Development Single-Family).*

*Chris Weathers gave a brief overview of the 1.3 acres of property proposing to develop 12 single-family homes.*

*Robert Harvell of Lancaster Associates Engineering Firm explained that this is expected to be a pedestrian oriented community that relates to the transition in the area.*

*Whit Marshall, partner with Chris Weathers, was also present.*

*Mr. Kinney made a motion to recess for 5 minutes, seconded by Mrs. Sonnenfeld for audience to view renderings due to camera malfunction in council chambers.*

*The following individuals spoke in opposition:*

*Samuel Elliott, resident of 521 Grogan Street, asked that applicant be bound by single-family density.*

*Danette Norrid, a resident of 333 Phillips Drive, encourages commercial use, concerned about density and storm drainage.*

*Mr. Kinney moved to recommend for approval, seconded by Mr. Parker; however, Mr. Kinney stated that he would like for his comment, as follows, to go to City Council: that applicant work with staff to reduce variances.*

*Chairman Dollar made an amendment that variances be reduced where applicable. Mr. Kinney accepts amendment and made it a part of his motion, seconded by Mr. Parker.*

*Motion carried 6 - 1 - 0 with Mr. Florence opposed.*

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

**Vote: 6 - 1 - 0**

**Recommended for Approval as Stipulated**

Vote Against: 1 - William Florence

**20060953 CA2007-01 Proposed amendments regarding Traffic & Parking Standards and Definitions**

*Ord 7001*

Proposal to amend the Comprehensive Development Codes of the City of Marietta, Division 716 Traffic & Parking Standards (off-street parking requirements to add categories to clarify uses); Division 716.10 (designated loading/unloading zones); and, Division 724 Definitions (to add definitions)

*File #20060953 (CA2007-01) was presented by Mr. Roth for the proposed amendments to clarify Traffic & Parking Standards regarding off-street parking requirements and to add categories to clarify their uses. In addition, there are*

*regulations that would be amended to designate loading and unloading zones and to add Definitions into that ordinance.*

*No one in support or opposition.*

*Mr. Florence made a motion to recommend approval with the following changes that were discussed in the 5:00 work session:*

- Under Section 716.07 Table J. Minimum Parking Required. Identify right hand column as "Spaces Required".*
- Under Table J - Recreational Facilities. Stadium; sport arena should read as follows: Number to be determined per parking generation study funded by applicant and approved by the Director of Development Services.*

*Mr. Carter seconded the motion. Motion carried 7 - 0.*

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

**Vote: 7 - 0 - 0**

**Recommended for Approval as Stipulated**

**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 the proposed amendments to Sign Ordinance regarding weekend directional signs, white backgrounds on internally illuminated signage and multi-message billboards.*

*No one in support of sign ordinance.*

*The following individual spoke in opposition:*

*Brian Noyes, Public Relations Administrator for Chuck Clay, is in opposition to this change in ordinance related to their client, Clear Channel Outdoor Billboard Company. Their client is proposing to add LED message boards along interstate routes.*

*Mr. Kinney moved to accept as presented except for the discussion in work session 714.03.L.10, which presently states removal, and revise to placement and removal. Placement would be given a term of 7 days prior to event and that removal would remain 24 hours after event and add a separate item number limiting the number of events to three (3) per year per parcel, seconded Mr. Carter. Motion carried 7 - 0.*

**A motion was made by Commissioner Kinney, seconded by Commissioner Carter, that this matter be Recommended for Approval as Stipulated. The motion carried**

by the following vote:

Vote: 7 - 0 - 0

Recommended for Approval as Stipulated

**ADJOURNMENT:**

*The January 2, 2007 Planning Commission Meeting adjourned at 7:34 p.m.*

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*KEN DOLLAR, CHAIRMAN*

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*PATSY BRYAN, SECRETARY*