



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes

PLANNING COMMISSION

Bob Kinney - Chairman
Jay Davis, Ward 1
Frasure Hunter, Ward 2
Boozer McClure, Ward 3
Byron "Tee" Anderson, Ward 4
Brenda McCrae, Ward 5
Stephen Diffley, Ward 7

Tuesday, July 2, 2019

6:00 PM

City Hall Council Chambers

Present: Bob Kinney, Jay Davis, Frasure Hunter, Boozer McClure, Byron "Tee" Anderson and Stephen Diffley

Absent: Brenda McCrae

Staff:

Rusty Roth, Director, Development Services

Shelby Little, Planning & Zoning Manager

Jasmine Thornton, Planning & Zoning Administrator

Daniel White, City Attorney

Ines Embler, Secretary to the Board

CALL TO ORDER & ROLL CALL:

Chairman Kinney called the July 2, 2019 Planning Commission Meeting to order at 6:00PM.

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

MINUTES:

20190582

June 4, 2019 Regular Planning Commission Meeting Minutes

Review and Approval of the June 4, 2019 Regular Planning Commission Meeting Minutes.

Mr. Diffley made a motion, seconded by Mr. Davis, to recommend approval of the Planning Commission Work Session and Planning Commission Meeting Minutes as submitted. The

motion carried 6-0-0. Ms. McCrae was absent.

Approved and Finalized

Absent: 1
Vote For: 6
Vote Against: 0

REZONINGS:

20190524 Z2019-21 [REZONING] THE REVIVE LAND GROUP

Z2019-21 [REZONING] THE REVIVE LAND GROUP is requesting the rezoning of 12.13 acres located in Land Lots 574, 575, & 579, District 17, Parcels 0270, 0190, 0160, & 0010 of the 2nd Section, Cobb County, Georgia, and being known as 557, 571, 605, & 673 Wylie Road from CRC (Community Retail Commercial) and R-2 (Single Family Residential - 2 units/acre) to PRD-SF (Planned Residential Development Single Family) Ward 1A.

File number Z2019-21 was presented by Ms. Little for a request to rezone property known as 557, 571, 605, & 673 Wylie Road from CRC (Community Retail Commercial) and R-2 (Single Family Residential - 2 units/acre) to PRD-SF (Planned Residential Development Single Family).

A public hearing was held.

Mr. Neville Allison is requesting to rezone property known as 557, 571, 605, & 673 Wylie Road from CRC (Community Retail Commercial) and R-2 (Single Family Residential - 2 units/acre) to PRD-SF (Planned Residential Development Single Family).

There was no opposition to this request.

Mr. Diffley asked if the garbage pickup would be individual or corrales and if the mature trees toward the northern end would be taken down or left in place. Mr. Allison said it would be individual garbage pickup and Mr. Wood said those trees would be taken down with the road improvements logistics.

Chairman Kinney asked if they would consider putting paver blocks in the guest parking area so that they would not need the variance to increase the impervious surface from 60% to 64%. Mr. Allison said he does not know if that would be enough to get them the 4% and said the reason for the request was to estimate what the amenities would look like that are not detailed out in these plans, but it will probably still be above unfortunately.

Chairman Kinney expressed concern over the requested density of 12.4 units/acre. He asked Staff for confirmation that the City was going to require a 5% rental limit. Ms. Little affirmed stating that it is standard in PRD-SF. Mr. Allison acknowledged agreement.

Chairman Kinney asked what type of mailboxes they were putting in and what the price points are. Mr. Wood said they do not currently have the mailboxes detailed out. Mr. Allison said if they were to sell them today the price points would be \$330-\$375K, but that could change by the time they are ready to sell because it is market driven.

Chairman Kinney asked why private streets instead of public streets. Mr. Roth said that generally public roads have a 50 foot right of way from edge to edge which includes some of the areas beyond the curves of the road and then there are building setbacks from that point and this development would not meet those requirements.

The public hearing was closed.

Mr. Diffley made a motion, seconded by Mr. Hunter, to recommend approval as submitted with the stipulation that the number of units be reduced from 150 to 140. The motion carried 6-0-0.

If Council approves the rezoning, the following stipulations and variance would be incorporated as conditions of zoning:

Stipulation:

1. Number of units be reduced from 150 to 140.

Variances:

1. Variance to reduce the minimum lot size requirement from 4,000 sq. ft. to footprint of the smallest unit. [§708.09 (H)]
2. Variance to increase the maximum impervious surface from 60% to 64%. [§708.09 (H)]
3. Variance to eliminate the required acceleration and deceleration lanes [§730.01 (I.4.b)]
4. Variance to provide sidewalk as shown on the submitted plan. [§732.07 (C)]

Recommended for Approval as Stipulated

Absent: 1
Vote For: 6
Vote Against: 0

OTHER BUSINESS:

20190576

Planning Commission - Election of Chairman

Election of Chairman to serve for one year to July 2020.

Daniel White, City Attorney, opened the floor for nominations for the position of Chairman for the term of one year to July 2020.

Mr. Diffley nominated Mr. Kinney for election as Chairman. Hearing no other nominations, the nominations were closed.

Mr. Diffley made a motion to elect Mr. Kinney, seconded by Mr. Hunter. The motion carried 5-0-1. Mr. Kinney Abstained.

Approved and Finalized

Absent: 1
Vote For: 5
Vote Against: 0
Abstained: 1

20190577

Planning Commission - Election of Vice Chairman

Election of Vice Chairman to serve for one year to July 2020.

Daniel White, City Attorney, opened the floor for nominations for the position of Vice Chairman for the term of one year to July 2020.

Mr. Kinney nominated Mr. Diffley for election as Vice Chairman. Hearing no other nominations, the nominations were closed.

Mr. Kinney made a motion to elect Mr. Diffley, seconded by Mr. McClure. The motion carried 5-0-1. Mr. Diffley Abstained.

Approved and Finalized

Absent: 1
Vote For: 5
Vote Against: 0
Abstained: 1

ADJOURNMENT:

The July 2, 2019 Planning Commission Meeting adjourned at 6:28PM.

ROBERT W. KINNEY, CHAIRMAN

INES EMBLER, SECRETARY