



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
Hicks Poor, Ward 3
Byron "Tee" Anderson, Ward 4
Brenda McCrae, Ward 5
Stephen Diffley, Ward 7

Tuesday, November 6, 2018

6:00 PM

City Hall Council Chambers

Present: Bob Kinney, Jay Davis, Frasure Hunter, Hicks Poor and Stephen Diffley

Absent: Brenda McCrae and Byron "Tee" Anderson were absent

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 November 6, 2018 Planning Commission Meeting to order at 6:00PM.

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

MINUTES:

20181141

October 2, 2018 Regular Planning Commission Meeting Minutes

Review and Approval of the October 2, 2018 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 5-0-0. Ms. McCrae and Mr. Anderson were absent.

Approved and Finalized

Absent: 2
Vote For: 5
Vote Against: 0

REZONINGS AND CODE AMENDMENT:

20181060 Z2018-28 [REZONING] BLUE DOOR RENTALS LLC

Z2018-28 [REZONING] BLUE DOOR RENTALS LLC is requesting the rezoning of 0.28 acres located in Land Lot 218, District 17, Parcel 0280, 2nd Section, Marietta, Cobb County, Georgia, and being known as 93 Gramling Street from R-4 (Single Family Residential - 4 units/acre) to R-4 (Single Family Residential - 4 units/acre) with an additional use as a duplex. Ward 1A.

File number Z2018-28 was presented by Ms. Little for a request to rezone property known as 93 Gramling Street from R-4 (Single Family Residential - 4 units/acre) to R-4 (Single Family Residential - 4 units/acre) with an additional use as a duplex

A public hearing was held.

Ms. Kim Thomas and Ms. Lara Morrill are requesting to rezone property known as 93 Gramling Street from R-4 (Single Family Residential - 4 units/acre) to R-4 (Single Family Residential - 4 units/acre) with an additional use as a duplex.

There were two (2) in opposition to this request. Ms. Liz Helenek and Ms. Linda Sullivan opposed.

Ms. Helenek opposed because the City changed the code years ago so that duplex properties vacant more than six months would revert back to single family. She said Gramling St has many homes now that have converted to single family and by approving this request, the City would be taking a step backwards.

Ms. Sullivan said that it took her a while to commit to buying and renovating a home on Gramling Street because of the disarray. She said it's very concerning to her that the state of the street is in such disrepair. She feels the code change was a step in the right direction. She feels that people who live on that street are going to suffer the implications of this more than the applicant who is basically a landlord.

Chairman Kinney asked Ms. Sullivan if her house was originally a duplex and she said it was not.

Ms. Thomas and Ms. Morrill stated in their rebuttal that when they purchased this house it was already a duplex but in rough shape. The county records all indicated that it was a duplex. They said that they take pride of ownership and in their community and they are not absentee owners. They have a heart for this place and want to make it family friendly. They hired a professional property management company that will vet people before renting to anyone. The renter will need to make three times more than the rent and have at least a credit score of 650. They said turning this house to a single family would be a huge hardship for them as financially it would not be feasible for an investment.

Mr. Diffley asked to their knowledge how many homes on that street are duplex and if this was their first investment? Ms. Thomas and Ms. Morrill said that they do not know how many homes are duplex but based on the double numbers on the houses, she would say the majority are duplex. They affirmed that this is their first investment.

Mr. Davis stated that two streets over the property values are changing and asked if they have looked at what the income for a single family would be. Ms. Morrill said she did look in it and that it would be significantly less.

The public hearing was closed.

Mr. Poor made a motion, seconded by Mr. Diffley, to recommend approval as submitted. The motion carried 4-1-0. Mr. Davis opposed.

Recommended for Approval

Absent: 2
Vote For: 4
Vote Against: 1

20181063

Z2018-29 [REZONING] RALEIGH JENKINS (KEVIN KNOX)

Z2018-29 [REZONING] RALEIGH JENKINS (KEVIN KNOX) is requesting the rezoning of approximately 0.2 acres located in Land Lot 1159, District 16, Parcel 0350, 2nd Section, Marietta, Cobb County, Georgia, and being known as 268 Church Street from OI (Office Institutional) to R-4 (Single Family Residential - 4 units/acre). Ward 3A.

A public hearing was held.

Mr. Kevin Knox is requesting to rezone property known as 268 Church Street from OI (Office Institutional) to R-4 (Single Family Residential - 4 units/acre).

There was no opposition to this request.

Mr. Diffley asked if the person who plans on buying this property currently lives on Church Street. Mr. Knox affirmed and said he would be selling his current house on Church Street moving into this property once it is remodeled.

Mr. Diffley asked if the interior rooms were modified to be offices and if there is a turnaround

in the back of the property after passing though the shared driveway. Mr. Knox said the interior was not modified; they basically used the rooms as offices. He said there is space in the back to turn around and that they plan on making it into a nice courtyard.

Chairman Kinney asked if the interior will be gutted, how long it's been vacant what year it was built and what the square footage of the house is. Mr. Knox said he does not know the preferences of the owner, but that it is not unusable the way it is now. He could move in tomorrow and be very comfortable. There will be a kitchen renovation. The property has been vacant around 18 months and it was built in the turn of the century. Staff said it was approximately 1910-1919. He said the house is just under 3,000 square feet.

Chairman Kinney asked who the neighbor next door is. Mr. Knox said it is Mr. Johnny Walker's office.

The public hearing was closed.

Mr. Diffley made a motion, seconded by Mr. Hunter, to recommend approval as stipulated. The motion carried 5-0-0.

If Council approves the rezoning, the following variances would be incorporated as conditions of zoning and shall apply to the existing structure only:

1. Variance to increase the allowable impervious surface from 50% to allow the existing conditions remain as-is. [§708.04 H]
2. Variance to reduce the side yard setback along the north side from 10' to 8.5'. [§708.04 H]
3. Variance to allow one single family detached dwelling on 0.2 acres. [§708.04 H]

Recommended for Approval as Stipulated

Absent: 2
Vote For: 5
Vote Against: 0

20181094

CA2018-07 [CODE AMENDMENT]

CA2018-07 [CODE AMENDMENT] Proposal to amend the Comprehensive Development Code of the City of Marietta, Division 714.08, Downtown Marietta Sign District, Paragraph C, Marietta Historic Board of Review.

File number CA2018-07 was presented by Ms. Little for a Code Amendment Proposal to amend the Comprehensive Development Code of the City of Marietta, Division 714.08, Downtown Marietta Sign District, Paragraph C, Marietta Historic Board of Review.

A public hearing was held.

Ms. Little, City Staff, presented a Code Amendment Proposal to amend the Comprehensive Development Code of the City of Marietta, Division 714.08, Downtown Marietta Sign District, Paragraph C, Marietta Historic Board of Review.

There was no opposition to this request.

Mr. Diffley asked for clarification that this is to create uniformity in the appeals process and Staff affirmed.

The public hearing was closed.

Mr. Diffley made a motion, seconded by Mr. Poor, to recommend approval as submitted. The motion carried 5-0-0.

Recommended for Approval

Absent: 2
Vote For: 5
Vote Against: 0

ADJOURNMENT:

The November 6, 2018 Planning Commission Meeting adjourned at 6:27PM

ROBERT W. KINNEY, CHAIRMAN

INES EMBLER, SECRETARY