



# City of Marietta

205 Lawrence Street  
Post Office Box 609  
Marietta, Georgia 30061

## Meeting Minutes PLANNING COMMISSION

*Bob Kinney - Chairman*  
*Stephen Diffley - Vice Chairman*  
*Craig Smith, Ward 1*  
*Frasure Hunter, Ward 2*  
*Boozer McClure, Ward 3*  
*Byron "Tee" Anderson, Ward 4*  
*Brenda McCrae, Ward 5*

Tuesday, March 1, 2022

6:00 PM

City Hall Council Chambers

*Present: Stephen Diffley, Frasure Hunter, Boozer McClure, Byron "Tee" Anderson, and Brenda McCrae*

*Staff: Rusty Roth, Director, Development Services  
Shelby Little, Planning & Zoning Manager  
Daniel White, City Attorney  
Lisa Rajabnik, Planning & Zoning Coordinator*

### CALL TO ORDER & ROLL CALL:

*Vice- Chairman, Stephen Diffley called the Tuesday, March 1, 2022, Planning Commission Meeting to order at 6:00PM.*

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

### MINUTES:

#### 20220169 PLANNING COMMISSION MEETING MINUTES.

Review and Approval of the February 1, 2022, Planning Commission Work Session and Meeting Minutes.

*Ms. McCrae made a motion, seconded by Mr. Hunter, to recommend approval of the February 1, 2022, Planning Commission Work Session and Meeting*

*Minutes as submitted. The motion carried 5-0-0.*

**Approved and Finalized**

**Absent:** 2  
**Vote For:** 5

**REZONINGS:**

**20220106                    Z2022-07 [REZONING] MARGARET KEHELEY LIVING TRUST**

**Z2022-07 [REZONING] MARGARET A. KEHELEY LIVING TRUST** is requesting the rezoning of 0.47 acres located in Land Lot 1003, District 16, Parcel 0160 of the 2nd Section, Cobb County, Georgia, and being known as 140 Marble Mill Road from HI (Heavy Industrial) to CRC (Community Retail Commercial). Ward 5B

*Ms. Little presented application Z2022-07.*

*A public hearing was held. There was no opposition.*

*Ms. Pamela Drewry, representing the applicant, presented the request for rezoning. She stated that approval to rezone the property to CRC would be more conducive to present and potential rental occupation. Present tenant business includes a medical training center, an esthetician, and a Church. There was no plan to include business that would require facility in an HI zoning category.*

*The board members asked if there was intention to modify signage. Ms. Drewry stated that the existing sign was recently refurbished and there was no intention to modify further other than to update the addition of new business.*

*With no further comment or questions, the public hearing was closed.*

*Ms. McCrae made a motion, seconded by Mr. Hunter, to recommend approval as written.*

*The motion carried 5-0- 0.*

**Recommended for Approval**

**Absent:** 2  
**Vote For:** 5

**20220107                    Z2022-08 [REZONING] DAVID AND MAITE LINDENBERG**

**Z2022-08 [REZONING] DAVID & MAITE LINDENBERG** are requesting the rezoning of 0.19 acres located in Land Lot 1143, District 16, Parcel 0150 of the 2nd

Section, Cobb County, Georgia, and being known as 473 Morningside Drive from R-4 (Single Family Residential -4 units/acre) to RA-6 (Single Family Attached - 6 units/acre). Ward 4B.

*Ms. Little presented request Z2022-08.*

*A public hearing was held. There was no opposition.*

*Ms. Jahnee Prince presented the request on behalf of the applicants, David and Maite Lindenberg.*

*Ms. McCrae opened her comment by stating her appreciation for the applicants and the plans to improve the property. She further stated that she had concern that the request would not receive approval as a duplex.*

*The board asked if the applicants intended to offer the renovated property as rental. The applicants confirmed.*

*The Board questioned the possibility of the property being renovated instead as a single-family rental. The applicants responded that the duplex plan would be the only financially feasible option for them.*

*Comment and discussion continued regarding zoning options.*

*Mr. Anderson asked the applicants if they would be agreeable to the rezoning request as from R-4 to R-4 with additional use (duplex). The applicants affirmed.*

*With no further comment or questions, the public hearing was closed.*

*Mr. Anderson made motion that the Planning Commission recommend for approval from R-4 to R-4 with additional use (duplex). The motion was seconded by Mr. Hunter. The motion carried 5-0-0.*

*If Council approves the rezoning, the following variances would be incorporated as a condition of zoning:*

- 1. Variance to reduce the western side yard setback from 10' to 5' for the existing structure. [§708.04 (H)]*
- 2. Variance to reduce the eastern side yard setback from 10' to 6'-7" for the existing structure. [§708.04 (H)]*
- 3. Variance to increase the allowable density to 10.6 units/acre. [§708.04 (H)]*
- 4. Variance to reduce the minimum lot width from 75' to 65'. [§708.04 (H)]*

**Recommended for Approval as Stipulated**

Absent: 2

Vote For: 5

**OTHER BUSINESS:**

**ADJOURNMENT:**

*The Tuesday, March 1, 2022, Planning Commission Meeting adjourned at 6:35PM.*

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*STEPHEN DIFFLEY, VICE CHAIRMAN*

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*LISA RAJABNIK, SECRETARY*