



City of Marietta

Meeting Minutes

PLANNING COMMISSION

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

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, October 3, 2023

6:00 PM

City Hall Council Chambers

Present: Robert Kinney, Stephen Diffley, Craig Smith, Frasure Hunter, Boozer McClure, Brenda McCrae, Byron 'Tee' Anderson

*Staff: Rusty Roth, Director of Development Services;
Sarah Ciccone, Planning & Zoning Administrator;
Daniel White, City Attorney;
Lisa Rajabnik, Planning & Zoning Coordinator.*

CALL TO ORDER & ROLL CALL:

Chairman Kinney called the Tuesday, October 3rd, 2023, Planning Commission meeting to order at 6:00PM.

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

MINUTES:

20230797 **September 5th, 2023 Planning Commission Work Session and Meeting Minutes**
Approval of the September 5th, 2023, Planning Commission Work Session, and Meeting Minutes.

Mr. Diffley made a motion, seconded by Mr. Anderson, to approve the September 5th, 2023, Planning Commission Work Session, and Meeting Minutes. The motion carried with a vote of 7-0-0.

Approved and Finalized

Absent: 0

Vote For: 7

REZONINGS:

20230719

Z2023-21 [REZONING] FRANK KLIMES (CESAR AUTO REPAIRS LLC) are requesting the rezoning of 0.38 acres located in Land Lot 1214, District 16, Parcel 0970 of the 2nd Section, Cobb County, Georgia, and being known as 733 Washington Avenue from CRC (Community Retail Commercial) to R-4 (Single-Family Residential - 4 units/acre). Ward 1A.

Mr. Roth introduced case Z2023-21.

A public hearing was held.

Mr. Thomas Hynaman, (Frank Klimes Construction, LLC.) represented the request. He explained the various considerations made by the owner to develop the property. As a sanitary sewer main bisects the lot, redevelopment, as initially proposed, would not be permitted. Renovation of the existing house as a single-family residence would be the only feasible and cost prohibitive option at this time.

There was no opposition or support for the request.

The members of the Commission asked if the property was currently occupied.

Mr. Hynaman explained there was no record of occupation nor had the property ever been associated with a business license.

Ms. McCrae asked when the owner intended to address the citations which had been issued. Mr. Hynaman answered upon approval of the rezoning, the appropriate permits would be acquired, and all violations would be addressed during the renovation process.

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

Mr. Smith made a motion, seconded by Mr. Diffley, to recommend approval of the request as submitted. The motion carried with a vote of 7-0-0.

Recommended for Approval

Absent: 0

Vote For: 7

20230724

Z2023-22 [REZONING] ROSENT HOLDING COMPANY, LLC. is requesting the rezoning of 0.62 acres located in Land Lot 8540, District 16, Parcel 0080 of the 2nd Section, Cobb County, Georgia, and being known as 640 Collins Road from R-2 (Single-family Residential - 2units/acre) to LI (Light Industrial). Ward 6B.

Mr. Roth introduced case Z2023-22.

Mr. Toni Blanca (Rosent Holding Company, LLC.) represented the request. He explained the intended use for the property was to provide overflow parking for his business located across the street. The existing driveway and parking area would be resurfaced. He continued, there are future plans to construct a warehouse on the lot and a need to use gravel temporarily until the construction was complete. He offered fencing around the temporarily graveled area but requested feedback as to an alternative permissible option.

With no support for or opposition to the request the public hearing was closed. Mr. Diffley made a motion, seconded by Ms. McCrae, to recommend approval of the request as stipulated. The motion carried with a vote of 7-0-0.

*Stipulation: The Commission recommends excluding the following variance which would be incorporated as a condition of zoning should council approve the request:
1. Variance to allow gravel as an acceptable parking surface (§716.08 A & B)*

Recommended for Approval as Stipulated

Absent: 0

Vote For: 7

20230367

CA2023-05 [CODE AMENDMENT] Comprehensive Development Code, Div. 708, Section 708.18, CBD, Central Business District.
Proposal to amend the Comprehensive Development Code of the City of Marietta, Division 708, District Standards and Permitted Uses, Section 708.18, CBD, Central Business District.

Mr. Roth introduced CA2022-05 and explained the details of the proposed amendment.

A public hearing was held.

There was no support or opposition for the proposed amendment.

The public hearing was closed.

Mr. Diffley made a motion, seconded by Mr. Hunter, to recommend approval of the proposed amendment. The motion carried with a vote of 7-0-0.

Recommended for Approval

Absent: 0

Vote For: 7

OTHER BUSINESS:

ADJOURNMENT:

The Tuesday, October 3rd, 2023, Planning Commission meeting adjourned at 6:31pm.


ROBERT W. KINNEY, CHAIRMAN


LISA H. RAJABNIK, SECRETARY