



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

Wednesday, August 1, 2018

6:00 PM

City Hall Council Chambers

Present: Stephen Diffley, Frasure Hunter, Hicks Poor, Byron "Tee" Anderson and Brenda McCrae

Absent: Bob Kinney and Jay Davis

Staff:

Rusty Roth, Director, Development Services

Shelby Little, Planning & Zoning Manager

Robin Osindele, Urban Planner

Sarah Hegener, Associate City Attorney

Ines Embler, Secretary to the Board

CALL TO ORDER & ROLL CALL:

Vice Chairman Diffley called the August 1, 2018 Planning Commission Meeting to order at 6:00PM.

Sarah Hegener, Associate City Attorney, explained the rules and procedures used in conducting the public hearings.

MINUTES:

20180805

July 3, 2018 Regular Planning Commission Meeting Minutes

Review and Approval of the July 3, 2018 Regular Planning Commission Meeting Minutes.

Vice Chairman Diffley made a motion, seconded by Mr. Hunter, to recommend approval of the Planning Commission Work Session and Planning Commission Meeting Minutes. The motion carried 4-0-0. Mr. Kinney and Mr. Davis were absent. Ms. McCrae was absent for this vote.

A motion was made by Diffley, seconded by Hunter, that this matter be Approved and Finalized. The motion carried by the following vote:

**Absent: 3
Vote For: 4
Vote Against: 0**

REZONINGS:

20180746 Z2018-21 [SPECIAL LAND USE PERMIT] BUFORD CLAIRMONT COMPANY LTD (ECO-SITE, LLC)

Z2018-21 [SPECIAL LAND USE PERMIT] BUFORD CLAIRMONT COMPANY LTD (ECO-SITE, LLC) is requesting a Special Land Use Permit for a new telecommunications tower on property zoned CRC (Community Retail Commercial), located in Land Lot 361, District 17, Parcel 0110, 2nd Section, Marietta, Cobb County, Georgia, and being known 621 South Marietta Parkway. Ward 1A.

File number Z2018-21 was presented by Ms. Little for a Special Land Use Permit for a new telecommunications tower on property zoned CRC (Community Retail Commercial), located in Land Lot 361, District 17, Parcel 0110, 2nd Section, Marietta, Cobb County, Georgia, and being known 621 South Marietta Parkway.

A public hearing was held.

Mr. John McLean is requesting a Special Land Use Permit for a new telecommunications tower on property zoned CRC (Community Retail Commercial), located in Land Lot 361, District 17, Parcel 0110, 2nd Section, Marietta, Cobb County, Georgia, and being known 621 South Marietta Parkway.

There was no opposition to this request.

Mr. Hunter asked if they would be right against Grainger. Mr. McLean said it was adjacent to the middle school. He said there's the shopping center, then a small access/delivery road and that separates the school from the property where the tower will be located.

The public hearing was closed.

Mr. Poor made a motion, seconded by Mr. Anderson, to recommend approval as submitted with the variances recommended by Staff. The motion carried 5-0-0.

If Council approves the Special Land Use Permit, the following variances would be incorporated as conditions of the Special Land Use Permit:

- 1. Variance to locate a telecommunications tower within 240 feet of residentially zoned property. [§712.07 (B.1)]*
- 2. Variance to reduce the landscaped buffer from 50 feet to 4 feet. [§712.07 (B.5)]*

Recommended for Approval as Stipulated

Absent: 2
Vote For: 5
Vote Against: 0

20180755**Z2018-23 [REZONING] WAYMON AHART, TRUSTEE (THE STONEHAVEN SCHOOL INC)**

Z2018-23 [REZONING] WAYMON AHART, TRUSTEE (THE STONEHAVEN SCHOOL INC) is requesting the rezoning of approximately 3.77 acres located in Land Lot 02900, District 17, Parcel 0640, 2nd Section, Marietta, Cobb County, Georgia, and being known as 521 Atlanta Street from LI (Light Industrial) to OI (Office Institutional). Ward 1A.

File number Z2018-23 was presented by Ms. Little for a request to rezone property known as 521 Atlanta Street from LI (Light Industrial) to OI (Office Institutional).

A public hearing was held.

Mr. Kevin Moore, Esq., for the Applicant is requesting to rezone property known as 521 Atlanta Street from LI (Light Industrial) to OI (Office Institutional).

There were three (3) in opposition to this request. Mr. David Heard, Mr. Gregg Tabb and Ms. Susan Ginter opposed.

The parties in opposition expressed concern over having two entrances; landscape buffer; parking on the street and possibly blocking driveways; a new sidewalk along King Court, carpool traffic and lighting of the field.

Ms. Little answered the question about having two drives/entrances, stating that there is no requirement that there be two separate entrances; it would satisfy if there was just one, but that our emergency services fire department, prefers to have a second entrance because they have a hard time maneuvering their trucks.

Mr. Moore stated in his rebuttal that they are agreeable to having two rows of evergreen along the buffer. He said the King Court sidewalk is a requirement of the City's Public Works Department. He said that from the carpool perspective, the driveway circulation works well.

Mr. Hicks asked Mr. Moore to address the lighting concerns of the opposition; what type of weekend activity does the school have and what the carpool route would look like. Mr. Moore stated that the geometry does not accommodate a full athletic field and that there are no immediate or future plans to install lighting for that field at this time. However, it is not a situation where the school could commit to no lighting because it doesn't know what it will be in the future. Mr. Brett Edwards, a school member said they have very minimal weekend activities. Possibly a chili cookoff and three or four sports a year. The field is not big enough for football or soccer; they plan to use the field for practices. Mr. Moore said the general circulation of the carpool would come in at Kings Court, lined up in a double row and circle all the way around to exit on Atlanta St.

Mr. Hunter asked what the hours of the carpool are. Mr. Moore said 8:00AM to 8:15AM and 3:00PM to 3:15PM

Mr. Anderson asked what the current enrollment is. Mr. Moore said current enrollment is 120. In two-three years they'll add a projected 90 more students, for 7th, 8th and 9th grade. Then over the course of the next five years they would bring the other students to this location bringing the total to 200-240 students. This would be over a ten-year horizon in multiple three phases of their campaign in growth.

Vice Chairman Diffley asked for clarification as to how the carpool route would work and Mr. Moore explained satisfactorily.

Ms. McCrae asked what the school hours are; if the old school would still be used and if they follow the City school calendar. Mr. Moore said the school hours are 8:15AM to 3:15PM; both locations will be used for an extended period of time. Mr. Edwards said the calendar is similar, but they start school a week later and they do not have the same vacation weeks.

The public hearing was closed.

Mr. Anderson made a motion, seconded by Mr. Hunter, to recommend approval with variances recommended by Staff and stipulation. The motion carried 5-0-0.

If Council approves the rezoning, the following variances and stipulation would be incorporated as conditions of the rezoning:

Variances:

- 1. Variance to reduce the buffer adjacent to RA-6 from 30' to 20.' [§708.23 (I)]
- 2. Variance to disturb within the required buffer. [§710.05]
- 3. Variance to reduce the minimum lot acreage for a school from five (5) acres to 3.77 acres [§708.23 (B.20)].
- 4. Variance to allow a curb cut for a commercial development to be alongside a residential street [§716.02 (D)].
- 5. Variance to reduce the required total number of parking spaces from 124 to 97 spaces [§716.07 (J)].

Stipulation:

- 1. A buffer, consisting of two rows of evergreen trees, a minimum of 6 feet in height, and a 6 foot tall opaque fence, be provided adjacent to the residentially zoned properties.

Recommended for Approval as Stipulated

Absent: 2
Vote For: 5
Vote Against: 0

ADJOURNMENT:

The August 1, 2018 Planning Commission Meeting adjourned at 6:56PM.

 STEPHEN DIFFLEY, VICE CHAIRMAN

 INES EMBLER, SECRETARY