



# 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*

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Tuesday, February 5, 2019

6:00 PM

City Hall Council Chambers

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

*Staff:*

*Rusty Roth, Director, Development Services*  
*Shelby Little, Planning & Zoning Manager*  
*Robin Osindele, Urban Planner*  
*Daniel White, City Attorney*  
*Ines Embler, Secretary to the Board*

### CALL TO ORDER & ROLL CALL:

*Chairman Kinney called the February 5, 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:

**20190045**

**January 2, 2019 Regular Planning Commission Meeting Minutes**

**Review and Approval of the January 2, 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 7-0-0.*

**Approved and Finalized**

**Absent: 0**  
**Vote For: 7**  
**Vote Against: 0**

**REZONINGS:****20190008      Z2019-03 [REZONING] SUZANNE BERRY LOUGHREY**

**Z2019-03 [REZONING] SUZANNE BERRY LOUGHREY is requesting the rezoning of 0.73 acres located in Land Lot 1293, District 16, Parcel 0400 of the 2nd Section, Cobb County, Georgia, and being known as 195 Whitlock Drive from R-2 (Single Family Residential - 2 units/acre) to R-2 (Single Family Residential - 2 units/acre) with a variance to increase density to 2.74 units/acre. Ward 3A.**

*File number Z2019-03 was presented by Ms. Little for a request to rezone property known as 195 Whitlock Drive from R-2 (Single Family Residential - 2 units/acre) to R-2 (Single Family Residential - 2 units/acre) with a variance to increase density to 2.74 units/acre.*

*A public hearing was held.*

*Mr. Scott Loughrey is requesting to rezone property known as 195 Whitlock Drive from R-2 (Single Family Residential - 2 units/acre) to R-2 (Single Family Residential - 2 units/acre) with a variance to increase density to 2.74 units/acre.*

*There were eight (8) in opposition to this request. Five (5) spoke. Mr. Trey Mosgovey, Mr. Pete Estes, Mr. Russ Uhlmann, Mr. Jeremy Wave and Ms. Ellen Carmack spoke in opposition.*

*Mr. Mosgovey, Mr. Estes, Mr. Uhlmann, Mr. Wave and Ms. Carmack opposed saying this would change the character of the neighborhood and density. They said most homes in the area are ½ acre or more and most houses are set back from the front. They feel that these are older neighborhoods with large lots and that is what draws people to the neighborhood. Ms. Carmack also expressed concern over the driveway being on East Service Street with a bit of a blind spot in that corner.*

*Mr. Loughrey stated in his rebuttal that the neighborhood is low density but that in this particular stretch there are already a lot of homes. He feels this would be an asset to the community. He stated that the garage will be a two-car garage and entering on East Service Street not on Whitlock Dr., but that the house would face Whitlock Drive. He said setbacks will be similar to other houses in the neighborhood.*

*Ms. McCrae ask Staff if it was accurate that some lots were under one acre. Ms. Little affirmed and explained the density for the area.*

*Mr. Anderson questioned Mr. Loughrey's statement regarding the foot print being 1700 feet as by his calculations it was more like 3,139 feet and asked about the setbacks. Mr. Loughrey said the 1700 feet was the slab and that they are within the setback requirements conservatively.*

*Mr. Anderson asked Staff why there are variances for setbacks. Ms. Little said those variances are for the existing house.*

*Mr. McClure asked if he had approached the neighbor in the brick house over the hill about purchasing land to make it a 1/2 acre lot. Mr. Loughrey said he had not discussed that with his neighbor and that he would need to discuss with the city planning before taking that next step.*

*Mr. Davis asked Staff to explain the Future Land Use term and Ms. Little explained satisfactorily. Mr. Roth added that the Future Land Use works with density as well, but zoning is the legal body that regulates lot density and that this area was designed for R2 (single family residential, 2 units/acre).*

*Mr. McClure expressed concern that this would set a precedence.*

*The public hearing was closed.*

*Mr. Diffley made a motion, seconded by Mr. Hunter to deny this request. The motion carried 5-2-0. Ms. McCrae and Mr. Davis opposed.*

**Recommended for Denial**

**Absent: 0**  
**Vote For: 5**  
**Vote Against: 2**

**ADJOURNMENT:**

*The February 5, 2019 Planning Commission Meeting adjourned at 6:46PM*

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*ROBERT W. KINNEY, CHAIRMAN*

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*INES EMBLER, SECRETARY*