



SANDY SPRINGS™

GEORGIA

PLANNING COMMISSION

TUESDAY, FEBRUARY 27, 2018, 6:00 PM

CITY COUNCIL CHAMBERS, CITY HALL

7840 ROSWELL ROAD, BUILDING 500

MINUTES

Call to Order (6:04 p.m.)

The meeting was called to order at 6:04 pm.

Roll Call

Members Present: Frostbaum, Haggard, Johns, Nickles and Settles

Members Absent: Porter

Newly appointed Planning Commissioner, Elizabeth Kelly, was also in attendance.

General Announcements

Staff read the general rules and procedures of the public hearing.

Approval of Agenda - February 27, 2018

Motion to approve the meeting's agenda was made by Commissioner Johns, seconded by Commissioner Nickles, passing via unanimous voice vote (5-0-0).

Approval of Minutes - January 23, 2018

[PC Minutes 1.23.18](#)

Motion to approve the January Minutes was made by Commissioner Settles, seconded by Commissioner Nickles, passing via unanimous voice vote (5-0-0).

Cases

1. [001543](#) **RZ17-0004**
185 Cliftwood Drive
Rezoning to reflect existing conditions.
[RZ17-0004 Package](#)
Commissioner Nickles moved to defer this case for 30 days or until the March Planning Commission meeting to provide more time between the Applicant and City Staff. The motion was seconded by Commissioner Haggard with this motion passing by a unanimous voice vote (5-0-0).
 2. [001544](#) **Development Code Update**
An Ordinance to amend the Development Code ("six-month update"), including the Zoning Map.
<http://spr.gs/devcode>
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- **RZ18-0001:**City initiated rezoning from RD-27 to RD-18 to reflect existing conditions. **606, 610, 612, 630 Windsor Pkwy, 4795, 4085 High Point Rd.**
- **RZ18-0002:**City initiated rezoning from RE-2 to RM-3 to reflect existing conditions. **690 Mount Vernon Hwy.**
- **RZ18-0003:**City initiated rezoning from RX-10 to RM-3/8 to reflect existing conditions. **300 & 330 Johnson Ferry Rd.**
- **RZ18-0004:**City initiated rezoning from RX-10 to RM-3/8 to reflect existing conditions. **300 Carpenter Drive & 335 Hammond Dr.**
- **RZ18-0005:**City initiated rezoning from PM-5 to RU-4 to reflect existing conditions. **3725, 3729, 3733, 3737, Wescott Way**
- **RZ18-0006:**City initiated rezoning from RE-2 to CX-3 to reflect existing conditions. **4967 Roswell Rd.**

Commissioner Settles moved to hear an abbreviated version of the presentation of the cases included in this agenda item, seconded by Commissioner Nickles and passing with a voice vote by all present (5-0-0). Planning and Zoning Manager, Catherine Mercier-Baggett, presented this agenda item.

Commissioner Haggard moved to modify the public comments to three (3) minutes per person rather than 10 minutes normally reserved for those speaking in support and opposition of a case. Commissioner Johns seconded with this motion passing by unanimous voice vote (5-0-0).

Those citizens speaking by declaring support included, in order, Ronda Smith, Joe Heins and Karen McEnery with the following citizens speaking in opposition - Judy Bartels, Jane Kelley, Wilson Andrews, Tochie Blad, Bill Caldwell, Daniel Frankie, Chris Holder, Charlie Sears and Stewart Weinhoff. The citizens' comments were summarized as such:

Ronda Smith (Representing the Sandy Springs Council of Neighborhoods) – Requested deferral to March meeting, but overall supports most proposed changes.

Joe Heins (Representing Cherokee Park Civic Association) – Concerned with allowing boutique retail in ON-, would compromise traffic. Best avenue for land owners wanting retail is to go through Character Area Map amendment and rezoning.

Karen McEnery – Requested deferral to obtain advice from Zoning Advisory Committee. Opposed to boutique retail in ON-, fears “retail creep” outside nodes. Opposed to allowing encroachments in building setbacks by grading, retaining wall and accessory structures, in particular in rear setbacks. Motion from Commissioner Haggard to allow Mrs. McEnery time to complete her statement, seconded by Commissioner Nickles, passing via voice vote (5-0-0).



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Judy Bartels (Representing Riverview/Palisades Homeowners' Association) – Stated that maximum lot coverage in RE-2 of 20% does not make sense, but 25% is acceptable and in line with regulations in adjacent jurisdictions.

Jane Kelley (Resident) – Opposed to boutique retail in ON-, which was intended for lower intensity activities to transition into neighborhoods.

Wilson Andrews (Resident) – Had plans to add a pool to his property but cannot due to maximum lot coverage. Wants 25% without mitigation, to be in line with regulations in surrounding municipalities.

Tochie Blad (Resident) – Requested deferral to see draft sections not yet posted on website. Concerned with regulations on mobile services.

Bill Caldwell (Landscape Architect) – Proposed increase in maximum lot coverage is better but still inconsistent with other cities. Even 25% maximum penalizes people. Maybe requiring screening between properties is an option in exchange for grading in setbacks. Remains concerned about retaining walls regulations in cases of extreme slopes.

Daniel Frankie (Pool Contractor) – Concerned by maximum lot coverage not consistent with other jurisdictions. Doubling the infiltration rate of infiltration is an expensive mitigation option.

Chris Holder (Landscape Architect) – Proposed lot coverage has improved but still insufficient. Grading only outside of building setbacks is difficult, especially with side-entry garages. Setbacks become undisturbed buffers. Maximum height of 6' for retaining walls in setbacks is acceptable, but should be taller in buildable area.

Charlie Sears (Landscape Architect) – Many RE-2 properties are still 2 acres because they are unsuitable for redevelopment into smaller lots. Seeking variances to install wall inside setbacks is an option, but just one more thing to deal with. Stated that tiered retaining walls don't work and that the Zoning Advisory Committee must have not worked with a structural engineer.

Stewart Weinhoff (Resident and Builder) – Requested grandfathering of unlimited lot coverage for houses with active permits. Stated that pools do not count as impervious surface in Cobb County.

The Planning Commissioners ended the Public Comment period after all citizens spoke. At this time, Chairman Frostbaum called Executive Session for discussion between Commissioners which outlined the following concerns: need more time to communicate and consider the issues, lot coverage, boutique retail, engage community while keeping to the original intent of the new Code (balance with larger development and maintaining trees).

Commissioner Nickles made a motion to defer a recommendation until the March Planning Commission meeting, seconded by Commissioner Kelly, passing by unanimous voice vote by those present. (5-0-0)



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On-Going Business

Discussion of the postponed Planning Commission Retreat which has now being rescheduled for after the move to new City Hall. Date and details TBD.

Planning Commission wants to ensure the Minutes and their views surrounding agenda items/cases are available to City Council prior to City Council Meetings when the item/case is on that agenda. Staff assured members of Planning Commission that the Minutes are posted and their views on cases are communicated to the City Council in the monthly briefings.

New Business

None at this time.

Public Comment

No comments heard at this time.

Adjourn

The meeting was adjourned at 7:53 pm.

Commissioner Nickles moved to adjourn with Commissioner Johns seconding the motion, passing by unanimous voice vote (5-0-0).
