



SANDY SPRINGS™

GEORGIA

PLANNING COMMISSION

THURSDAY, MARCH 16, 2017

Work Session 5:00 PM Meeting 6:00 PM

CITY COUNCIL CHAMBERS, CITY HALL

7840 ROSWELL ROAD, BUILDING 500

MINUTES

Call to Order (6:01 p.m.)

Chairman Frostbaum called the March 2017 Planning Commission Meeting to order.

Roll Call

Members Present: Frostbaum, Haggard, Johns, Maziar, Porter and Settles

Members Absent: Nickles

General Announcements

Agenda Modification

Commissioner Haggard moved to address New Business, specifically, the Elections of Chair and Vice Chair for the 2017 Planning Commission, to be heard after the agenda's Rezoning cases and Text Amendments. Commissioner Settles seconded the motion which passed by an affirmative voice vote, 5-0-0.

Approval of Meeting Agenda

[PC Agenda - 3.16.17](#)

Commissioner Settles moved to approve the Agenda, seconded by Commissioner Johns. The motion carried, the Agenda was approved by a unanimous voice vote, 5-0-0.

Approval of Minutes - December 15, 2016

[PC Minutes - 12.15.16](#)

Approval of Amended Minutes - November 17, 2016

[Amended PC Minutes - 11.17.16](#)

Commissioner Settles moved to approve the December 2016 meeting Minutes, seconded by Commissioner Johns. The motion carried by an affirmative voice vote, 5-0-0.

Commissioner Settles also moved to approve the amended November 2016 meeting Minutes which was seconded by Commissioner Haggard and a voice vote of 5-0-0 passed the motion with the amended Minutes being accepted.

New Business

Election of Officers - Chair & Vice Chair

New Code versus Old Code - Comparison of Director's Authority

The order of the Agenda was modified per the motion made by Commissioner Haggard.



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Rezoning

1. 001501

RZ16-0090

8765, 8800, and 8877 Roswell Road and 0 Dunwoody Place (North River Shopping Center)

To rezone from C-1 to C-1 to change zoning conditions on the existing development and develop a proposed grocery store with concurrent variances.

[RZ16-0090 Report and Application](#)

[RZ16-0090 Public Comments](#)

Carl Westmoreland spoke on behalf of the Applicant while requesting a 60 day deferral which was the Applicant's specific request.

Citizens speaking in opposition of this rezoning included David Couchman, Ronda Smith spoke for Don Huffner (Roberts Dr. Homeowners Association), Ronda Smith (Sandy Springs Council of Neighborhoods) and Trisha Thompson. These citizens spoke to the issues of traffic, parking, and concern regarding redevelopment of the strip mall.

Members of the Planning Commission had questions regarding what would a 60 day deferral accomplish. The Commissioners pointed out the length of time this Rezoning request from the Applicant has lingered while now asking for deferral while also making note of the negative feedback from the community. Commissioner Haggard spoke to the approval of the Next 10 plan when this process was started while having concerns this specific redevelopment would be a detriment to the area. He also expressed commitment to stay pure to the Next 10. Commissioner Johns voiced his concern that Stream did not provide information requested by Staff on a timely basis and proposed voting tonight, moving forward without further uncertainty for another 60 days per the Applicant's request for a deferral. Commissioner Johns moved to support Staff's Recommendation to deny the Rezoning request. Commissioner Settles seconded this motion with the motion passing by a voice vote, 5-0-0.

2. 001502

RZ16-0102

1000 Manorwood Court

Rezone from TR to TR to allow lot delineation while bringing resulting conditions into conformance.

**This case is being administratively held at this time.
No action due to administrative hold.*



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No action due to administrative hold.

3. 001503

RZ16-0103

1170 Hightower Trail

Request to rezone from R-2 to C-1 to allow office use with concurrent variance.

[RZ16-0103 Final Package](#)

Marc Lefkovits, Lefko Properties, LLC, the Applicant, addressed the Planning Commission to detail the request to rezone to be consistent to neighboring properties and in line with the current land plan and the Next 10 future land plan. The property has been used in the past as an office and for overfill parking. This is part of a broader redevelopment.

During discussion of the request, Commissioner Settles had questions for Staff related to the single light fixture issue. Commissioners Johns and Porter expressed views of how the rezoning would clean up the property and enhance the value of the property. Members of the Planning Commission further clarified some details of the request with Mr. Lefkovits. Commissioner Maziar expressing the City has a plan for that streetscape not the property owner with Commissioner Settles also commenting that the street light might encourage others to install without waiting on the City. Commissioner Haggard also commented on the sidewalk being disturbed if granting the request; the streetscape is not the owner's responsibility. Overall the Planning Commission desired to follow policy.

Commissioner Settles made a motion to accept the application for concurrent variance request from Section 12.B.4. c.1 from the Zoning Ordinance...Commissioner Settles stopped her motion that was not followed by a second. Vice Chair Porter moved to follow Staff's Recommendation on the request with Commissioner Settles seconding the motion which passed in a voice vote, 3-0-2, Commissioners Porter, Settles, and Maziar voting in favor while Commissioners Haggard and Johns opposed the motion.

Text Amendments

4. 001504

TA17-0001

An Ordinance to Amend Article III, Definitions, Article XXII, Variances, Modifications and Appeals of the Sandy Springs Zoning Ordinance, relating to withdrawal and deferral procedures.



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**This item has been withdrawn.*

No action due to item being withdrawn.

5. 001505

TA17-0002

An Ordinance to Amend Section 4.23 of the Zoning Ordinance, to add landscaping requirements.

**This item is being administratively held.*

No action due to item being withdrawn.

Elections

Election of Officers of the Planning Commission

Chair

Vice Chair Porter moved to retain Chairman Frostman as the Planning Commission Chair which was seconded by Commissioner Johns and passing by unanimous voice vote, 5-0-0.

Vice Chair

Commissioner Haggard moved for Vice Chair Porter to retain his office of Planning Commission Vice Chair, seconded by Commissioner Maziar with the motion passing by unanimous voice vote, 5-0-0.

On-Going Business

Chairman Frostbaum discussed the new Zoning Code with questions to Ginger Sottile, Planning and Zoning Manager to clarify the powers, duties and responsibilities detailed in the new code specifically applying to Rezoning, Use Permits, Text Amendments and Variances and also, changes to the Map were discussed.

Public Comment

Adjournment

Meeting was adjourned at 7:45 p.m. The motion to adjourn was made by Commissioner Settles, seconded by Commissioner Johns with the motion passing by unanimous voice vote, 5-0-0.

Date Approved

4/20/17

Lane Frostbaum, Chairman

Michelle Alexander, Community Development Director

Catherine Mercier-Baggett, Senior Planner

Catherine Mercier-Baggett/gc