SANDY SPRINGS™

GEORGIA

PLANNING COMMISSION

TUESDAY, MARCH 27, 2018, 6:00 PM

CITY COUNCIL CHAMBERS, CITY HALL

7840 ROSWELL ROAD, BUILDING 500

MINUTES

Call to Order (6:05 p.m.)

All Planning Commissioners in attendance - Chairman Frostbaum, Vice Chair Porter, Commissioners Johns, Haggard, Settles, Kelly and Nickles.

General Announcements

Staff read into the record the procedure for a Public Hearing.

Approval of Agenda - March 27, 2018

Commissioner Haggard moved to rearrange the agenda by moving Item 001547, Case RZ17-0007, to be heard as the second item with the Development Code Update to be heard as the third agenda item to ensure proper timing and approving the agenda with this change. This was seconded by Commissioner Nichols and passing with a unanimous voice vote.

Approval of Minutes - February 27, 2018

PC Minutes 2.27.18

Commissioner Settles made a motion to approve the February Meeting Minutes, seconded by Commissioner Johns, passing by unanimous voice vote.

Cases

1. 001545

RZ17-0004
185 Cliftwood Drive

Rezoning to reflect existing conditions. **deferred 30 days from February meeting*

RZ17-0004 Package

Staff presented the case with a conditional approval recommendation. The applicant, Mr. Seth Greenberg, spoke to support the project.

After discussion among the Planning Commission, Commissioner Johns made a motion in favor of Staff's recommendation with Commissioner Nickles seconding the motion and passing with the voice vote being unanimous.

2. 001547

RZ17-0007, Parcel # 17 0013 LL0703
4795 Peachtree Dunwoody Road

Rezoning from RE-1 to RD-18 to allow for the construction of two single family dwellings.

RZ17-0007 Package_redacted

This item was moved to be heard second on the agenda.

Staff presented the case with recommendation of approval. The applicant, Mr. Ed Levin, spoke along with Dr. Nate Bednar in supporting the request.

Following a brief discussion, Commissioner Nickles made a motion to approve with Commissioner Settles seconding the motion which passed with unanimous voice vote.

3. 001546 **Development Code Update**

An Ordinance to amend the Development Code *("six-month update")*, including the Zoning Map. **deferred 30 days from February meeting*

http://spr.gs/devcode

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.***

Due to the item being a lengthy one, Commissioner Haggard moved to limit public comments regarding the Development Code Update to three (3) minutes per person.

Catherine Mercier-Baggett, Planning and Zoning Manager, presented the detailed changes of the Development Code Update.

The following citizens spoke to the item:

Mr. Matt Bowman spoke in support of the Boutique Retail Amendment, noting it is fair and practical solution by capping retail at 2500 square feet, limits high impact development of retail, doesn't affect character of the neighborhood.

Mr. Bill Grant commented on the new code being difficult, we came a long way, recommend approval, will identify issues as we go along, in 6-12 months should revisit again.

Karen McEnerny on behalf of the Cherokee Park Civic Association, referred to memo from Cherokee Park Civic Association, referring to ON, says NO to retail. 2-5 relating to setbacks to deny proposed changes allow grading only inside setbacks - see proposal in memo.

Keith Kyle, resident of 20 years, also says no to Boutique Retail, concerned about too much traffic in the area.

Judy Bartels, Riverview Association, says 25% is discriminatory, unfair, punishing larger lots and would like 25% across the board.

DeeAnn Weprinsky commented on wanting to make changes, stated that ordinary citizens are at a disadvantage versus developers.

Tochie Blad states civic use setback, drop to 30' buffer, supports Cherokee Park Civic Associations comments.

Bill Caldwell commented on no leeway on lot coverage, no retaining walls in setbacks, pools and required grading, sky planes work better.

Bill Cleveland says lack of context, stressing benchmark some science.

Juliane Andrews opposed to percentages in RE-2, not consistent with RE-1, taxes paid on entirel of the lot.

Susan Heard says she keels finding things, Christmas trees and pumpkins, no Boutique Retail, thinks Racetrac will be here soon.

Ronda Smith representing the Council of Neighborhoods has an overarching concern regarding the impact to quality of life, no Boutique Retail due to increased intensity, lot coverage intended for conversation, needs balance.

The Chairman called for Executive Session for discussion between members of the Planning Commission.

Commissioner Haggard approved the zoning changes from RZ18-0001 to RZ18-0006, Commissioner Nickles seconding, passing with a unanimous voice vote.

Lot coverage, after discussion, Commissioner Nickels made a motion to approve 6.1.1, maximum lot coverage increased by 3% (as in the table), Commissioners Haggard, Setles offered issues with making this change. The motion was withdrawn. Commissioner Nickles moved to approve 6.1.1. H as recommended in the table from February 27 and increase lot coverage in RE-2 to 30% (from 25%). Commissioner Johns seconded, voice vote carried approval with Commissioner Settles not voting in favor of the motion. (5-1-0)

Grading walls and Retaining Walls, Vice Chair Porter made a motion, 9.4.2.a, grading in the side setback 30%, as recommended b Cherokee Park Civic Association. Commissioner Haggard seconded, motion was withdrawn. Commissioner Nickles moved to appove as proposed by Staff,

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seconded by Vice Chair Porter, with an amendment to the motion per Commissioner Haggard of no grading or walls in rear. The motion passed unanimously, 6-0-0.

Temporary Uses amendment approved with a motion for approval by Commissioner Settles, seconded by Commissioner Nickles, unanimously passing, 6-0-0.

Retail in ON-3, Commissioner Haggard moved for denial of this amendment with Commissioner Settles seconding, passing unanimously via voice vote, 6-0-0.

Accessory Structures approved per Staff's recommendation was the motion made by Commissioner Nickles, seconded by Commissioner Haggard, passing unanimously, 6-0-0.

Civic Transitions with a motion by Commissioner Nickles (7.4.1.F, 7.4.1.H, 7.4.2.B) to deny proposal, seconded by Commissioner Johns, passing 6-0-0.

Motion regarding Subdivision Amenity by Commissioner Nickles, seconded by Commissioner Settles to approval per Staff recommendation, motion carried by voice vote, 6-0-0.

Overnight Lodging continued discussion with Commissioner Nickles making a motion based on the need for quality of extended lodging, consider a study to propose development guidelines, seconded by Commissioner Johns, passing with a voice vote of 6-0-0.

Commissioner Haggard moved to approve the remainder of proposed amendments, seconded by Commissioner Settles, passing with a unanimous voice vote.

New Business

Annual Election of Officers - *Chair & Vice Chair*

Due for annual election of Chair and Vice Chair - Commissioner Johns moved to retain current Chairman Lane Frostbaum and Vice Chair Andy Porter in their current roles. Commissioner Kelly seconded the motion which carried by unanimous voice vote.

On-Going Business

Public Comments

None offered at this time.

Adjournment

Meeting adjourned at 9:13 pm. Commissioner Nickles moved to adjourn with Commissioner Settles seconding, passing with unanimous voice vote.
