



PLANNING COMMISSION

THURSDAY, APRIL 21, 2016, 12:00 AM

CITY COUNCIL CHAMBERS, CITY HALL

7840 ROSWELL ROAD, BUILDING 500

Roll Call

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

Members Absent: Tart

1. 001328 **Adoption of Agenda**
Motion: A motion was made by Porter, seconded by Maziar, to amend and move Agenda Items: 001331-001336 (Text Amendments) to be heard after the Rezoning cases and to approve. The motion carried by the following vote.
Yes: Nickles, Maziar, Porter, Haggard, and Johns
Absent: Tart
2. 001329 **Approval of Previous Meeting's Minutes**
Motion: A motion was made by Nickles, seconded by Haggard, to amend the minutes to include discussion about proposed Sandy Springs Circle Streetscape and to approve. The motion carried by the following vote.
Yes: Nickles, Maziar, Porter, Haggard, and Johns
Absent: Tart

Documents: [PC Minutes 3.17.16.pdf](#)
3. 001330 **Public Comment**
Larry Young spoke about the Zoning Ordinance Text Amendments and submitted his notes for concern.

Text Amendments

Staff Presentations for Text Amendments:

[TA16-0001](#)

[TA16-0003 to TA16-0006](#)

4. 001331 **TA16-0002 (Administrative Hold)**
Tenant Space Size in Main Street Overlay
Amendment to Zoning Ordinance Section 12B.8(F): To allow an existing building to be reconfigured with a tenant space >30,000 sq.ft.
Documents: [Main Street District Retail Space memo templatepc.pdf](#), [30K Sq Ft Tenant Space Ordinance 04062016.pdf](#)
 5. 001332 **TA16-0001**
Alcoholic Beverage Production
Amendment to Zoning Ordinance Section 19.4: To create provisions for the location and operations of brewpubs, micro-producers and distilleries
Public Comment: Larry Young and Bill Gannon
Motion: A motion was made by Porter, seconded by Haggard, to recommend approval. The motion carried by the following vote.
Yes: Nickles, Maziar, Porter, Haggard, and Johns
Absent: Tart
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Documents: [2016-03-15-Memo TA-brewpubs.pdf](#), [Draft Brewpub Ordinance 4-21-16.pdf](#)

6. 001333

TA16-0003

Rezoning, Use Permits and Zoning Modifications

Amendment to Zoning Ordinance Article 28: For the revision of procedures

Public Comment: Larry Young and Bill Gannon

Motion: A motion was made by Maziar, seconded by Johns, to recommend approval with discussed recommendations. The motion carried by the following vote.

Yes: Nickles, Maziar, Porter, Haggard, and Johns

Absent: Tart

Documents: [Memo TA16-0003.pdf](#), [TA16-0003 rezonings XVIII - PC draft.pdf](#),
[TA16-0003 rezonings XVIII - PC markup.pdf](#)

7. 001334

TA16-0004

Variances

Amendment to Zoning Ordinance Article 22: For the revision of procedures and of the types of variances.

Public Comment: Larry Young and Bill Gannon

Motion: A motion was made by Haggard, seconded by Maziar, to recommend approval with discussed recommendations. The motion carried by the following vote.

Yes: Nickles, Maziar, Haggard, and Johns

Absent: Tart and Porter (Left after 9 p.m.)

Documents: [Memo TA16-0004.pdf](#), [TA16-0004 appeals XXII - PC draft.pdf](#),
[TA16-0004 appeals XXII - PC mark-up.pdf](#)

8. 001335

TA16-0005

Design Review Board

Amendment to Zoning Ordinance Section 12B.3: To redefine the role of the Design Review Board.

Public Comment: Larry Young

Motion: A motion was made by Nickles, seconded by Maziar, to recommend approval with discussed recommendations. The motion carried by the following vote.

Yes: Nickles, Maziar, Haggard, and Johns

Absent: Tart and Porter

Documents: [Memo TA16-0005.pdf](#), [TA16-0005 Design Review - PC draft.pdf](#),
[TA16-0005 Design Review - PC markup.pdf](#)

9. 001336

TA16-0006

Nonconforming Structures

Amendment to Zoning Ordinance Section 4.3.1: To allow for the modification or expansion of a nonconforming structure if the degree of nonconformity does not increase.

Public Comment: Larry Young and Bill Gannon



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Motion: A motion was made by Nickles, seconded by Johns, to recommend approval. The motion carried by the following vote.

Yes: Nickles, Maziar, Haggard, and Johns

Absent: Tart and Porter

Documents: [Memo TA16-0006.pdf](#), [TA16-0006 PC draft.pdf](#), [TA16-0006 PC markup.pdf](#)

Design Review

10. 001343

DR16-0002

5788 Roswell Road

Single Car Garage

In Support: Todd Albritton

In Opposition: None

Motion: A motion was made by Porter, seconded by Nickles, to recommend approval. The motion carried by the following vote.

Yes: Nickles, Maziar, Porter, Haggard, and Johns

Absent: Tart

Documents: [DR16-0002 Full Package.pdf](#)

11. 001337

DR16-0003

5932 Roswell Rd

Marshall's facade

In Support: Erek Mimms

In Opposition: None

Motion: A motion was made by Nickles, seconded by Porter, to recommend approval. The motion carried by the following vote.

Yes: Nickles, Maziar, Porter, Haggard, and Johns

Absent: Tart

Documents: [DR16-0003 Staff Report Full Package.pdf](#)

12. 001338

DR16-0004

6650 Roswell Rd

Sandy Springs Village facade

In Support: Erek Mimms

In Opposition: None

Motion: A motion was made by Nickles, seconded by Haggard, to recommend approval. The motion carried by the following vote.

Yes: Nickles, Maziar, Porter, Haggard, and Johns

Absent: Tart

Documents: [DR16-0004 Staff Report Full Package.pdf](#)

Rezoning



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13. 001339

RZ15-0079

6555 Roswell Rd

Request to rezone from C-1 to TR for the development of 31 townhome units

In Support: Pete Hendricks

In Opposition: Matt LaMarsh

Motion: A motion was made by Nickles, seconded by Maziar, to recommend deferral back to the May 19, 2016 Planning Commission meeting. The motion carried by the following vote.

Yes: Nickles, Maziar, Porter, Haggard, and Johns

Absent: Tart

Documents: [RZ15-0079 Full Package PC 04.21.2016.pdf](#)

14. 001340

RZ16-0086; U16-0014; and U16-0018

6025 & 6029 Glenridge Drive

Rezone from R-2 to A-L with two use permits from Sections 19.4.5 and 19.4.42 of the Zoning Ordinance to exceed the maximum district height and allow for senior housing, with concurrent variances

In Support: Chip Collins, Michael Corcoran, and Roy Dickson

In Opposition: Steve Berson, Mary Sanford, Steve Oppenheimer, Scott Nelson and Doug Falliglia

Motion 1: A motion was made by Porter, seconded by Johns, to extend the support and oppositions time by 5 minutes each. The motion carried by the following vote.

Yes: Nickles, Maziar, Porter, Haggard, and Johns

Absent: Tart

Motion 2: A motion was made by Porter, seconded by Maziar, to recommend denial of the rezoning, use permits, and concurrent variances adhering to staff's analysis that there was not a sensitive enough transition protecting the adjacent neighbors. The motion carried by the following vote.

Yes: Nickles, Maziar, Porter, Haggard, and Johns

Absent: Tart

Documents: [RZ16-0086 Full Package PC 04.21.2016.pdf](#)

15. 001341

RZ16-0089 and U16-0019

1001 Johnson Ferry Rd & 5445 Meridian Mark Road

Rezone from O-I with conditions to O-I with conditions to increase the square footage of building 6, with a use permit to increase the maximum height and concurrent variances

In Support: W. Woodson Galloway and Bill Gannon

In Opposition: None

Motion: A motion was made by Nickles, seconded by Johns, recommend approval of the rezoning, use permit, and concurrent variances with staff conditions tied to the Site Plan prepared by Kimley-Horn dated March 23, 2016. The motion carried by the following vote.

Yes: Nickles, Maziar, Porter, Haggard, and Johns

Absent: Tart



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Documents:

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16. 001342

New Business

Motion: A motion was made by Nickles, seconded by Johns, to request that Staff have the Transportation Department/Public Works present on the Sandy Springs Circle project with the consultant, if available, in order for the Planning Commission to ask questions and take a formal position on the project. The motion carried by the following vote.

Yes: Nickles, Maziar, Haggard, and Johns

Absent: Tart and Porter

Approval Signatures

Date Approved

5/19/16

A handwritten signature in blue ink, appearing to read "Lane Frostbaum", written over a horizontal line.

Lane Frostbaum, Chairman

A handwritten signature in black ink, appearing to read "Michelle Alexander", written over a horizontal line.

Michelle Alexander, Community Development Director

A handwritten signature in red ink, appearing to read "Linnea Vance", written over a horizontal line.

Linnea Vance, Planning Coordinator/Transcriber