SANDY SPRINGS
GEORGIA

PLANNING COMMISSION

Lee Duncan, Post 2 – Chair
Andy Porter, Post 4
Jim Squire, Post 3
Susan Maziar, Post 7
David Nickles, Post 5
Lane Frostbaum, Post 1
Steve Tart, Post 6

Thursday, June 19, 2014 **Regular Meeting Minutes** **7:00 PM**

Board Members Present	Lee Duncan, Chair, Steve Tart, Vice Chair, Lane Frostbaum, Susan Maziar, David Nickles, Andy Porter and Jim Squire
Board Members Absent	None
Staff Present	Angela Parker, Patrice Dickerson, Linda Abaray, Colleen Allen, Brad Edwards and Gloria Goins

Call to Order	Lee Duncan called the meeting to order at 7:00 p.m.

ADOPTION OF AGENDA

Motion and Vote: Squire moved to approve the agenda. Nickles seconded. Approved (6-0, Maziar, Porter, Frostbaum, Tart, Nickles and Squire for; and Duncan not voting)

PUBLIC COMMENT

None

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Squire moved to approval of May 15, 2014 Minutes. Porter seconded. Approved as amended (5-0, Maziar, Porter, Frostbaum, Tart and Squire for; Nickles absent; and Duncan not voting)

201300687 (DRI)**
Tax Parcel 17-0019-LL-059 (Abernathy Road, Peachtree Dunwoody Road, Mount Vernon Highway, GA 400)
Applicant: Hines

SUMMARY/STAFF PRESENTATION: To rezone the subject property from O-I (Office and Institutional District) conditional to MIX (Mixed Used District), with a use permit to exceed the maximum district height and concurrent variances.

APPLICANT PRESENTATION:
Nathan V Hendricks III, 6085 Lake Forrest Dr. Suite 200, Sandy Springs, GA. 30328

(Invitation for public comment in support of and in opposition to the petition)

Morgan Falls Office Park
7840 Roswell Road, Building 500
Sandy Springs, GA 30350

SUPPORT FOR THE PETITION:
Mark Ferris, 5 Ravinia, Atlanta, GA. 30346
John Walker, 2 Sun Court, Norcross, GA.
Colin Greene, 3223 Grace Street, Washington, DC 20007

AGAINST THE PETITION:
Tochie Blad, 7320 Hunters Branch Drive, Sandy Springs, GA. 30328
Trisha Thompson

(Close of public hearing. Planning Commission questions and discussion)

Motion and Vote: Squire moved to approve. Porter seconded. Recommended Approval (4-2, Maziar, Porter, Tart, and Squire for; Frostbaum and Nickles against and Duncan not voting), with staff's conditions, including most recent Public Works comments, and the 9 foot ceilings.

Substitute Motion and Vote: Nickles moved to approve. Maziar seconded. Recommended Approval (2-4, Maziar and Nickles for; Porter, Frostbaum, Tart and Squire against and Duncan not voting), with staff's conditions with the addition of 9 foot ceilings and denial of the variance request. Motion failed.

201401164
8730 Roswell Road
Applicant: Centric Development, LLC

SUMMARY/STAFF PRESENTATION: To rezone the subject property from AG-1 (Agricultural District) conditional and O-I (Office and Institutional District) conditional to A-L (Apartment Limited District) to allow for a 99-unit residential building, with concurrent variances.

APPLICANT PRESENTATION:
Nathan V Hendricks III, 6085 Lake Forrest Dr. Suite 200, Sandy Springs, GA. 30328

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:
David Vickers, 2980 Habersham Way, Atlanta, GA. 30305

AGAINST THE PETITION:
Patty Berkovitz, 806 Crest Valley Drive, Sandy Springs, GA. 30327
Fran Farias, 9510 Huntcliff Trail, Sandy Springs, GA.
Faeverner Kramer, 8740 Roswell Road, Sandy Springs, GA.
Trisha Thompson

(Close of public hearing. Planning Commission questions and discussion)

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Motion and Vote: Nickles moved to approve. Frostbaum seconded. Recommended Approval (6-0, Maziar, Porter, Frostbaum, Tart, Nickles and Squire for; and Duncan not voting), with staff's conditions. The applicant shall set up a meeting with Huntcliff, The Forrest and the Watershed Alliance.

201401170
400 Carpenter Drive
Applicant: Holt Persinger

SUMMARY/STAFF PRESENTATION: To rezone the subject property from C-1 (Community Business District) conditional to A-L (Apartment Limited District) to allow for a 45-unit residential building, with concurrent variances.

APPLICANT PRESENTATION:
Holt Persinger, 533 Rose Wood Circle, Winder, GA. 30680

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:
None

AGAINST THE PETITION:
None

(Close of public hearing. Planning Commission questions and discussion)

Motion and Vote: Nickles moved to defer. Tart seconded. Recommended Deferral (6-0, Maziar, Porter, Frostbaum, Tart, Nickles and Squire for; and Duncan not voting), to allow the applicant time to work with Public Works and provide elevations.

201401173
5188 & 5208 Roswell Road, 141, 151, 161 Mt. Paran
Applicant: Halpern Enterprises, Inc.

SUMMARY/STAFF PRESENTATION: To rezone the subject property from O-I (Office and Institutional District) conditional and R-3 (Single Family Dwelling District) to MIX (Mixed Use District) to allow for a mixed use office and residential development, with concurrent variances.

APPLICANT PRESENTATION:
Ellan W. Smith, 100 Galleria Pkwy, Suite 1800, Atlanta, GA. 30339

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:
None

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AGAINST THE PETITION:
Trisha Thompson
Randy Miller, 505 Park Gate Court, Sandy Springs, GA.
Suzanne Umberger, 160 Mount Paran Road, Sandy Springs, GA. 30342
Susan Yeosock, 785 Lake Summit Drive, Sandy Springs, GA. 30342

(Close of public hearing. Planning Commission questions and discussion)

Motion and Vote: Squire moved to defer. Frostbaum seconded. Recommended Deferral (6-0, Maziar, Porter, Frostbaum, Tart, Nickles and Squire for; and Duncan not voting), to allow the applicant time to work with staff and the neighborhood.

TA14-002

SUMMARY/STAFF PRESENTATION: An Ordinance to Amend Article 12B, Sandy Springs Overlay District, of the Sandy Springs Zoning Ordinance Related to Streetscape Standards

APPLICANT PRESENTATION:
None

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:
None

AGAINST THE PETITION:
None

(Close of public hearing. Planning Commission questions and discussion)

Motion and Vote: Squire moved to approve. Frostbaum seconded. Recommended Approval (6-0, Maziar, Frostbaum, Tart, Nickles, Porter and Squire for; and Duncan not voting) as presented by staff.

201401844
255 Mount Vernon Highway
Applicant: Performance Builders, LLC

SUMMARY/STAFF PRESENTATION: Building permit review for façade renovation to existing commercial building.

APPLICANT PRESENTATION:

(Invitation for public comment in support of and in opposition to the petition)

SUPPORT FOR THE PETITION:
Andy Porter

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AGAINST THE PETITION:
None

(Close of public hearing. Planning Commission questions and discussion)

Motion and Vote: Tart moved to approve. Squire seconded. Approved (5-0-1, Maziar, Porter, Frostbaum, Tart and Squire for; Nickles absent; Porter recused; and Duncan not voting)

WORK SESSION

None

DISCUSSION

TA14-003
An Ordinance to Amend Article 4, General Provisions, of the Sandy Springs Zoning Ordinance to add Multifamily Dwelling Unit Development Standards

Planning Commission provided the following comments:
–Staff should development standards that would allow for varying classes of multifamily dwelling units to encourage a mix of housing types; higher standards could be used as an incentive for density bonuses.
–Items number 3 and 4 in the mark-up document should be deleted.
–Staff should also consider language that would incentive upgrading existing multifamily developments.

TA14-004
An Ordinance to Amend Article 7, Two Family and Multifamily Dwelling District Regulations, Article 8, Multiple Use District Regulations, Article 9, Commercial District Regulations, and Article 11, Planned Unit District Regulations, of the Sandy Springs Zoning Ordinance to allow Townhouse Dwelling Units

Planning Commission supported staff recommendations and did not have any additional comments/recommendations.

TA14-005
An Ordinance to Amend Article 9, Commercial District Regulations, of the Sandy Springs Zoning Ordinance to clarify Permitted Uses

Planning Commission provided the following comments:
–Multifamily dwelling units should not be a permitted use in the commercial districts.

TA14-006
An Ordinance to Amend Section 7.2.3, Townhouse Residential District Development Standards, of the Sandy Springs Zoning Ordinance related to density

Planning Commission supported staff recommendations and did not have any additional comments/recommendations.

TA14-007
An Ordinance to Amend Article 18, Off Street Parking and Loading, of the Sandy Springs Zoning Ordinance

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Planning Commission provided the following comments:
–Add standard that would preclude stalls for shopping carts from reducing the minimum number of parking spaces required on a property.
–The Commission recommends higher standards related to parking lot landscaping (staff to send current requirements).
–Staff should reach out to other communities that have adopted shared parking standards to determine if they are sufficient and effective.

TA14-008
An Ordinance to Amend Article 33, Signs, of the Sandy Springs Zoning Ordinance related to internally illuminated signs

Planning Commission supported staff recommendations and did not have any additional comments/recommendations.

ADJOURNMENT
Meeting adjourned at 10:20 p.m.

Approval Signatures	
Date Approved	7/17/14
Lee Duncan, Chairman	
Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Administrative Coordinator/Transcriber	

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