



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 20, 2013	Regular Meeting Minutes	7:00 PM
Board Members Present	Lee Duncan, Chair, Steve Tart, Vice Chair, David Nickels, Jim Squire, Susan Maziar, and Andy Porter	
Board Members Absent	Lane Frostbaum	
Staff Present	Angela Parker, Patrice Dickerson, Gloria Goins, Linda Abaray, Brad Edwards, Sonya Fambro and Melissa Rixey	
Call to Order	Lee Duncan called the meeting to order at 7:00 p.m.	

ADOPTION OF AGENDA

Motion and Vote Tart moved to approve the agenda. Nickels seconded. Approved (5-0, Nickels, Squire, Maziar, Porter and Tart for; Frostbaum absent; Duncan not voting) with the amendment to add election of a Vice Chair.

ELECTION OF VICE CHAIR

Motion and Vote Maziar moved to approve the agenda. Nickels seconded. Approved (5-0, Nickels, Squire, Maziar, Porter and Tart for; Frostbaum absent; Duncan not voting) nomination of Steve Tart for Vice Chair .

PUBLIC COMMENT

None

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Squire moved to approval of April 18, 2013 Minutes. Nickles seconded Approved (5-0, Nickels, Squire, Maziar, Porter and Tart for; Frostbaum absent; Duncan not voting).

201201766 (DRI)
4550, 4558, 4586, 4616 Roswell Road
Applicant: JLB Partners

SUMMARY/STAFF PRESENTATION: To rezone from A-1 (Apartment District) to MIX (Mixed Use District) to allow a mixed-use development (residential, office, and commercial), with a use permit and concurrent variances.

APPLICANT PRESENTATION:

Nathan V. Hendricks, 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:

John Graham, 1210 Pine Grove Avenue, Atlanta, GA. 30319
Scott Schlosser, 3715 Northside Pkwy Suite, 4-200, Atlanta, GA.
Hudson Hooks, Northside, Drive

AGAINST THE PETITION:

Trisha Thompson, On File
Ron Cammacho, 4645 Mystic Drive, Sandy Springs, GA
Jane Kelly, 4590 Windsor Pk Place, Sandy Springs, GA. 30342
Robin Beechey, (Presented by Trisha Thompson)
Jan Rabinowitz, 55 Osner Drive, Sandy Springs, GA. 30342
Keith M. Kyle, 4555 Windsor Park Place, Sandy Springs, GA
Pamela T. Alexander, 311 Meadowbrook Drive, Atlanta, GA. 30342
Brooks Cowles, 4200 Northside Pkwy, Sandy Springs, GA. 30327

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

Motion and Vote: Maziar moved to approve. Nickels seconded. Recommended Approval (1-4, Maziar for; Nickels, Squire, Porter and Tart against; Duncan not voting) limiting the aptment building height to four (4) stories. Motion failed

Motion and Vote: Tart moved to approve. Porter seconded. Recommended Approval (3-2, Porter, Tart, Nickels for; Maziar and Squire against; Duncan not voting) with staff's conditions as amended:
1. Limit to 1 drive thru on property
2. 630 units
3. All restaurants on property shall be parked at 10 spaces per 1000 square feet

Motion and Vote: Tart moved to approve. Porter seconded. Approval (5-0, Nickels, Squire, Maziar, Porter and Tart for; Frostbaum absent; Duncan not voting) to reopen case 201201766.

Motion and Vote: Tart moved to approve. Porter seconded. Recommend Approval (4-1, Nickels, Squire, Porter and Tart for; Maziar against; Frostbaum absent; Duncan not voting) to add the following condition: No tandum vehicles access is permitted from West Wieuca Road.

201300397**6890 Peachtree Dunwoody Road****Applicant: Javad Oskoei**

SUMMARY/STAFF PRESENTATION: To rezone from O-I (Office and Institutional District) to A-L (Apartment Limited Dwelling District), with concurrent Variances to allow 19 residential units.

APPLICANT PRESENTATION:

Nathan V Hendricks, 6085 Lake Forrest Drive, Sandy Springs, GA. 30328

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

SUPPORT FOR THE PETITION:

Javad Oskoei, 2145 Clay Drive, Sandy Springs, GA. 30350

Armin Oslcouei, 700 Creek Road, Alpharetta, GA. 30009

AGAINST THE PETITION:

Tochie Blad, 7320 Hunter Branch Dr.

Trisha Thompson, On File

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

Motion and Vote: Nickels moved to approval. Squire seconded. Recommended Approval (5-0, Nickels, Squire, Maziar, Porter and Tart for; Frostbaum absent; Duncan not voting) with staff's conditions.

201300677**4040 & 4100 Spalding Drive****Applicant: Highgrove Homes, LLC**

SUMMARY/STAFF PRESENTATION: To rezone from AG-1 (Agricultural District) to R3-A (Single Family Dwelling District) to develop 6 single family lots.

APPLICANT PRESENTATION:

Nathan V Hendricks, 6085 Lake Forrest Drive, Sandy Springs, GA. 30328

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

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

Patty Berkovitz, 800 Crest Valley Drive, Sandy Springs, GA

David Vitner, 5400 Roswell Road, G5, Sandy Springs, GA. 30342

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

Motion and Vote: Nickels moved to approve. Maziar seconded. Recommended Approval- Motion Withdrawn.

Motion and Vote: Squire moved to approve. Maziar seconded. Recommended Approval (3-2, Squire, Maziar, Tart for; Porter and Nickels against; Frostbaum absent; Duncan recused) with staff's conditions.

201300991

211 Mount Vernon Highway

Applicant: Chris Weathers

SUMMARY/STAFF PRESENTATION: To rezone from R-1 to R-2A to allow the development of two (2) single family lots.

APPLICANT PRESENTATION:

Chris Weathers, 6100 Lake Forrest Drive, Suite 130, Sandy Springs, GA. 30328

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

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

Jon Hayden, 568 Mt. Vernon Hwy, Atlanta, GA. 30327

Susan Hayden, 568 Mt. Vernon Hwy, Atlanta, GA. 30327

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

Motion and Vote: Tart moved to approve. Nickels seconded. Recommended Approval (4-0, Tart, Nickels, Squire, Maziar for; Porter Recused; Duncan not voting).

20130996

514 Mount Vernon Highway

Applicant: Jason Tillery

SUMMARY/STAFF PRESENTATION: To rezone from R-1 (Single Family Dwelling District) to R-2 (Single family Dwelling District) to allow the development of two (2) single family lots.

APPLICANT PRESENTATION:

Nathan V Hendricks, 6085 Lake Forrest Drive, Sandy Springs, GA. 30328

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

SUPPORT FOR THE PETITION:

Jason Tillerg, 225 Chelsea Drive, Decatur, GA. 30030

Shane Little, 1418 Metropolitan Ave, Atlanta, GA. 30316

AGAINST THE PETITION:

Jon Hayden, 568 Mt. Vernon Hwy, Atlanta, GA. 3032

Susan Hayden, 568 Mt. Vernon Hwy, Atlanta, GA. 30327

Sheree Knapp, 6165 Weathersby Dr, Atlanta, GA.

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

Motion and Vote: Nickels moved to approve. Porter seconded. Recommended Approval (5-0, Nickels, Squire, Maziar, Porter and Tart for; Frostbaum absent; Duncan not voting).

201301000

125 Glenridge Point

Applicant: South City Partners, LLC

SUMMARY/STAFF PRESENTATION: To rezoned from MIX (Mixed Used District) to MIX (Mixed Used District), with concurrent variances to allow for a mixed use development.

APPLICANT PRESENTATION:

Nathan V Hendricks, 6085 Lake Forrest Drive, Sandy Springs, GA. 30328

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

SUPPORT FOR THE PETITION:

John Long, 3715 Northside Pkwy, Ste I-310, Atlanta, GA. 30305

Mark Randall, 3715 Northside Pkwy, Ste I-310, Atlanta, GA. 30305

AGAINST THE PETITION:

None

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

Motion and Vote: Squire moved to approve. Nickels seconded. Recommended Approval (5-0, Nickels, Squire, Maziar, Porter and Tart for; Frostbaum absent; Duncan not voting) with staff's conditions.

WORK SESSION

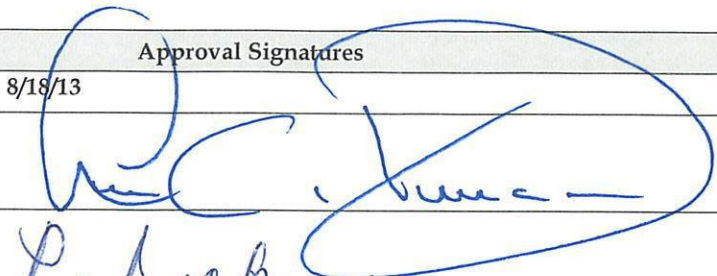
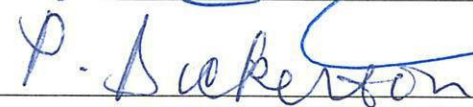
None

DISCUSSION

None

ADJOURNMENT

Meeting adjourned at 10:04 p.m.

Approval Signatures	
Date Approved	8/18/13
Lee Duncan, Chairman	
Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Administrative Coordinator/Transcriber	