



SANDY SPRINGS™

GEORGIA

PLANNING COMMISSION - SPECIAL CALLED MEETING

WEDNESDAY, JUNE 21, 2017, 6:00 PM

CITY COUNCIL CHAMBERS, CITY HALL

7840 ROSWELL ROAD, BUILDING 500

MINUTES

Call to Order

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

Members Absent: Nickles

Planning Commissioner Special Called Meeting was called to order at 6:01 p.m. by Chairman Lane Frostbaum.

Roll Call

The roll was called for the official attendance record. A revised version of the rules and procedures for the Public Hearing were read to allow all attending who requested to be heard on the Development Code and Zoning Map a total of three (3) minutes to speak.

Ordinance

1. **001519** **Sandy Springs Development Code**

An Ordinance to approve the new Sandy Springs Development Code including the Zoning Map. This is intended to amend and replace the current Zoning Ordinance and Map.

Assistant City Manager, Jim Tolbert, introduced the Development Code and Zoning Map while encouraging all citizens to speak if they chose to do so.

Public Comments

The citizens requesting an opportunity to speak regarding the Development Code and Zoning Map were divided into four (4) categories - Development Code only, Zoning Map only, Both Code and Map and General Comments.

A motion was made to revise the speaking time for this Public Hearing to three (3) minutes by Commissioner Maziar and seconded by Commissioner Haggard, passing via unanimous voice vote.

Development Code Speakers

Ronda Smith - (representing Sandy Springs Council of Neighborhoods) Spoke to the large undertaking of updating the Development Code and the corrections that will be needed even after adoption. Appreciative of all work done by Staff especially concerns by SSCN for a 25 ft transition zone from the rear of commercial lots to protected neighborhoods along with a planted buffer, which was added. Many other concerns that Staff incorporated into the updated Development Code to maintain the quality of life.

Bill Cleveland - (Zoning Advisory Committee member) Comments regarding the revised Tree Ordinance, which is not sufficient going into the future. Focus on the lots not the 35% forest level, steep reduction in wooded lots (not favorable), canopy coverage, and other concerns specifically related to the Tree Ordinance.

Sheldon Taylor - (Regents Partner, Developer) We have reviewed the Draft and commented specifically related to the Concourse. Believes the updated Code requires Developers to focus on a long-term basis. Appreciates the increase from 15 to 20 stories but would increase to 25 stories and also ask for dropping the parking space ratios.



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Joseph Heins - (representing Cherokee Park Civic Association Board) Commented on transitions and use provisions, many of which Ronda Smith spoke to though the transition she spoke of does not apply to residential townhomes. We would propose that it did apply to townhomes. Use provisions related to definitions of limited use and permitted use - needs to be clearly defined, no discrepancy around permitted use. The Character Area where Cherokee Park is located has a new zoning area Office Neighborhood, we'd like to see some areas removed to concentrate residential and then office and retail.

Chip Collins - (representing as President-Elect, Sandy Springs Perimeter Chamber of Commerce) We represent the 500 businesses, we represent business' interests and while the residents have had a voice in this process, the businesses are also important citizens of Sandy Springs. I encourage the City to listen to these businesses, the developers and their attorneys so they may bring the City the type of quality development and re-development that is needed.

Curt Friedburg - (President, Aberdeen Forest HOA) Regardless of where we end up with density and height, where are the comprehensive studies of traffic, stormwater, noise and general safety? In the past our involvement as residents, we had involvement but how much input can we have? Pay close attention to protected neighborhoods. Intersections are challenging in regards to the traffic. The one size fits all is hard to digest.

Steven Berson - Over the past year or so, it has been my pleasure to have been actively engaged with Staff, City Council and this Commission in several projects affecting Aberdeen Forest. I strongly support the City's objective to establish a new Comprehensive plan to codify and simplify our zoning procedures in the new Plan and Code. The new Code can have unintended and very adverse consequences to our protected neighborhoods that would not have been possible under the Comprehensive Plans...for example, the height requirement is a one size fits all approach without taking other factors into account.

Pam Jones - I am here as a parent, I raised my children here in the Riverside area...a resident for 25 yrs. I want to make sure families are not forgotten. Most of us are excited about the redevelopment. Preserving housing for families. We have seen an increase especially in apartment rents as it relates to those making \$45,000/yr. How does it fit into the Next10? Where did the data come from? The last 10 plan there was a community assessment done, the demographic of our community, what it looks, what is their income, housing burden, poverty...if we do not consider these housing factors then this community will look very different. In keeping families...maintain diversity and family component, how do we do that?

Tochie Blad - (representing Sandy Springs Council of Neighborhoods) Several things that spurred my concern, that we have more Code coming. I encourage deferral at this point...so many changes. Adult entertainment bars have more than 1 category, we don't want to expand that industry. CX and CC, why they were added. Shopping Centers and Dealerships not what we are looking for...buffers, use it or lose it. Density...Conditions of zoning will go away except for setbacks and buffers, not an even trade.

Brad Carver - RaceTrac (Convenience Stores/Gas Stations) I am here on behalf of RaceTrac with Dan Brown. I appreciate all the work on this process. We understand what the City is doing in limiting gas stations, no new gas stations...we have some language that would comply but also added some opportunity in the gas station area that would bring positive changes to Sandy Springs. SS and OS, we wanted added back in. We want to come in and buy, redevelop gas stations on Roswell Road.

Daniel Brown - (RaceTrac) I am the Development Manager. We have the same goals. Safer to put the pumps on the road not behind due to proximity to residential areas. Not realistic to have the 25% amenity such as picnic tables...is not feasible for 25% of the entire parcel but we have other options. We have amenities the City would be happy with...Obviously, we would like to upgrade some of these stations...CX and IX designations.

Map Speakers

Vickie Rusek - I am here on behalf of the owners at 75 & 85 Allen Road located north of I-285, designated on new map as RD27 and Urban Neighborhood on the Comp Plan. We feel that does not fit the reality of what is on the ground and development patterns. If you drive this, you see 6 story apartments, several office complexes, a funeral home and 3 story townhomes, a RD27 does not fit this



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area which restricts to 1/2 acre single family homes, we just ask that you reconsider the zoning designation and Character Area designation.

Dean Perry - Comments regarding traffic and designation of protected neighborhood on Hammond Drive related to the Development Code. (comment not clear on audio)

Jamie Platt Lyons – (representing Autumn Chase HOA) Representing Autumn Chase, 170 townhome community west side of Barfield Rd, changes to east side of Barfield Rd showing changes from PC12 to PC5. Now we learn it has been changed OX3 to these parcels. We strongly agree with the height requirements. We have concerns with other parameters with OX3. Autumn Chase has worked together with Sandy Springs, Fulton County and Developers on three stories or less. We would note that anything higher than three stories would have impact on the area. We ask that zoning designation PC1012 (NE corner of the intersection of Mt. Vernon and Barfield) to the zoning of two buildings, one a maximum of 6 story and one a maximum of 10 stories. We ask for a correction to this parcel before sending to City Council.

Stan Perry - Property owner Hammond Drive, earlier map showing RU4, Urban Neighborhood which is consistent with other redevelopment but that has been changed back to RD18 to make more consistent with zoning but there is nothing consistent about the land use on the parcels behind Hammond Drive. To not have all the curb cuts on Hammond Drive, I urge you reconsider that.

Jeff Mitchell - Thank the Staff and all others for the hard work, it seems to be going too fast...maybe slow things down. This is the final draft moving toward August 1st. My first request would be to slow down. We have had less than three months of input. No time to rush to get to City Council. Many possible discrepancies...R5A will now be RU4 such as density and perimeter setback differences. OX zoning will allow apartments without community input.

Code & Map Speakers

Gene Bramblett - Thanks to the staff and consultants for doing a great job. I represent the homeowners on Clementstone Drive. On NE corner of Glenridge Connector is a Ronald McDonald House. We are a protected neighborhood. We do not feel like a protected neighborhood. I have 8 petitions of 11 homeowners that also request this. The Medical Center incorporates the Ronald McDonald House. We recommend to include us in the parcel, blue, with the Ronald McDonald House would create one contiguous parcel.

Karen McEnerry - First comment on the zoning map change on the west side of Roswell Road and Mystic Drive, there are five parcels on a slope. I would like a zoning change on two southern most change at the Pet Doctor and the Title Company. The other than needs to be changed to RT to residential townhomes are adjacent, on SW of Roswell Road and Mystic, in between are successful townhomes. So we ask that these five parcels be changed. I support Bill's comments about the Tree Ordinance. We need to increase to 50% coverage. Our trees are our buffers and we need these in the setbacks. Thanks for taking sheds out of the setbacks. Also, for-profit health care, group living is unacceptable in a protected neighborhood. Same as short-term rentals in residential areas bring noise, traffic, parking issues. This should be heavily limited.

John Hardy - longtime resident and business owner, we own a site at Abernathy and Glenridge...want to address a few points in the plan. The map has originally as DC12 now DC8...some discussion as Abernathy the primary street with restrictions to Glenridge...if both are primary, the narrowness of the site...the parking tied to PCID, which now requires a higher parking ratio. How to apply that? Need to clarify. And reduction to public transit stop. We will not make steep slope requirement. (comment not clear on audio)

Paul Brown - The property is on newly re-aligned Windsor Pkwy and Roswell Road. The map we are going by is the old map, inaccurate. The property I own has development to the immediate north and Popeye's to the south and the Gateway across. I would now be zoned Office Neighborhood. I ask that it be CX. I understand the concerns of my neighbors but I gave up a 30 ft buffer. I also own remaining residential lots, which I am not as concerned with but request that you consider this.

Christine Bruno, MD - Resident of Sandy Springs, needing more time on this process. Concerned with Developers paying a fee to opt out of affordable housing, the power is abdicated to the Developer. That needs to be removed. Comments and concerns related to developing affordable housing in Sandy Springs to keep pace with development and income levels (nurses, healthcare techs, etc)



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specifically middle class income levels versus the increasing apartment rents. Complex issue, an economic issue...providing housing and good schools to the employees of our larger employers in Sandy Springs...dealing with this issue.

General Speakers

Steven Cadranell – (Sandy Springs Perimeter Chamber of Commerce) Resident and business owner of Sandy Springs. Thank you to Jim Tolbert, Planning Commission, Consultant and City Staff. I have sat on the task force of Developers, had about four meetings to make our concerns known. I am not sure that has happened but hoping there is time for that. My single greatest concern is the Roswell Road City Springs Corridor, the future of the Corridor and its future transition. In the current form, the plan is not incentivizing plans for redevelopment of the most unsightly parcels. You also heard from Gas Stations owners, as an investor adjacent to one of the oldest gas stations now have a monopoly so they are not going to upgrade. The new zoning map, oddly, I can walk out of the new Performing Arts Center, caddy corner to the Plaza at Sandy Springs and no longer in City Springs.

Carl Westmoreland - I have been involved in this for a long time. By withdrawing some projects along Roswell Road, we have been waiting for the new Code to come along. The new Code would protect the neighborhoods that not every development was a threat and potential encroachment. And allow greater densification, use and nodes such as Perimeter Center and Medical Center. You heard from Mr. Cadranell why that might be counter productive to development on Roswell Road. To regard to Perimeter Center, you have the Concourse up there on the screen but could not be build under the new Code. The Code has done a good job to protect single family neighborhoods.

Chairman Frostbaum called for a five minute break.

Assistant City Manager, Jim Tolbert, stated that citizen comments would be accepted over the next month by going to the Next 10 website (<http://thenext10.org/>) to leave comments there. The City Council would be hearing this and having time for comments at the August 1, 2017 meeting. Emailing comments to Mr. Tolbert or Ginger Sottile, Planning and Zoning Manager, would also be accepted. Many of the comments tonight are already being incorporated into the Development Code.

Chairman Frostbaum voiced his appreciation for those making comments, that they are being heard. Commissioner Settles thanked everyone for attending and doing their research. Commissioner Haggard commented on changes in Sandy Springs, past and present, citing his issues of traffic and Roswell Road being of concern.

Chairman Frostbaum reiterated to the citizens to forward comments to Staff.

Commissioner Johns stated that though the Staff and Consultant had worked diligently on the new and improved Development Code for the Residents of Sandy Springs, the current version was not complete enough to move forward to Mayor and City Council. After review and consulting with Staff and hearing the comments tonight, Commissioner Johns moved to continue this process to the Planning Commission's July meeting. Commissioner Settles seconded which passed with a unanimous voice vote, 6-0-0.

Adjournment

The meeting adjourned at 7:34 p.m.

The motion to adjourn was made by Commissioner Haggard, seconded by Commissioner Maziar with a unanimous voice vote passing the motion, 6-0-0.
