



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, July 17, 2014	Regular Meeting Minutes	7:00 PM
Board Members Present	Lee Duncan, Chair, Steve Tart, Vice Chair, Lane Frostbaum, Susan Maziar, Andy Porter and Jim Squire	
Board Members Absent	David Nickles	
Staff Present	Angela Parker, Patrice Dickerson, Linda Abaray, and Gloria Goins	
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. Frostbaum seconded. Approved 5-0, Maziar, Porter, Frostbaum, Tart, and Squire for; Nickles Absent and Duncan not voting)

PUBLIC COMMENT

None

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Squire moved to approval of June 19, 2014 Minutes. Tart seconded. Approved 5-0, Maziar, Porter, Frostbaum, Tart, and Squire for; Nickles Absent and Duncan not voting)

201401601
5950 Mitchell Road
Applicant: Rockhaven Homes

SUMMARY/STAFF PRESENTATION: To rezone from R-1 (Single Family Dwelling District) to R-4 (Single Family Dwelling District) for the development of a 16-lot subdivision, 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:

Brad Hughes, 2021 Flightway Drive, Chamblee, GA
Wayne Matthews, 2470 Sandy Springs, GA. 30066

AGAINST THE PETITION:

Laurie S. Robbins, 24 Ridgemere Trace, Sandy Springs, GA.
Nelson Kroumer, 5942 Mitchell Road, Sandy Springs, GA.
Miriam Guest, 1 Ridgemere Trace
Bethany R, Diamand, 40 Ridgemere Trace, Sandy Springs, GA. 30328
Richard Kruse, 320 Long Grove Court, Sandy Springs, GA. 30328
Jeff Mitchell, Sandy Springs, GA. 30328
Robert Wilson, 13 Ridgemere Trace
William Guest, 1 Ridgemere Trace
Nancy Coffey, 5996 Mitchell Dr. #17, Sandy Springs, GA 30328 (Not Speaking)
Ed Thomasson 5996 Mitchell Dr. # 28, Sandy Springs, GA. 30328(Not Speaking)
Emily Thomasson 5996 Mitchell Dr. # 28, Sandy Springs, GA. 30328(Not Speaking)
Richard Grimm, 965 Manchester Place, Sandy Springs, GA. 30328
Bruce Snyder, 115 Grosvenor Place, Sandy Springs, GA. 30328

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

Motion and Vote: Frostbaum moved to defer. Squire seconded. Recommended Deferral (5-0, Maziar, Porter, Tart, Frostbaum and Squire for; Nickles absent and Duncan not voting), to September 18th Planning Commission and October 21st Mayor and City Council to allow the applicant to correct the site plan for the staff and neighbors to review.

2014001611

5801 Roswell Road

Applicant: Zahedi, Inc.

SUMMARY/STAFF PRESENTATION: To rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) for the development of to allow an addition to the existing commercial building, with concurrent variances.

APPLICANT PRESENTATION:

Masoud Zahedi, 5801 Roswell Road

(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: Tart moved to defer. Maziar seconded. Recommended Deferral (4-1, Maziar, Tart, Frostbaum and Squire for; Porter against; Nickles absent and Duncan not voting), to September 18th Planning Commission and October 21st Mayor and City Council to allow staff an opportunity to further review the impact of streetscape requirements.

201401682

6079 Boylston Road

Applicant: Southtech Homes, LLC

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:

Mark Shaw, 3525 Piedmont Rd, Bldg 8 Ste 205, Atlanta, GA. 30305

(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: Tart moved to defer. Maziar seconded. Recommended Deferral (5-0, Maziar, Porter, Tart, Frostbaum and Squire for; Nickles absent and Duncan not voting), to September 18th Planning Commission and October 21st Mayor and City Council to allow staff and neighbors to review the revised site plan.

TA14-003

SUMMARY/STAFF PRESENTATION: An Ordinance to Amend Article 4, General Provisions, of the Sandy Springs Zoning Ordinance to add Multifamily Dwelling Unit Development 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. Tart seconded. Recommended Approval (5-0, Maziar, Porter, Tart, Frostbaum and Squire for; Nickles absent and Duncan not voting)

TA14-004

SUMMARY/STAFF PRESENTATION: 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

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. Tart seconded. Recommended Approval (5-0, Maziar, Porter, Tart, Frostbaum and Squire for; Nickles absent and Duncan not voting)

TA14-005

SUMMARY/STAFF PRESENTATION: An Ordinance to Amend Article 9, Commercial District Regulations, of the Sandy Springs Zoning Ordinance to clarify Permitted Uses

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. Maziar seconded. Recommended Approval (5-0, Maziar, Porter, Tart, Frostbaum and Squire for; Nickles absent and Duncan not voting)

TA14-006

SUMMARY/STAFF PRESENTATION: An Ordinance to Amend Section 7.2.3, Townhouse Residential District Development Standards, of the Sandy Springs Zoning Ordinance related to density

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: Porter moved to approve. Squire seconded. Recommended Approval (4-0, Maziar, Porter, Frostbaum and Squire for; Nickles and Tart absent and Duncan not voting)

TA14-007

SUMMARY/STAFF PRESENTATION: An Ordinance to Amend Article 18, Off Street Parking and Loading, of the Sandy Springs Zoning Ordinance

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: Frostbaum moved to approve. Porter seconded. Recommended Approval (4-0, Maziar, Porter, Frostbaum and Squire for; Nickles and Tart absent and Duncan not voting)

TA14-008

SUMMARY/STAFF PRESENTATION: An Ordinance to Amend Article 33, Signs, of the Sandy Springs Zoning Ordinance related to internally illuminated signs

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: Frostbaum moved to approve. Squire seconded. Recommended Approval (4-0, Maziar, Porter, Frostbaum and Squire for; Nickles and Tart absent and Duncan not voting)

WORK SESSION

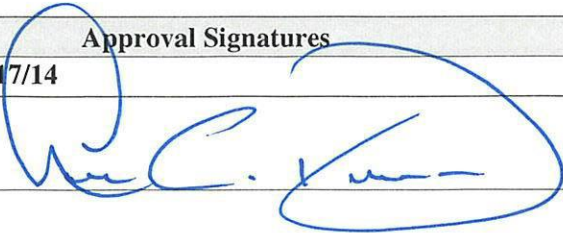
None

DISCUSSION

The Planning Commission is requesting two (2) members be allowed to meet with the City Center Developer and the Form Base Code contractor to gather information for the Commission.

ADJOURNMENT

Meeting adjourned at 9:25 p.m.

Approval Signatures	
Date Approved	7/17/14
Lee Duncan, Chairman	

Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Administrative Coordinator/Transcriber	