



SANDY SPRINGS™

GEORGIA

PLANNING COMMISSION

THURSDAY, JULY 20, 2017, 6:00 PM

CITY COUNCIL CHAMBERS, CITY HALL

7840 ROSWELL ROAD, BUILDING 500

MINUTES

Call to Order (6:00 p.m.)

The meeting was called to order at 6:00 p.m.

Roll Call

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

All Planning Commission Members were in attendance.

General Announcements

The Rules and Procedures for this Public Hearing were read into the record. For this meeting, all those in attendance wishing to speak were allowed three (3) minutes. A motion was made to approve the three minute time limit for comments on the agenda items which passed, 7-0-0.

Approval of Meeting Agenda

July 20, 2017

Vice Chair Porter moved to approve the meeting's agenda, seconded by Commissioner Nickles and passing by unanimous voice vote, 7-0-0.

A slight change in the agenda was agreed upon by to re-arrange general Public Comments from later on the agenda to be heard before the agenda items listed.

Approval of Minutes

June 15, 2017 - Regular Meeting ~ [PC Minutes 6.15.17](#)

June 21, 2017 - Special Called Meeting ~ [PC Spec Called Minutes 6.21.17](#)

Commissioner Settles made a motion to approve the Minutes of June's Regular Planning Commission Meeting held on June 15, 2017. This was seconded by Commissioner Johns and passing via voice vote, 7-0-0.

Commissioner Johns moved to approve the Minutes of June's Special Called Planning Commission Meeting held on June 21, 2017. This was seconded by Vice Chair Porter and passing by voice vote, 7-0-0.

Public Comments

Trisha Thompson speaking under general public comments with those comments addressing the agenda item regarding the Development Code update. Representing the Council of Neighborhoods supports an active Planning Commission while asking for complete scrutiny of the document and to extend the Zoning Advisory Committee for 3-6 months.

Ordinance



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1. 001523

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. *(cont'd from Special Called Mtg, June 21, 2017)*

<http://thenext10.org/zoning/>

Jim Tolbert, Assistant City Manager, introduced this item as a continuation from the June 21, 2017 Special Called Planning Commission Meeting/Public Hearing. Again, to hear comments from Citizens as presented to the Planning Commission as the Planning Commission is preparing their motion on this item. Mr. Tolbert detailed the timeline and other pertinent details. He provided information on a few issues that had recently been identified related to the new Development Code.

Speakers in the order heard:

- *Joe Heinz (Cherokee Park Civic Association) - Supporting the new Development Code*
 - *Karen McEnemy - Appreciative of the hard work on this, also in support with two small changes*
 - *Den Webb - Spoke specifically to the Zoning Map related to a specific property address*
 - *Carl Westmoreland*
 - *Garry Post - Comments to the Character Area Map related to property value and future parks*
 - *Jamie Lyons - Supportive, spoke to concern on specific parcels, map, height and density*
 - *Brad Carver - Speaking on behalf of RaceTrac concerning Gas Stations*
 - *Curt Friedberg*
 - *Steve Berson - Requested more time in reviewing the new Development Code*
 - *Bill Cleveland - Spoke to improving the Tree Ordinance for Environmental Protection and also extending the Zoning Advisory Committee*
 - *Dean Perry - comments related to property on Hammond Drive and Lorell Terrace (traffic challenges)*
 - *Chip Collins*
 - *LaKisha Brooks - comments to retaining, establishing affordable housing*
 - *Jane Kelley - concerned with a specific zoning designation*
 - *Susan Heard*
 - *Woody Galloway*
 - *Gene Jordan - spoke to workforce housing*
 - *Stephen Johnston*
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After comments were heard from the public, Chairman Frostbaum called for a five minute break.

The Planning Commission went into Executive Session to discuss this item with questions of Jim Tolbert, Assistant City Manager, Lee Einsweiler, Consultant with Code Studio, and Ginger Sottile, Planning and Zoning Manager.

During discussion, Planning Commission Members considered topics heard from speakers and other issues that included height, density, private agreements, fuel pumps, extending Zoning Advisory Committee, details of any motion regarding specific properties, Life Center Ministry, Errata Sheet, Zoning Conditions and Entitlements as discussion continued. Commissioners had questions about changes and revisions to the document especially involving the Errata Sheet with some concerns about delaying the Planning Commission's recommendation for 30 days so the document reflects any changes and clarifications and other suggestions to recommend moving this forward to City Council..

Assistant City Manager explaining that City Council would be hearing Public Comments on August 1, 2017 and hoping to vote on the Development Code and Zoning Map at their August 15, 2017 Meeting.

Discussion continued with suggestions on appropriate language to include in the motion to convey the consensus of this Board's recommendation moving from the Planning Commission to City Council.

Commissioner Nickles moved to entertain motions for discussions and votes to amend, delete or add corrections or suggested, recommended corrections to the Code and Errata Sheet.

Commissioner Settles seconded. The motion was amended with Commissioner Nickles re-stating the motion to recommend the Draft Zoning Map and City-wide Street Framework Map and Development Regulations shall include the Errata Sheet that contains corrections, editorial corrections, deletions and clarifications all incorporated into draft presented to the Mayor and City Council at the August 1, 2017 Public Hearing. Commissioner Settles seconded the amended motion.

Chairman Frostbaum asking for discussion.

Commissioner Nickles makes the following motion, in the Development Code, Section 1.19, Approval conditions, the current red language be stricken and replaced with following:

A. The adoption of the official Zoning Map implemented with this Development Code will not remove prior conditions of Rezoning that exceeds requirements in this Development Code included but not limited to - 1. Buffers of Setbacks adjacent to protected neighborhoods 2. Any provisions for the preservation or donation of parks or open space land 3. Development of Regional Impact (DRI) Transportation Conditions that exceeds the requirements imposed by this Development Code



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B. Relief from any of these prior conditions that exceeds requirements of this Development Code must be granted only through the Planning Commission and City Council under the procedures for Legislative Review. In C Division, II.3, closed provision. Commissioner Haggard seconded to include in the sheet. After discussion with Assistant City Manager Jim Tolbert on making these changes, Commissioner Haggard withdrew his second and Commissioner Nickles withdrew his motion instead asking this to be a recommendation. Commissioner Settles seconded the consensus of the recommendation.

Discussion continued with Commissioner Maziar added comments concerning amortization (vehicle related) from 3 years to 7 years, use standards for fuel pumps (spacing) and to continue the good work of the Zoning Advisory Committee for two more reviews (3 months).

Vice Chair Porter stated his concerns on needing more time to ensure this is complete before going to City Council.

Chairman Frostbaum commented on District Intent 2-4, that those statements are properly listed and identified. Also, clarification on Bicycle definition and Life Ministry zoning designation.

Discussion continued regarding Zoning Map, clarify definition on LDP, define 'upgrade' related to re-development for Gas Stations and Parking (8.1.3).

At this time, discussion ended. A voice vote was called for the amended motion by Commissioner Nickles, seconded by Commissioner Settles. The motion passed, 6-0-1. Commissioners Nickles, Settles, Maziar, Haggard, Johns and Chairman Frostbaum voted to support the motion with Vice Chair Porter not voting in favor.

2. 001524

Sandy Springs Character Area Map

An Ordinance to amend the Character Area Map, an element of the Comprehensive Plan. The intent is to correct errors and to ensure consistency with the proposed Zoning Map.

<http://thenext10.org/comprehensive-plan/>

By suggestion, it was agreed to withdraw this agenda item to a later meeting of the Planning Commission.

Commissioner Nickles moved to approve the withdrawal of the item, seconded by Commissioner Settles and passing unanimously with a voice vote, 7-0-0.

On-Going Business



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New Business

Adjournment

The meeting adjourned at 8:46 p.m.

Commissioner Nickles made motion to adjourn, seconded by Commissioner Settles which passed by unanimous voice vote, 7-0-0.