



## 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 August 21, 2014     | Regular Meeting Minutes                                                                             | 7:00 PM |
|------------------------------|-----------------------------------------------------------------------------------------------------|---------|
| <b>Board Members Present</b> | Lee Duncan, Chair, Steve Tart, Vice Chair, Lane Frostbaum, Susan Maziar, Andy Porter and Jim Squire |         |
| <b>Board Members Absent</b>  | David Nickles                                                                                       |         |
| <b>Staff Present</b>         | Angela Parker, Patrice Dickerson, Linda Abaray, and Gloria Goins                                    |         |
| <b>Call to Order</b>         | 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 (5-0, Maziar, Frostbaum, Tart, Nickles and Squire for; Porter Absent and Duncan not voting)

## PUBLIC COMMENT

Trisha Thompson

## APPROVAL OF PREVIOUS MEETING'S MINUTES

**Motion and Vote:** Squire moved to approval of July 17, 2014 Minutes. Maziar seconded. Approved (5-0, Maziar, Frostbaum, Tart, Nickles and Squire for; Porter Absent and Duncan not voting)

## BUILDING PERMIT

**201402532**  
**5932 Roswell Road**  
**Applicant: Mimms Enterprises**

*SUMMARY/STAFF PRESENTATION:* Review of proposed exterior building renovation.

*APPLICANT PRESENTATION:*  
Erek Mimms, 780 Old Roswell Pl. Suite 100, Roswell, GA

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

*SUPPORT FOR THE PETITION:*  
Royce Owens, 780 Old Roswell Pl. Suite 100, Roswell, GA 30076

*AGAINST THE PETITION:*

None

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

**Motion and Vote:** Tart moved to defer. Nickles seconded. Approved (5-0, Maziar, Frostbaum, Tart, Nickles and Squire for; Porter Absent and Duncan not voting)

**REZONING****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:*

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:** Tart moved to defer. Nickles seconded. Motion to defer application was withdrawn.

**Motion and Vote:** Nickles moved to approve. Frostbaum seconded. Recommended Approval (5-0, Maziar, Frostbaum, Tart, Nickles and Squire for; Porter Absent and Duncan not voting) with the condition that the applicant be required to bring elevation to Planning Commission prior to issuance of the building permit.

**201401628****85 Johnson Ferry Road****Applicant: Waterford Homes**

*SUMMARY/STAFF PRESENTATION:* To rezone the subject property from R-3 (Single Family Dwelling District) to R-5 (Single Family Dwelling District) to allow for the development of three (3) single family residences, with concurrent variances.

*APPLICANT PRESENTATION:*

Drew Clough

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

*SUPPORT FOR THE PETITION:*

Junie Weeks, 100 Belmont Trace, NW Atlanta, GA. 30328

*AGAINST THE PETITION:*

None

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

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

**201402051**

**4735 Roswell Road**

**Applicant: The Providence Group of Georgia, LLC**

*SUMMARY/STAFF PRESENTATION:* To rezone from A-1 (Apartment Dwelling District) conditional to A-L (Apartment Limited District) for the construction of a mixed townhouse and multifamily dwelling unit development, 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)

*SUPPORT FOR THE PETITION:*

Darin Couier, 5909 Peachtree Dunwoody Road, Atlanta, GA. 30302

*AGAINST THE PETITION:*

John T. Stembridge, 4725 Huntley Drive, Sandy Springs, GA. 30342

Ric Mayfield, 4805 Kitty Hawk Drive, Atlanta, GA. 30342

Susan Yeosock, 785 Lake Summit Drive, Atlanta, GA. 30342

Robert/Michele Chambers, 335 Frasnklin Rd. NE, Sandy Springs, GA. 30342

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

**Motion and Vote:** Tart moved to defer. Nickles seconded. Recommended Deferral (5-0, Maziar, Frostbaum, Tart, Nickles and Squire for; Porter Absent and Duncan not voting) to the October 16th Planning Commission meeting and the November 18th Mayor and City Council meeting to allow the applicant time to continue working with the neighborhoods and staff. The Commission found that while the redevelopment of the property is desirable, the proposed density is too high.

**WORK SESSION**

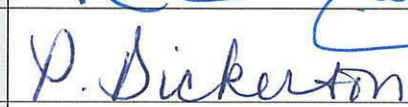
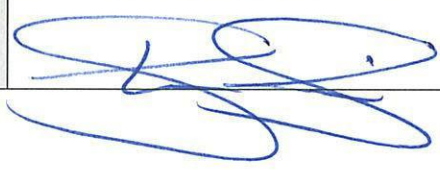
None

**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 8:34 p.m.

| Approval Signatures                                  |                                                                                     |
|------------------------------------------------------|-------------------------------------------------------------------------------------|
| Date Approved                                        | 9/18/14                                                                             |
| Lee Duncan, Chairman                                 |   |
| Patrice Dickerson, Manager of Planning & Zoning      |    |
| Gloria Goins, Administrative Coordinator/Transcriber |  |