



PLANNING COMMISSION THURSDAY,
SEPTEMBER 15, 2016, 6:00 PM CITY
COUNCIL CHAMBERS, CITY HALL
7840 ROSWELL ROAD, BUILDING 500

CALL TO ORDER

Chairman Lane Frostbaum

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

Members Absent: Johns

ROLL CALL AND GENERAL ANNOUNCEMENTS

Catherine Mercier-Baggett

APPROVAL OF MEETING AGENDA

1. [001428](#) **Add, remove, or reorder items from agenda**
A motion was made by Nickles, seconded by Porter, to approve. The motion carried by the following vote:
Yes: 4 - Haggard, Maziar, Nickles and Porter
Absent: 1 - Johns
Abstain: 1 - Frostbaum

APPROVAL OF MEETING MINUTES

2. [001429](#) **August 18, 2016, Regular Meeting**
[August 18, 2016 Minutes](#)
A motion was made by Nickles, seconded by Porter, to approve subject to amendment of items 3 and 5 to reflect Chairman Frostbaum's abstention rather than absence. The motion carried by the following vote:
Yes: 4 - Haggard, Maziar, Nickles and Porter
Absent: 1 - Johns
Abstain: 1 - Frostbaum

PUBLIC HEARINGS

3. [001430](#) **RZ16-0092; U16-0021; U16-0025**
5775 Peachtree Dunwoody Road
(Peachtree Dunwoody Pavilion)
Rezoning from O-I to MIX (Mixed-Use District) for the development of office, multifamily residential and a hotel, with concurrent variances, a use permit to exceed the maximum building height (Sec. 19.4.5), and a use permit for a college Sec. (Sec. 19.4.40).
[Staff Report](#)
[Application](#)
[DRI Documents](#)
[Traffic Study](#)
Carl Westmoreland, deferral requested
A motion was made by Nickles, seconded by Haggard, to defer to the November 17, 2016, Planning Commission meeting. The motion carried by the following vote:
Yes: 4 - Haggard, Maziar, Nickles and Porter
Absent: 1 - Johns
Abstain: 1 - Frostbaum
-



PLANNING COMMISSION THURSDAY,
SEPTEMBER 15, 2016, 6:00 PM CITY
COUNCIL CHAMBERS, CITY HALL
7840 ROSWELL ROAD, BUILDING 500

4. 001431

RZ16-0095; U16-0024

**1000 Johnson Ferry Road; 5780 Peachtree Dunwoody Road
(Northside Hospital)**

Rezone to O-I (Office Institutional District) for the expansion of the hospital and the construction of a parking deck, with a Use Permit to exceed the maximum zoning district building height (Sec. 19.4.5).

[Staff Report](#)

[Application](#)

[Studies](#)

[Public Comment](#)

Support:

Ed Lindsey, Agent

Dr. Joseph Funk, Northside Hospital

A motion was made by Nickles, seconded by Porter, to Add 5 additional minutes to public comment. The motion carried by the following vote:

Yes: 4 - Haggard, Maziar, Nickles and Porter

Absent: 1 - Johns

Abstain: 1 - Frostbaum

A motion was made by Nickles, seconded by Porter, to approve per staff recommendation, except for condition 2.a to a maximum of 1.756 million square feet of gross floor area, 2.b to 5,673 parking spaces, and condition 4.a to a lot coverage maximum of 1.321 million square feet.. The motion carried by the following vote:

Yes: 4 - Haggard, Maziar, Nickles and Porter

Absent: 1 - Johns

Abstain: 1 - Frostbaum

5. 001432

RZ16-0097

0; 6555 Roswell Road

Request to rezone from C-1 and R-3 to TR for the development of 31 townhome units, with concurrent variances.

[RZ16-0097 Full Package](#)

[Public Comment](#)

Support:

Pete Hendricks, agent

Bryan Musolf, applicant

Kenneth Wood, project engineer

Steve VanTil

Matt LaMarsh

Mark Wallace

Elie Engler



PLANNING COMMISSION THURSDAY,
SEPTEMBER 15, 2016, 6:00 PM CITY
COUNCIL CHAMBERS, CITY HALL
7840 ROSWELL ROAD, BUILDING 500

A motion was made by Porter, seconded by Nickles, to approve subject to staff conditions, excluding conditions 3.b, 3.c, and 3.g, and approval of concurrent variances 1-5.. The motion carried by the following vote:

Yes: 4 - Haggard, Maziar, Nickles and Porter

Absent: 1 - Johns

Abstain: 1 - Frostbaum

A motion was made by Maziar, to approve as requested by the applicant, and approval of concurrent variances 1-5. Motion failed for lack of a second..

6. 001433

RZ16-0100

120 West Wieuca Road

Rezone from A to A to allow a height increase for a partially constructed townhouse development with concurrent variances.

[RZ16-0100 Full Package](#)

Support:

Brad Edwards, Applicant

Matt Creveling, Pulte

Pete Hendricks, Agent

A motion was made by Maziar, to approve . Motion failed for lack of a second.

A motion was made by Porter, seconded by Haggard, to deny. The motion failed by the following vote:

Yes: 1 - Porter

No: 3 - Haggard, Maziar and Nickles

Absent: 1 - Johns

Abstain: 1 - Frostbaum

A motion was made by Haggard, seconded by Maziar, to approve increased height request.. The motion carried by the following vote:

Yes: 3 - Haggard, Maziar and Nickles

No: 1 - Porter

Absent: 1 - Johns

Abstain: 1 - Frostbaum

A motion was made by Haggard, seconded by Nickles, to deny request to decrease minimum driveway depth.. The motion carried by the following vote:

Yes: 3 - Haggard, Nickles and Porter

No: 1 - Maziar

Absent: 1 - Johns

Abstain: 1 - Frostbaum

PUBLIC COMMENT

New Business

ADJOURNMENT



PLANNING COMMISSION THURSDAY,
SEPTEMBER 15, 2016, 6:00 PM CITY
COUNCIL CHAMBERS, CITY HALL
7840 ROSWELL ROAD, BUILDING 500

Lane Frostbaum, Chairman

Michelle Alexander, Community Development Director

Catherine Mercier-Baggett, Senior Planner
