



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 September 18, 2014

Regular Meeting Minutes

7:00 PM

Board Members Present	Lee Duncan, Chair, Steve Tart, Vice Chair, Lane Frostbaum, Susan Maziar, Andy Porter, David Nickles and Jim Squire
Board Members Absent	None
Staff Present	Angela Parker, Patrice Dickerson, Cristina Nelson, Linda Abaray, Kevin Howard, Brittney Anderson and Gloria Goins
Call to Order	Lee Duncan called the meeting to order at 7:00 p.m.

ADOPTION OF AGENDA

Motion and Vote: Frostbaum moved to approve the agenda. Squire seconded. Approved (6-0, Maziar, Frostbaum, Tart, Porter, Nickles and Squire for; and Duncan not voting)

PUBLIC COMMENT

Bill Gannon

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Squire moved to approval of August 21, 2014 Minutes. Nickles seconded. Approved (6-0, Maziar, Frostbaum, Tart, Porter, Nickles and Squire for; and Duncan not voting)

BUILDING PERMIT

201403179

8745 Roswell Road

Applicant: McDonald's USA, LLC

SUMMARY/STAFF PRESENTATION: Permit review for exterior renovations to existing McDonald's restaurant.

APPLICANT PRESENTATION:

Danielle Williams, 206 Peachtree St. Suite 900, Atlanta, GA. 30303

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

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

Nancy Boe, 25 Cliffside Crossing

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

Motion and Vote: Nickles moved to approve. Squire seconded. Approved (6-0, Maziar, Frostbaum, Tart, Porter, Nickles and Squire for; and Duncan not voting)

VARIANCE

201402837

4600 Roswell Road

Applicant: Sandy Springs Gateway Owner

SUMMARY/STAFF PRESENTATION: Primary variance from Section 33.26. H.2 of the Zoning Ordinance to allow wall signs on non-street facing walls for buildings A, B, C, D, E, F and G.

APPLICANT PRESENTATION:

Elizabeth Weiner, 3060 Peachtree Road, Atlanta, GA.

(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. Recommended Approval (6-0, Maziar, Frostbaum, Tart, Porter, Nickles and Squire for; and Duncan not voting), with staff conditions.

REZONING

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 15-lot subdivision, with concurrent variances

APPLICANT PRESENTATION:

Stephen Rothman, 2849 Paces Perry Rd. Suite 700, Atlanta, GA.

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

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

Laurie Robbins, 24 Ridgemere Trace, Sandy Springs, GA. 30328

Hal Whiteman, 985 Manchester Place

Jeff Mitchel, 8 Braemore, Sandy Springs, GA, 30328

Nelson Kramel, 5942 Mitchell,

Tommy Powers, 935 Manchester Place, Sandy Springs, GA. 30328

Trisha Thompson

Stan Schnitzer, 38 Ridgemere Trace, Sandy Springs, GA. 30328

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

Motion and Vote: Squire moved to approve. Maziar seconded. Motion to defer the application (2-4, Maziar and Squire for; Frostbaum, Tart, Porter and Nickles against; and Duncan not voting). Motion failed

Motion and Vote: Nickles moved to approve. Tart seconded. Recommended Approval (5-1, Maziar, Frostbaum, Tart, Nickles and Porter for; Squire Against and Duncan not voting) with the 17 conditions submitted by the applicant dated September 8, 2014, the revised site plan showing 15 lots and larger rear setbacks along the west property line and staff's conditions.

201401611

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, Sandy Springs, GA. 30328

(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 deny. Frostbaum seconded. Recommended Denial (6-0, Maziar, Frostbaum, Tart, Porter, Nickles and Squire for; and Duncan not voting).

201401682**6079 Boylston Road****Applicant: Southtech Homes, LLC**

SUMMARY/STAFF PRESENTATION: To rezone from R-4 (Single Family Dwelling District) to A (Medium Density Apartment District) for the development of a 17-lot townhome development, with concurrent variances.

APPLICANT PRESENTATION:

Mark Shaw,

3525 Piedmont Rd. Suite 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:

David Osborn, 6090 Harleston Rd.

Doug Falciglia, 5925 Brookgreen Road, Sandy Springs, GA.

Jerry Bauch, 6028 Harrison Road, Atlanta, GA. 30328

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

Motion and Vote: Nickles moved to approve. Maziar seconded. Recommended Approval (5-1, Maziar, Tart, Porter, Nickles and Squire for; Frostbaum against; and Duncan not voting), with staff conditions amended with the approval of all variances and to allow a maximum 15 foot deck off the face of the rear veneer of the building as long as it doesn't affect any specimen trees.

201402052**120 & 130 West Wieuca Road****Applicant: JW Homes, LLC**

SUMMARY/STAFF PRESENTATION: To rezone the subject property from A-O (Apartment Office District) conditional to A (Medium Density Apartment District) for the construction for the development of a townhouse development, with concurrent variances.

APPLICANT PRESENTATION:

Stephen Rothman, 2849 Paces Perry Rd. Suite 700, Atlanta, GA.

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

SUPPORT FOR THE PETITION:

Jeff Kingsfield, 533 Bayn More lane, Atlanta, GA. 30327

AGAINST THE PETITION:

Trisha Thompson

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

Motion and Vote: Tart moved to approve. Nickles seconded. Recommended Approval (6-0, Maziar, Frostbaum, Tart, Porter, Nickles and Squire for; and Duncan not voting), of all variances, revised site plan showing 25 units dated September 18, 2014, pervious surface is required on all driveways and sidewalks located in the stream buffer and driveway/internal road in the following areas: Units 1, 2, 7, 8, 11-14 and 24, 25, and with staff conditions.

MODIFY AGENDA TO MOVE ITEM NUMBER 9 TO ITEM NUMBER 7.

Motion and Vote: Squire moved to approve. Nickles seconded. Approved (6-0, Maziar, Frostbaum, Tart, Porter, Nickles and Squire for; and Duncan not voting).

201402388

200 Hannover Park Drive

Applicant: QuikTrip Corporation

SUMMARY/STAFF PRESENTATION: To rezone the subject property from O-I (Office and Institutional District) conditional to C-1 (Community Business District) for the construction a gas station, with concurrent variances.

APPLICANT PRESENTATION:

Stephen Rothman, 2849 Paces Perry Rd. Suite 700, Atlanta, GA.

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

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

J. Grey, 4 Parin Park Place, Atlanta, GA. 30350

Mikayla Nation, 8 Forest Ridge Court, Atlanta, GA. 30350

Linda Williams, 8740 Roswell Road,

Cathi Arora, 8895 River Run, Sandy Springs, GA. 30350

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

Motion and Vote: Frostbaum moved to withdrawal. Nickles seconded. Recommended Withdrawal (6-0, Maziar, Frostbaum, Tart, Porter, Nickles and Squire for; and Duncan not voting)

201402366

358 Mount Vernon Highway NW

Applicant: Mount Vernon Estates, LLC

SUMMARY/STAFF PRESENTATION: To rezone from R-1 (Single Family Dwelling District) to R-2A (Single Family Limited District) for the development of three (3) single family dwelling units, with concurrent variances.

APPLICANT PRESENTATION:

Stephen Rothman, 2849 Paces Perry Rd. Suite 700, Atlanta, GA.

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

SUPPORT FOR THE PETITION:

Robert Webb, 206 Stewart Drive, Sandy Springs, GA. 30342

AGAINST THE PETITION:

None

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

Motion and Vote: Squire moved to approve. Frostbaum seconded. Recommended Approval (6-0, Maziar, Frostbaum, Tart, Porter, Nickles and Squire for; and Duncan not voting), with staff conditions.

201402384

6860 Peachtree-Dunwoody Road & 1000 Peachtree-Dunwoody Court

Applicant: Edge City Properties, Inc.

SUMMARY/STAFF PRESENTATION: To rezone the subject property from O-I (Office and Institutional District) conditional to A (Medium Density Apartment District) for the construction a 38-unit townhouse dwelling unit development, with concurrent variances.

APPLICANT PRESENTATION:

Mike Dye, 4280 Dove Court, Duluth, GA. 30096

(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: Nickles moved to approve. Tart seconded. Recommended Approval (6-0, Maziar, Frostbaum, Tart, Porter, Nickles and Squire for; and Duncan not voting), with staff conditions.

WORK SESSION

None

DISCUSSION

None

ADJOURNMENT

Meeting adjourned at 10:30 p.m.

Approval Signatures	
Date Approved	10/16/14
Lee Duncan, Chairman	
Patrice Dickerson, Manager of Planning & Zoning	MPR for Patrice Dickerson
Gloria Goins, Administrative Coordinator/Transcriber	