



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 October 16, 2014	Regular Meeting Minutes	7:00 PM
Board Members Present	Lee Duncan, Chair, Steve Tart, Vice Chair, Lane Frostbaum, Andy Porter, and David Nickles	
Board Members Absent	Susan Maziar and Jim Squire	
Staff Present	Angela Parker, Patrice Dickerson, Cristina Nelson, Linda Abaray, Brittney Anderson Brad Edwards 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. Nickles seconded. Approved (4-0, Frostbaum, Tart, Porter, and Nickles for; Maziar and Squire absent; and Duncan not voting)

PUBLIC COMMENT

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APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Nickles moved to approval of September 18, 2014 Minutes. Approved (4-0, Frostbaum, Tart, Porter, and Nickles for; Maziar and Squire absent; and Duncan not voting)

BUILDING PERMIT

201403537
5861 Roswell Road
Applicant: City Wine & Spirits

SUMMARY/STAFF PRESENTATION: Permit review for a proposed 9,300 square-foot retail liquor store.

APPLICANT PRESENTATION:
Jeff Hagen

(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. Nickles seconded. Approved (4-0, Frostbaum, Tart, Porter, and Nickles for; Maziar and Squire absent; and Duncan not voting)

VARIANCE

201403175

8745 Roswell Road

Applicant: McDonald's USA, LLC

SUMMARY/STAFF PRESENTATION: Three (3) primary variances from 1) Section 33.22.C of the Zoning Ordinance to reduce the freestanding sign setback from ten (10) feet to zero (0); 2) Section 33.26.H.1.a of the Zoning Ordinance to allow wall signs on non-street facing walls; and 3) Section 33.26.F.4 of the Zoning Ordinance to allow an additional menu board.

APPLICANT PRESENTATION:

Danielle D. Williams, 260 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:

None

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

Motion and Vote: Nickles moved to approval. Frostbaum seconded. Recommended Approval (4-0, Frostbaum, Tart, Porter, and Nickles for; Maziar and Squire absent; and Duncan not voting) subject to staff conditions.

REZONING

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, 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:

Warren Jolly, 11340 Lakefield Drive, Johns Creek, GA. 30097

Darin W. Collier, 5909 Peachtree Dunwoody Rd. Suite 400

AGAINST THE PETITION:

John Stambridge, 4725 Huntley Drive, Sandy Springs, 30342

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

Motion and Vote: Tart moved to defer. Frostbaum seconded. Recommended Deferral (4-0, Frostbaum, Tart, Porter, and Nickles for; Maziar and Squire absent; and Duncan not voting) for the applicant to provide existing and proposed traffic counts for the development and to continue to work with the community regarding height and density.

201402368

4967 & 4969 Roswell Road

Applicant: Dewberry Capital

SUMMARY/STAFF PRESENTATION: To rezone the subject property from C-1 (Community Business District) conditional to MIX (Mixed Use District) for the construction a mixed commercial and multifamily dwelling unit development, with a use permit to exceed the maximum district height and concurrent variances.

APPLICANT PRESENTATION:

Kent Brown

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

SUPPORT FOR THE PETITION:

None

AGAINST THE PETITION:

Trisha Thompson

Ed Buckley, 105 Franklin Place, Sandy Springs, GA. 30342

Dorian Barja, 4775 Westfield Drive, Sandy Springs, GA. 30342

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

Motion and Vote: Frostbaum moved to approval. Porter seconded. Recommended Approval (4-0, Frostbaum, Tart, Porter, and Nickles for; Maziar and Squire absent; and Duncan not voting) subject to staff conditions.

201402835**0 Glenlake Parkway (17 0034 LL037)****Applicant: Dominion Partners, LLCI**

SUMMARY/STAFF PRESENTATION: To rezone from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) for the development of a senior housing, assisted living, and memory care facility, with use permits for senior housing and to exceed the maximum district height and concurrent variances.

APPLICANT PRESENTATION:

Nathan V. Hendricks, 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:

None

AGAINST THE PETITION:

None

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

Motion and Vote: Frostbaum moved to approval. Tart seconded. Recommended Approval (4-0, Frostbaum, Tart, Porter, and Nickles for; Maziar and Squire absent; and Duncan not voting) subject to staff conditions.

TA14-009**An Ordinance to Amend Article 28, Rezoning and Other Amendment Procedures, of the Sandy Springs Zoning Ordinance**

SUMMARY/STAFF PRESENTATION: None

APPLICANT PRESENTATION:

None

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

SUPPORT FOR THE PETITION:

Trisha Thompson

AGAINST THE PETITION:

None

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

Motion and Vote: Frostbaum moved to approve. Tart seconded. Recommended Approval (4-0, Frostbaum, Tart, Porter, and Nickles for; Maziar and Squire absent; and Duncan not voting) of amendments numbers 1, 2 and 4.

Motion and Vote: Porter moved to approve. Frostbaum seconded. Recommended Approval (4-0, Frostbaum, Tart, Porter, and Nickles for; Maziar and Squire absent; and Duncan not voting) of amendments numbers 3 and 7.

Motion and Vote: Tart moved to defer. Nickles seconded. Recommended Deferral (4-0, Frostbaum, Tart, Porter, and Nickles for; Maziar and Squire absent; and Duncan not voting) of amendment number 5. Leave in c. whether the property to be affected by the proposed rezoning has a reasonable economic use as currently zoned. Clarify f. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

Motion and Vote: Frostbaum moved to approve. Porter seconded. Recommended Approval (4-0, Frostbaum, Tart, Porter, and Nickles for; Maziar and Squire absent; and Duncan not voting) of amendments number 6.

WORK SESSION

None

DISCUSSION

None

ADJOURNMENT

Meeting adjourned at 9:29 p.m.

Approval Signatures	
Date Approved	11/20/14
Lee Duncan, Chairman	
Patrice Dickerson, Manager of Planning & Zoning	Attest for Patrice Dickerson
Gloria Goins, Administrative Coordinator/Transcriber	