



SANDY SPRINGS™

GEORGIA

PLANNING COMMISSION

THURSDAY, NOVEMBER 17, 2016, 6:00 PM

CITY COUNCIL CHAMBERS, CITY HALL

7840 ROSWELL ROAD, BUILDING 500

MINUTES

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

The November meeting of the Sandy Springs Planning Commission was called to order by Chairman Frostbaum.

Roll Call

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

General Announcements

Staff read the introductory rules and procedures for this Planning Commission public hearing.

Approval of Meeting Agenda

A motion was made to adopt the meeting Agenda by Commissioner Nickles with the motion being seconded by Commissioner Settles. The Motion passed unanimously by a voice vote 6-0-0.

Approval of Minutes - October 20, 2016

[PC Minutes 10.20.16](#)

A motion was made to adopt the October meeting Minutes by Commissioner Nickles with the motion being seconded by Commissioner Settles. The Motion passed unanimously by a voice vote, 6-0-0.

Comprehensive Plan

1. [001469](#)

Resolution

Comprehensive Plan

City of Sandy Springs

A resolution to authorize the transmittal of the Comprehensive Plan for review to the Atlanta Regional Commission and Georgia Department of Community Affairs, pursuant to The Georgia Planning Act and DCA Rules on Local Comprehensive Planning (110-12-1).

The draft plan is available for review at <http://thenext10.org>.

The Comprehensive Plan was presented by the Comprehensive Plan Team providing an overview and more specific information where available.

Public Comment included comments from the following:

Pete Hendricks speaking in support stating this was the best thing since the COA Beltline Overlay Ordinance. He also mentioned developments need to be supplemented with conditions of zoning.

Tochie Blad posed a question related to adopting the Comprehensive Plan and the new Development/Zoning Code, will the map pass with the code?



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Karen McEnery spoke in support, very impressed with this plan and Staff's dedication, stating staff has listened.

Joe Hines spoke to concerns with the character map.

Trisha Thompson added points for consideration regarding the future role of the Planning Commission, the community's participation and notification, commitment to public participation by the city, the Map related to zoning policy and a request that the Planning Commission recommend a moratorium to the Mayor and City Council following passage of the Comprehensive Plan.

The Public Comment portion was followed by discussion by the Planning Commissioners.

Commissioner Nickles made a motion to recommend to Mayor and City Council to go forward with the approval process to approve the new Comprehensive Plan, small area plans and character area map. Commissioner Porter, as a friendly amendment, wants to include supportive comments of Ms. McEnery and three points from Ms. Thompson's comments (commitment to public input, character map review at time of zoning implementation and zoning moratorium until the new code is approved). Commissioner Settles seconded the motion with an amendment to include public comments. The purpose of the motion is that this is a solid document, we want to see it move forward. The motion passed by voice vote, 6-0-0.

Commissioner Nickles continued with another motion regarding three specific transportation issues that are included - one of them should not move forward. He recommends that City Council not pursue additional traffic studies for traffic volume enhancements or additional lanes on Johnson Ferry Road and Abernathy Road between the Chattahoochee and Roswell Road. Commissioner Nickles voiced concern over the idea of looking at a transportation plan in the Comprehensive Plan specifically designed for Cobb commuters. Further discussion continued between the Planning Commissioners. Commissioners Nickles and Maziar were in favor of the motion with Commissioners Porter, Settles, Haggard and Johns not in favor. The motion failed, 2-4-0.

Assistant City Manager Jim Tolbert thanked the Staff and the Planning Commission.

Chairman Frostbaum recessed the meeting for a six minute break.

Rezoning

2. 001465

RZ16-0091

5900 Peachtree-Dunwoody Road (Concourse)

Request to rezone from MIX to MIX for the development of three (3) restaurant buildings, one (1) hotel, and one (1) multifamily building and preservation of existing office building and parking deck, with two (2) use permits for increased height and one (1) concurrent variance for parking reductions.

[RZ16-0091](#)

The Applicant is requesting withdrawal.



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A motion was made by Commissioner Johns, seconded by Commissioner Haggard, to withdraw based on Applicant's withdrawal request. The motion carried by unanimous vote.

3. 001466

RZ16-0092

5775 Peachtree Dunwoody Road (Pavilion)

Rezone 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).

This case is on administrative hold, for failure to advertise, until the December 15, 2016 Planning Commission hearing.

This case is being administratively held until the December Planning Commission meeting scheduled on December 15, 2016. No action is needed at this time.

4. 001467

RZ16-0098

6045; 6065; 6085; 6095; 6105 Glenridge Drive

Request to rezone from R-2 to R-5 for the development of single family homes, with concurrent variances.

[RZ16-0098](#)

[Additional Letters of Support](#)

Mr. Westmoreland, representing the applicant, spoke in favor of the revised and complete request. This item was previously deferred from the October Planning Commission meeting. The Developer, Mr. Ficarra and Mr. Richard Darby, representing the property owners, also spoke in support. Ms. Mary Sanford and Mr. Curt Friedburg, both residents, spoke in opposition of the project related to the density while favoring Staff's recommendation to reduce density. Ms. Ronda Smith, Council of Neighborhoods, and Ms. Maria Nelson, a resident, both spoke in opposition. Mr. Westmoreland spoke in rebuttal to explain details of the project.

After questions to the Developer and discussion among the Planning Commissioners, Commissioner Haggard made a motion of conditional approval, supporting Staff Recommendation to deny variance 1, 2 is withdrawn (*added Chairman Frostbaum*), variance 3 is to approve denial of 3, and continued in the motion to request the backline development is reduced from 11 to 9. Commissioner Settles seconded the motion. Commissioner Haggard clarified variance 3 to eliminate the requirement for sidewalks but maintain a requirement for a planting buffer and to approve the Right of Way at 50 feet. The motion passed by voice vote, 5-

1-0, Commissioners Haggard, Settles, Nickles, Johns and Maziar voted in favor with Vice Chair Porter not supporting the motion.



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Design Review

5. 001471

DR16-0008 & V16-0132

6240 Roswell Road

Variance request to allow a drive-through structure adjacent to a public street and three variance requests to allow two existing nonconforming driveways on Johnson Ferry Road and Roswell Road to remain.

DR16-0008 & V16-0132

Attorney Dennis Webb speaking in support for SunTrust asked to provide handouts to the Planning Commissioners. Chairman Frostbaum asked for a motion to accept the hand-outs, which was made by Commissioner Maziar and seconded by Commissioner Settles, passing by unanimous voice vote to accept the handouts provided by the Applicant's agent, 6-0-0. Mr. Dennis Webb introduced SunTrust Asset Manager, the Construction Manager and Engineer and Mr. Charlie Hill who is the owner of the property. Mr. Webb presented information on the rezoning request, providing details regarding the current Wendy's site and drive through facing Johnson Ferry Road where SunTrust is proposing relocating another location to this location.

Ronda Smith, Council of Neighborhoods, spoke in opposition to this project citing too much traffic, impeding traffic flow, unsafe spacing and proximity to Roswell Road intersection. She supports Staff Recommendations.

Chairman Frostbaum raised three issues to Staff for clarification, (1) regarding yard adjacent to a street, (2) definition of new drive-ways and (3) the maximum number of drive-ways according to the Zoning Code. These questions were answered by Planner Joshua Berry who presented this case on behalf of Staff.

Discussion in Executive Session ended with Commissioner Nickles moving to recommend denial of variance 1,3 and 4 and conditional on 2 as recommended by Staff. Commissioner Maziar seconded the motion which passed by a voice vote of 5-1-0 with Commissioners Nickles, Maziar, Settles, Haggard, Vice Chair Porter voting in favor of the motion and Commissioner Johns not supporting the motion.

Text Amendment

6. 001468

TA16-0012

City of Sandy Springs



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An Ordinance to Amend Section 19.3, Administrative Permits, (Private Swimming Pools), of the Sandy Springs Zoning Ordinance.

[TA16-0012 Draft](#)

[TA16-0012 Memo](#)

Commissioner Settles made a motion to approve per Staff Recommendation, seconded by Commissioner Johns which was passed by a voice vote, 6-0-0.

On-Going Business

Catherine Mercier-Baggett, Senior Planner, made the Planning Commission aware that the Calendar for 2017 would be available soon to be reviewed before adoption.

Chairman Frostbaum requested that a date be set by Staff for the Planning Commission Retreat 2017.

New Business

Public Comment

Adjournment

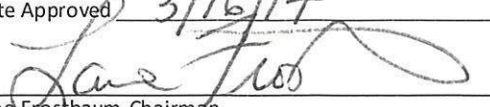
A motion to adjourn the meeting was made by Commissioner Settles and seconded by Commissioner Haggard, passing by voice vote 6-0-0.

The meeting was adjourned at 9:25pm.

Approval Signatures

Date Approved

3/16/17


Lane Frostbaum, Chairman


Michelle Alexander, Community Development Director


Catherine Mercier-Baggett, Senior Planner
