



SANDY SPRINGS™

GEORGIA

PLANNING COMMISSION

TUESDAY, NOVEMBER 27, 2018, 6:00 PM

CITY HALL, STUDIO/THEATRE, 1 GALAMBOS WAY, SANDY SPRINGS, GA 30328

MINUTES

Call to Order

The meeting was called to order at 6:00 pm.

Roll Call

Staff called Roll with all Planning Commissioners in attendance except for Vice Chair Porter.

Present: Chairman Frostbaum, Commissioners Haggard, Johns, Kelly, Nickles, Settles

Absent: Vice Chair Porter

General Announcements

Staff read the rules and procedures for this public hearing.

Approval of Agenda - November 27, 2018

The meeting agenda was approved with a motion made by Commissioner Kelly and seconded by Commissioner Settles, then passing by a unanimous voice vote. (5-0-0)

Approval of Minutes - October 23, 2018

[PC Minutes 10.23.18](#)

Commissioner Settles moved to approve the minutes from October 23, 2018 with Commissioner Kelly seconding the motion. The motion passed by a voice vote of 5-0-0.

Cases

1. [001563](#)

Text Amendment (A)

An Ordinance to amend the Development Code as follows:

- (A) To amend requirements associated with building height in Sec. 3.4.3. Residential Multi-Unit; Sec. 3.5.3. Residential Mixed Use; Sec. 4.2.3. Office Neighborhood; Sec. 4.3.3. Office Mixed Use; Sec. 4.4.3. Commercial Mixed Use; Sec. 4.5.3 Shopfront Mixed Use; Sec. 4.6.3. Transit Mixed Use; Sec. 4.7.3. City Springs; Sec. 4.8.3. Industrial Mixed Use; Sec. 4.9.3. Commercial Corridor; Sec. 5.3.3. Perimeter Mixed Use Low/Mid-Rise; Sec. 5.4.3. Perimeter Mixed Use High-Rise; Sec. 5.5.3. Perimeter Medical; Div. 5.6 Perimeter Center Frontages; Sec. 6.1.3. Height and Mass; Div. 6.4. Protected Neighborhood Transitions; and Div. 6.7. Height Bonus;

This item was deferred from the October 23rd meeting.



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[Amendment Building Height Package](#)

Ginger Sottile, Community Development Director, presented the case.

Joe Heins, Sandy Springs Council of Neighborhoods, and Karen McEnerny, voiced concerns in opposition to the Text Amendment regarding the relaxation of building heights to adjacent protected neighborhoods.

After discussion by the Planning Commission with a question to Ms. Sottile to clarify abutting properties, a motion was made by Commissioner Settles to approve the Text Amendment with a modification to recognize existing protected neighborhoods and abutting properties with no change to those properties. Commissioner Kelly moved to second the motion which passed by a voice vote, 3-2-0. Commissioners Johns and Nickles opposed the motion.

2. 001564

TA18-0004

An Ordinance to Amend sections of Art. 3. Urban Neighborhoods, Art. 4. Corridors & Nodes and Art. 5. Perimeter Center, and Sec. 6.1.1.I. Outdoor Amenity Space of the Sandy Springs Development Code to update the requirements for outdoor amenity space.

[TA18-0004 Package](#)

Community Development Director Sottile presented the next case, TA 18-0004.

Ronda Smith, Sandy Springs Council of Neighborhoods, and Karen McEnerny, spoke in opposition to the case regarding 'quality' outdoor amenity space.

The Planning Commission discussed the case with Commissioner Haggard making a motion to approve with the change from 10% to 15% for lot sizes 2 acres and above with Commissioner Nickles seconding the motion. The motion passed by unanimous voice vote. (5-0-0)

3. 001562

80 Johnson Ferry Road NE

CA18-0001 & RZ18-0011

Rezoning from RT-3 to CS-3, associated with Character Area Map Amendment CA18-0001.

[CA18-0001 & RZ18-0011 Package](#)

This case was presented by Joe Atkins, an attorney representing the City due to the pending mediation status. The settlement of the case brought the case to the Planning Commission and will be presented to the City Council to keep the process moving forward. Mr. Atkins stressed the importance of making a decision to comply with the mediation and to return the zoning designation of the property to CS-3 from RT-3.

Citizens (neighbors to the property) speaking in opposition to the case included Evan Press and David Waldman as they expressed concerns for the future use of the property. Ms. Judy Wells, Ms. Ellen Brown and Mr. Bill Cleveland completed a comment card to speak but opt not to speak when the case was called.



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In discussion, staff was asked to clarify possible uses for the property which included family home, school, church, office, restaurant, retail, daycare, etc., and also, asked about original changes in zoning designation for the property. Commissioner Haggard moved for approval with Commissioner Settles seconding, motion passing via unanimous voice vote. (5-0-0)

On-Going Business

None at this time.

New Business

Adoption of 2019 Meeting Schedule

[PC Meeting Schedule 2019](#)

*The schedule was approved by a motion made by Commissioner Haggard with Commissioner Nickles seconding the motion, unanimously **approved**. (5-0-0)*

Commissioner Nickles asked about 'Cottage Court' when it went to the City Council. Director Sottile explained that the issue was tabled by City Council until their January meeting.

Planning Commission did voice concerns about their motions and votes being explained to the City Council whether included in the meeting meetings or in a special drafted communication to the City Council. Joe Leonard from the City Attorney's office clarified the appropriate process for the issue being discussed. Individual Commissioners continued the discussion amongst themselves while making inquiries of Director Sottile and Mr. Leonard while they voiced several possible solutions. No immediate remedy was decided upon.

Public Comments

None at this time.

Adjournment

The meeting was adjourned at 8:12 pm.

Commissioner Johns moved to adjourn with Commissioner Settles seconding, meeting adjourned via voice vote. (5-0-0)
