



PLANNING COMMISSION

THURSDAY, DECEMBER 17, 2015, 6:00 PM

CITY COUNCIL CHAMBERS, CITY HALL

7840 ROSWELL ROAD, BUILDING 500

Roll Call

Members Present: Duncan, Nickles, Maziar, Porter, Frostbaum, and Squire

Members Absent: Tart was absent for Agenda items: 001256, 0012567, and 001271. After arriving at approximately 6:15 p.m. he was in attendance for the remainder of the meeting.

1. **001256** **Adoption of Agenda**

Motion: A motion was made by Squire, seconded by Frostbaum, to approve. The motion carried by the following vote.

Yes: Nickles, Maziar, Porter, Frostbaum, and Squire

No: None

Absent: Tart

2. **001257** **Approval of Previous Meeting's Minutes**

Motion: A motion was made by Nickles, seconded by Squire, to approve. Duncan also requested an amendment to remove his name from the vote and to change the language from "motion died" to "motion failed" in Agenda Item(s): 001250 and 001251

Yes: Nickles, Maziar, Porter, Frostbaum, and Squire

No: None

Absent: Tart

Documents: [PC Minutes 11.19.15.pdf](#)

Design Review

3. **001271** **DR15-0007**

6650 Roswell Road, Ste 40

Request to remodel and redesign proposed Huey Luey's Restaurant by creating an exterior second level floor/patio area connected to the interior space

In Support: Cy Bickers

In Opposition: None

Motion: A motion was made by Frost, seconded by Nickles, to recommend approval.

Yes: Nickles, Maziar, Porter, Frostbaum, and Squire

No: None

Absent: Tart

Documents: [DR15-0007 Full Package PC 121715.pdf](#)

Use

4. **001260** **U15-0016**
0 High Point Road

Use Permit:

The applicant is seeking a Use Permit for Recreational Fields (Sec. 19.4.36) to construct a softball field, tennis courts, a parking lot, and accessory structures (dugout, concession stand, restrooms, etc.) for a private school, with two (2) concurrent variances.



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Concurrent Variances

1. Request for relief from Section 19.4.36.B(1) to allow curb cut access from a local street (High Point Road);

Request for relief from Section 19.4.36.B(2) to encroach into required minimum fifty (50) foot buffer and ten (10) foot improvement setback for construction of a parking lot and tennis courts.

In Support: Sharon Gay, Annalise Simons, Sam Wimpfheimer, Michael Hartman, and Martin Nathan

In Opposition: Sheila Cornelius, Becky Poole, Liz MacArthur, Doug McGinnitie, Norris Broyles, Bill Gannon, Sally Silver, and Pete Hendricks

Motion: A motion was made by Nickles, seconded by Squire, to recommend denial.

Yes: Nickles, Maziar, Porter, Tart, Frostbaum, and Squire

No: None

Documents: [U15-0016 Full Package PC 12.17.15.pdf](#), [U15-0016 All Public Comment 12.17.15.pdf](#)

Rezoning

5. 001258

RZ15-0075

342 Johnson Ferry Rd & 185, 203, 225 and 245 River Valley Rd

Request to rezone from R-1 & R-3 to R-3 with concurrent variances to construct nine single family dwellings

In Support: Ted Sandler, Pete Hendricks, and Trisha Thompson

In Opposition: None

Motion: A motion was made by Nickles, seconded by Squire, to recommend approval with staff conditions.

Yes: Nickles, Maziar, Porter, Tart, Frostbaum, and Squire

No: None

Documents: [RZ15-0075 Web Posting Package 12.17.15 PC.pdf](#), [RZ15-0075 Public Comment for web posting.pdf](#)

6. 001259

RZ15-0077

0, 1480, 1500 Sunnybrook Farm Rd and 8235 Roberts Dr

Request to rezone from R-2 and AG-1 to R5-A for the development of 23 single-family houses, with a concurrent variance

In Support: Pete Hendricks and Ginger McGriffin

In Opposition: Craig Gilchrist, William Doyle, Irene Hardin, Sara Barksdale, Trisha Thompson, and Nishan Fernando

Motion: A motion was made by Frostbaum, seconded by Squire, to recommend denial.



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Yes: Nickles, Maziar, Porter, Tart, Frostbaum, and Squire

No: None

Documents:

[RZ15-0077 Web Posting Package PC 12.17.15.pdf](#), [RZ15-0077 Public Comment for web posting.pdf](#)

7. 001261 New Business

Approval Signatures

Date Approved

Lee Duncan, Chairman

Michelle Alexander, Community Development Director