
Special Called Meeting of the Sandy Springs Planning Commission was held on November 13, 2023 at 6:00 p.m. Chair Reed Haggard presiding.

I. Call to Order

Chair Reed Haggard called the meeting to order at 6:03 p.m.

II. Roll Call and General Announcements

Members Present: Chair Reed Haggard, Vice Chair Andy Porter, Member Robin Conklin, Member Elizabeth Kelly, Member Andrea Settles, Member Karen Trylovich, Member Dave Nickles

III. Approval of Meeting Agenda

Motion and Vote: A motion was made by **Member Karen Trylovich**, seconded by **Member Andrea Settles** to approve the November 13, 2023 Planning Commission Special Called Meeting Agenda. The motion carried by a unanimous vote.

IV. Approval of Meeting Minutes

A. October 18, 2023 Planning Commission Meeting Minutes

Chair Reed Haggard wanted to make clear regarding the approved conditions for a case from the previous meeting on October 18, 2023, **U23-0002** the Conditional Use Permit to allow a drive-through as an accessory structure use for a bank. He reiterated that per staff's recommended conditions, if the use were to change to anything other than a bank as a principal use, the new use would have to request a new conditional use permit and follow the conditional use process.

Senior Planner Matthew Anspach added that if another bank wanted to redesign or upgrade the site, or depending on the scope or intensity of the change [renovations and/or land disturbance] that would impact the site, it may need to go back through the conditional use permit process.

Member Andrea Settles wanted to clarify staff's recommendation, that based on the approved motion it was a yes, based on staff's recommendations.

Senior Planner Matthew Anspach concurred that it was mostly staff's premise for supporting the case, as it was considered very minimal impact.

Motion and Vote: A motion was made by **Member Elizabeth Kelly**, seconded by **Member Andy Porter** to approve the October 18, 2023 Planning Commission Meeting Minutes. The motion carried by a unanimous vote.

V. Cases

A. 2023-0003 TA23-0003(a) – Development Code Update to Articles 1 (Introductory Provisions), 11 (Administration), and 12 (Definitions)
(Presented by: Matthew Anspach, Senior Planner)

B. 2023-0003 TA23-0003(b) - Development Code Update to Articles 2 through 5 (Protected Neighborhoods, Urban Neighborhoods, Corridors & Nodes, and Perimeter Center)
(Presented by: Matthew Anspach, Senior Planner)

- C. **2023-0003-TA23-0003(c)** - Development Code Update to Article 6 (Rules for All Districts)
(Presented by: Matthew Anspach, Senior Planner)
- D. **2023-0003-TA23-0003(d)** - Development Code Update to Article 7 (Use Provisions)
(Presented by: Matthew Anspach, Senior Planner)
- E. **2023-0003-TA23-0003 (e)** - Development Code Update to Articles 8 through 10 (Site Development, Environmental Protection, Streets & Improvements)
(Presented by: Matthew Anspach, Senior Planner)
- F. **Crossroads Small Area Plan 2023**
(Presented by: Michele McIntosh-Ross, Planning & Zoning Manager)

Chair Reed Haggard opened the public hearing for comments.

- A. **TA23-0003(A) – Development Code Update to Articles 1 (Introductory Provisions), 11 (Administration), and 12 (Definitions)**
(Presented by: Matthew Anspach, Senior Planner)

Support

- 1. David Jaffer – 3538 Habersham at Northlake, Tucker Ga, 30084

Opposition

- 1. Karen Meizen McEnerny - 4604 Meadow Valley Drive

Chair Reed Haggard closed the public hearing and open the floor for discussion.

Motion and Vote: A motion was made by **Member Andrea Settles** to approve case **TA23-0003(A)** under the staff’s recommendations, seconded by **Member Robin Conklin**. The motion carried by a unanimous vote.

- B. **TA23-0003(b)** - Development Code Update to Articles 2 through 5 (Protected Neighborhoods, Urban Neighborhoods, Corridors & Nodes, and Perimeter Center)
(Presented by: Matthew Anspach, Senior Planner)

Chair Reed Haggard opened the public hearing for comments.

Support

None

Opposition

None

Chair Reed Haggard closed the public comments and open the floor for discussion.

Motion and Vote: A motion was made by **Member Andrea Settles** to approve case **TA23-0003(B)** under the staff's recommendations, seconded by **Member Dave Nickles**. The motion carried by a unanimous vote.

C. TA23-0003(c) - Development Code Update to Article 6 (Rules for All Districts)
(Presented by: Matthew Anspach, Senior Planner)

Chair Reed Haggard opened the public hearing for comments.

Support

1. David Abers – 360 South Morsmary Ave

Opposition

None

Chair Reed Haggard closed the public hearing and open the floor for discussion.

Motion and Vote: A motion was made by **Member David Nickles** to approve case **TA23-0003(C)** under the staff's recommendations, seconded by **Member Elizabeth Kelly**. The motion carried by a unanimous vote

D. TA23-0003(d) - Development Code Update to Article 7 (Use Provisions)
(Presented by: Matthew Anspach, Senior Planner)

Chair Reed Haggard opened the public hearing for comments.

Support

1. David Jaffer - 3538 Habersham at Northlake, Tucker Ga, 30084
2. Elizabeth Fite – 5260 Chemin De Vie, Sandy Springs
3. Jane Kelley (Windsor Park Community Association) – 4590 Windsor Park Pl

Opposition

1. Karen Meizen McEnery - 4604 Meadow Valley Drive
2. Mary Ford (High Point Civic Association)– 5115 Timber Trails NE
3. Susan Maizar- 5350 Timber Trail, Sandy Springs

Chair Reed Haggard closed the public hearing and open the floor for discussion.

Motion and Vote: A motion was made by **Member Andrea Settles** to approve case **TA23-0003(D)** under the staff's recommendations, seconded by **Member Elizabeth Kelly**. The motion carried six (6) in favor, one (1) opposed.

E. TA23-0003(e) - Development Code Update to Articles 8 through 10 (Site Development, Environmental Protection, Streets & Improvements)
(Presented by: Matthew Anspach, Senior Planner)

Chair Reed Haggard opened the public hearing for comments.

Support

1. Rhonda Smith – 76 Long Island Pl
2. Susan Maziar - 5350 Timber Trail, Sandy Springs

Opposition

1. Karen Meizen McEnerny - 4604 Meadow Valley Drive
2. Jim Newbury (Environment Sandy Springs) – 290 Beachland Drive

Chair Reed Haggard closed the public hearing and open the floor for discussion.

Motion and Vote: A motion was made by **Vice Chair Andy Porter** to approve case **TA23-0003(E)** under the staff's recommendations also with subjections below, seconded by **Member Andrea Settles**. The motion carried by a unanimous vote.

Vice Chair Andy Porter also made a motion to approve with the subjected to the removal of the topic that discusses grading in the rear setbacks.

Director of Community Development Ginger Sottile made clarification to the motion.

Section G.4.a,b,c recommendations was to remove A, to modify B with the conditions that the director conducts a physical inspection of the site before granting any type of work being requested for the access. Also to allow section C to remain as is.

F. Crossroad Small Area Plan 2023
(Presented by: Michele McIntosh-Ross, Planning & Zoning Manager)

Chair Reed Haggard opened the public hearing for comments.

Support

1. Melanie Couchman – 8890 Huntcliff Trace

Opposition

None

Chair Reed Haggard closed the public hearing and open the floor for discussion.

Motion and Vote: A motion was made by **Member Andrea Settles** to approve case **(F) Crossroads Small Area Plan 2023** to be presented to Mayor & City Council for approval, seconded by **Member Karen Trylovich**. The motion carried by a unanimous vote.

VI. Ongoing Business

Special Called Meeting of the Planning Commission – Meeting Minutes
Studio Theatre, Sandy Springs City Hall via Live Webinar and Teleconference
November 13, 2023 at 6:00 p.m.
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VII New Business

VIII. Adjournment

Motion and Vote: A motion was made by **Member Karen Trylovich**, seconded by **Member Elizabeth Kelly**, to adjourn the meeting at 8:09 p.m. The motion carried by unanimous vote.

Approved by: December 20, 2023


Reed Haggard, Chair


Samantha Brown, Planning & Zoning Clerk