

Meeting of the Sandy Springs Board of Appeals was held on December 6, 2023, at 6:00 p.m.

Vice Chair Sherri Allen presiding.

I. Call to Order

Vice Chair Sherri Allen called the meeting to order at 6:00 pm.

II. Roll Call and General Announcements

Members Present: Vice Chair Sherri Allen, Board Member Jason Bodwell, Board Member Fred Jewell, Board Member Justin Sparano, Board Member Nathan Kongthum, Board Member Bill Thackston.

Absent - Chairman Mel Mobley

III. Approval of Meeting Agenda

Motion and Vote: A motion was made by **Board Member Bill Thackston**, seconded by **Board Member Justin Sparano**, to **approve** the meeting agenda. The motion carried by a unanimous vote.

IV. Approval of Meeting Minutes

Vice Chair Sherri Allen and **Board Member Bill Thackston** wanted to be clear on the motion and vote for case **V23-0036 from the November 8, 2023 Board of Appeals Meeting**. The motion should state that it did carry, with five (5) in favor, and two (2) opposed to **deny the case per staff's recommendation**.

Motion and Vote: A motion was made by **Board Member Justin Sparano**, seconded by **Board Member Bill Thackston** to **approve** the meeting minutes from the November 8, 2023 Board of Appeals meeting. The motion carried a unanimous vote.

V. Cases

A. V23-0033 - 0 Zeblin Road - Request for a variance from Section 6.1.2.B. Building Placement, and Division 9.2. State Waters to encroach into the setbacks for the construction of a new home. (**Deferred from the November 8, 2023 Board of Appeals Meeting**)

(Presented by LaQuita Williams, Planner I)

Vice Chair Sherri Allen opened the public hearing for comments.

Support

1. Ben Darmer – 1877 Ardmore Road NW, Atlanta, Ga 30309
2. Barak Zukerman - 205 Sheridan Point Lane, Atlanta, Ga 30342

Opposition

1. Tim Armstrong – 230 Zeblin Road, Sandy Springs

Vice Chair Sherri Allen closed the public hearing and opened the floor for discussion.

Motion and Vote: A motion was made by **Board Member Bill Thackston**, seconded by **Board Member Justin Sparano** to approve case **V23-0033** with staff's recommended conditions below as modified by staff, with the added condition that the City Engineer's comments in the staff report be complied with. The motion carried by five (5) in favor, one (1) opposed vote. Jason Bodwell opposing.

Staff's Recommendations:

- This project shall meet the full requirements for Stormwater Management meeting Division 9.6 of the Development Code, including Water Quality, Channel Protection, Overbank Flooding and Extreme Flooding up to and including the 100-year design storm event regardless of the quantity of new, replaced or created impervious surfaces.
- Provide a planting plan that meets the State Water Buffer Restoration Standards (Tech Manual Sec.1. E.) for stabilization of the disturbance in the impervious setback.
- The construction be substantially similar to the submitted site plan unless instructed to provide modifications per the City Engineer that does not increase the encroachments further into buffers and setbacks.
- **Sandy Springs City Engineer:**

SITE ENGINEERING AND TRANSPORTATION COMMENTS: 1. Stairs are shown within right-of-way. These must be located on the site property. 2. The driveway is shown where there are existing catch basins. Driveway apron cannot be placed where catch basin is. Site plan shall show how this will be addressed. 3. Plan appears to show retaining wall being constructed within right-of-way. Remove walls from right-of-way. 4. Due to limited site space, conceptual plan needs to address stormwater management for this site, including proposed impervious area. 5. Project site has future conditions floodplain. Site plan needs to address the location/limits of the future floodplain. 6. Topography on site is steep. Show contours on the site plan. GIS may be used for conceptual purposes; field run is preferred. 7. Site requires a steep slope analysis in accordance with Section 9.4.2 of the Development Code. 8. Due to steep topography, site plan needs to address retaining walls required and foundation wall requirements. 9. Concept plan should show how sanitary sewer service will be achieved due to topographic limitations. Will service be required to cross the stream? Or can service be achieved with a connection in the street? 10. Dimension distance to end of road from intersection of Zebelin Rd and Bruton Way.

- B. V23-0041– 7165 Brandon Mill** – Request for a Variance from the Technical Manual Section 3 B.3.g. and Development Code Section 6.5.2.A.1. to allow more than one existing curb cut to remain on a single lot off a collector road as part of a new construction project.

(Presented by LaQuita Williams, Planner I)

Vice Chair Sherri Allen opened the public hearing for comments.

Support

1. Carlton Brown (Builder for homeowner)– 2090 Dunwoody Club Drive, Sandy Springs

Opposition

1. Gary Reid – 7175 Brandon Mill Road, Sandy Springs

Vice Chair Sherri Allen closed the public hearing and opened the floor for discussion.

Motion and Vote: A motion was made by **Board Member Bill Thackston** seconded by **Board Member Jason Bodwell** to deny case **V23-0032** as recommended by staff. This motion carried by a unanimous vote.

VI. Ongoing Business

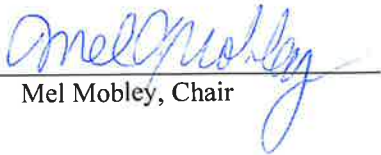
VII. New Business

- A. Election for Chair and Vice Chair will be on the agenda for January 3, 2023
- B. Mel Mobley Proclamation will be on the agenda for January 3, 2023

VIII. Adjournment

Motion and Vote: A motion was made by **Vice Chair Sherri Allen** seconded by **Board Member Bill Thackston**, to adjourn the meeting at 7:01 pm. The motion carried by unanimous vote.

Approved: January 3, 2024


Mel Mobley, Chair


Samantha Brown, Planning & Zoning Clerk