
Meeting of the Sandy Springs Planning Commission was held on August 21, 2024 at 6:00 p.m.
Chair Reed Haggard presiding.

I. Call to Order

Chair Reed Haggard called the meeting to order at 6:01 p.m.

II. Roll Call and General Announcements

Members Present: Chair Reed Haggard, Member Robin Conklin, Member Elizabeth Kelly, Member Andrea Settles.

Members Absent: Vice Chair Andy Porter, Member Karen Trylovich

Mentions: Member Dave Nickels arrived to the meeting at 6:08 pm after the Meeting Agenda and the May 22, 2024 Meeting Minutes were approved. He was present to hear the presentation of the case U24-0001.

III. Approval of Meeting Agenda

Motion and Vote: A motion was made by **Member Elizabeth Kelly**, seconded by **Member Andrea Settles** to approve the **August 21, 2024 Planning Commission Meeting Agenda**. The motion carried by a unanimous vote.

IV. Approval of Meeting Minutes

A. May 22, 2024 Planning Commission Meeting Minutes

Motion and Vote: A motion was made by **Member Andrea Settles**, seconded by **Member Elizabeth Kelly** to approve the **May 22, 2024 Planning Commission Meeting Minutes**. The motion carried by a unanimous vote.

V. Cases

U24-0001 - 6450 Barfield/6449 Glenridge Drive - Request for a Conditional Use Permit to modify the scope of expansion of an existing Place of Worship campus in the RE-2 zoning district.

(Presented by: Matthew Anspach, Senior Planner, AICP)

Chair Reed Haggard opened the public hearing for comments.

Support

1. Jeffery Haymore (Dillards Sellers Law Firm - on behalf of the applicant) – 1776 Peachtree Street, Atlanta
2. Chris Cornell (Glenridge Close Homeowners Association) – 730 Glenridge Close Drive, Sandy Springs

Opposition

None

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

Motion: A motion was made by **Member Andrea Settles**, seconded by **Member Dave Nickels** to approve U24- 0001 based on the staff's recommendations.

Discussion:

Member Andrea Settles wanted to confirm the conditions listed on the presentation.

Senior Planner Matthew Anspach affirmed what was listed is the updated version of the conditions 1-5 of the presentation. He explained that these conditions already existed from a previous use permit from 2010 and were pertinent to be carried forward to this case. He confirmed that it was indeed 1-5.

Member Andrea Settles reconfirmed her motion to include the conditions with items 1-5, seconded by Member Dave Nickles.

Chair Reed Haggard had a question for the Mr. Haymore (behalf of applicant) regarding the proposed site plan presented before the board. He asked if there was an existing multi-use like a basketball court there and if so, was it rented out or used for outside leagues or activities.

Jeffery Haymore (On Behalf of Applicant) responded that there is an existing basketball court and it's called by the Church a Cultural Hall. He stated that it has a hardwood floor, they have meals there, talent shows, and other activities. The floor is striped for basketball and there are foldable basketball goals. He stated that the church does not engage in any outside youth sports leagues, daycares or anything that the church would charge a fee, and that there would not be any additional traffic that would cause and impact on parking. He also wanted to be clear on the proposed conditions on page 62 of the packet that the church is committed to the conditions beyond what staff has asked for and would like to mention these additional conditions for the board's consideration such as: Add security cameras, Landscaping, Hours of construction from 8 a.m. to 5 p.m. which was a concern for the neighbors, they have committed not to do any construction on Saturday other than interior construction.

Chair Reed Haggard asked **Senior Planner Matthew Anspach** if this would need to be a separate discussion, or if this was built into the City's rules and regulations?

Senior Planner Matthew Anspach added that the board could recommend them to be adopted along with the original conditions that have been stated if they so choose.

Jeffery Haymore (On Behalf of Applicant) asked if the board had the packet of what they were presenting/proposing.

Chair Reed Haggard stated that he was not certain that he could add materials to tonight's meeting and that the applicant could add the materials prior to the City Council Meeting.

Jeffery Haymore (On Behalf of Applicant) made mention that the site plan referenced as dated May 22, 2024, was not the one that Public Works department wanted. The site plan presented should be dated August 15.

Senior Matthew Anspach mentioned that the board could consider an amendment for the recommendations to include the most recent date for the site plan.

Chair Reed Haggard suggested that **Member Andrea Settles** should amend her motion to include any additional conditions or recommendations by the applicant.

Motion and Vote: **Member Andrea Settles** amended the previous motion to **approve U24-0001 - 6450 Barfield/6449 Glenridge Drive** with staff's recommendations that will include the five (5) conditions from staff, and the proposed new conditions added by the applicant to include the cameras, landscape construction hours, blasting, existing parking and to include the updated site plan before the council meeting, seconded by **Member Dave Nickels**. The motion carried by a unanimous vote.

Staff's conditions:

1. To the owner's agreement to limit use of the property to the religious Temple and with support or ancillary structures.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated May 22, 2024. Said site plan is conceptual only and must meet or exceed the requirements of the Development Code and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to submit to the Director of Community Development for their approval, prior to the issuance of a grading permit, a detailed landscape plan. And further, to the owner's agreement that said landscaping approved by the Director of Community Development shall be in place prior to the issuance of the Certificate of Occupancy or connection of permanent power.
4. To the owner's agreement to continue to maintain a minimum 25-foot wide natural, undisturbed, buffer, replanted where sparsely vegetated, along the entire north and south property lines in addition to the 25-foot side yard setback.
5. To the owner's agreement that the entire 40-foot setback along the Barfield Road frontage shall continue to be a landscaped strip; and to the owner's agreement to provide a minimum 100-foot linear landscape strip along the entire Glenridge Drive property frontage. Said landscape strip along Glenridge Drive shall be planted in conformance with the landscape plan received by the Department on April 15 2009, subject to approval of the Sandy Springs Arborist.

Applicant's conditions:

1. A minimum of four (4) security cameras shall be installed in a manner that provides coverage to the driveway entrances along Glenridge Drive and the parking areas immediately surrounding the meetinghouse/chapel.
2. Landscaping as approved by city arborist shall be installed along the southern property line within the required 25' side yard buffer.
3. Construction hours shall comply with current City Code requirements except that during the construction of the meetinghouse, Saturday construction shall be limited to interior work except in the case of an emergency.
4. At least 72 hours prior to any necessary blasting for construction of the meetinghouse, written notice shall be provided to the Aria and Glenridge Close homeowners' associations. Any blasting shall comply with Georgia Rules & Regulations 120-3-10-.01 et seq.
5. Notwithstanding Code Sec. 7.4.F.2.b, the existing parking areas between any building and the southern property line shall be allowed to remain in their current location.

Planning & Zoning Manager Michele McIntosh- Ross wanted the chair to recognize that we had no opposition for the case.

VI. Ongoing Business

VII New Business

Planning & Zoning Manager Michele McIntosh-Ross made mention that there will not be a Planning Commission meeting for the month of September and that the next meeting will be held in October.

Member Dave Nickles asked what cases will be before the board in October.

Planning & Zoning Manager Michele McIntosh- Ross stated that it would be a rezoning case for Aria to update their rezoning conditions for their subdivision.

Senior Planner Matthew Anspach clarified that rezoning use to be called modification and that term has since been changed to rezoning. So for the October meeting there will be a rezoning of the conditions.

VIII. Adjournment

Motion and Vote: A motion was made by **Member Elizabeth Kelly**, seconded by **Member Dave Nickles**, to adjourn the meeting at 6:33 p.m. The motion carried by a unanimous vote.

Approved by: October 16, 2024



Reed Haggard, Chair



Samantha Brown, Planning & Zoning Clerk