

Meeting of the Sandy Springs Planning Commission was held on October 16, 2024 at 6:00 p.m.
Chair Reed Haggard presiding.

I. Call to Order

Chair Reed Haggard called the meeting to order at 6:05 p.m.

II. Roll Call and General Announcements

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

III. Approval of Meeting Agenda

Motion and Vote: A motion was made by **Commissioner Elizabeth Kelly**, seconded by **Commissioner Karen Trylovich** to approve the **October 16, 2024 Planning Commission Meeting Agenda**. The motion carried by a unanimous vote.

IV. Approval of Meeting Minutes

A. August 21, 2024 Planning Commission Meeting Minutes

Motion and Vote: A motion was made by **Commissioner Elizabeth Kelly**, seconded by **Commissioner Robin Conklin** to approve the **August 21, 2024 Planning Commission Meeting Minutes**. The motion carried by a unanimous vote.

V. Cases

RZ24-0002 - 6700 Cadence Boulevard, 6511 Beacon Drive, and Formerly 600 Abernathy Road - Zoning Map Amendment (Rezoning) from CON to CON.

(Presented by Ginger Sottile, Director of Community Development)

Chair Reed Haggard opened the public hearing for comments.

Support

1. Jessica Hill with Troutman Pepper LLC - (representing for the applicant - Ashton Woods, Aria LLC) – 600 Peachtree Road Northeast, Atlanta, Ga 30308

Opposition

None

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

Motion: A motion was made by **Commissioner Andrea Settles**, seconded by **Commissioner Elizabeth Kelly** to **approve RZ24-0002** based on the staff's recommendations with conditions to rezone from CON to CON to remove the condition of the Zoning Amendment that required the developer to dedicate their required open space to the City for a public park. The motion carried by a unanimous vote.

Discussion:

Commissioner Andy Porter asked Commissioner Dave Nickles if he was previously on the board from the beginning of the project. **Commissioner Dave Nickles** confirmed he was. **Commissioner Andy Porter** also stated that he had been struggling since the signs have gone up for the case. He also stated that he has been doing zoning for the City of Sandy Springs since its inception and prior to that. This is the only zoning in history for him that he needed a police escort to his car after a zoning meeting. He has also experienced an audience member scream at him "You Sucked Buddy. You just sold-out Sandy Springs" to him. He goes on to say that something about this case seems to be a clear definition of Hobson's choice. (Where you appear to have two alternatives and only one is viable). He states that he doesn't understand how we got to this place. The applicant has received 17 concurrent variances and was afforded the largest zoning we have ever granted before and never have afterwards. The one thing that helped smooth things over with the citizens for the zoning was the park and now they don't get it or may not get it, which he states is unclear. He mentioned that they did several millions of dollars' worth of grading and can't build the trail and seems inconceivable to him. He goes on to say that this is unfair to the citizens of Sandy Springs. He raises the question of if the park goes away does it still counts as the 30% of the undisturbed and do they still get credit for it. They get every single benefit and the one thing they were required to do now they are escaping and it's wrong. He wanted to know if there is any way to stop it. He wanted to go on record to say that it was not right for the citizens of Sandy Springs.

Commissioner Dave Nickles had some questions for the applicant is the park/trails open to the public?

Jessica Hill (Troutman Pepper LLC, Rep for applicant): Currently it is and that there is nothing excluding anyone from going on the property. Ashton Woods is currently the property owners and that the intentions were to convey it to Sandy Springs. In contingent if Sandy Springs were not the owners, then it would be conveyed to the HOA and the HOA could determine how they wanted to use the property.

Commissioner Dave Nickles asked if there was any parking for the public other than the people who live there. Jessica Hill confirmed.

Jessica Hill (Troutman Pepper LLC, Rep for applicant): The 2015 plan that was attached to the zoning provided for two potential parking areas along side of Glenridge was determined because of the rocks to not be feasible. She also confirmed again that there is no public parking.

Commissioner Dave Nickle summed up what **Commissioner Andy Porter** stated regarding the previous zoning meetings and how it was uncanny. His understanding now is that the city doesn't want to take on the responsibility of the upkeep and paying the tax dollars when it's essentially a private park that is open to the public. If it were to have parking and serve as a public park it would be a good thing, and he would be opposed to not giving it to the city under that circumstance. Now that it is a park and it's there and can't really be used practically, he doesn't know what the city would gain by taking it back.

VI. Ongoing Business

VII. New Business

Planning & Zoning Manager Michele McIntosh-Ross made mention that there will be no Planning Commission meeting for the month of November.

VIII. Adjournment

Motion and Vote: A motion was made by **Commissioner Dave Nickles**, seconded by **Commissioner Andrea Settles**, to adjourn the meeting at 6:23 p.m. The motion carried by a unanimous vote.

Approved by: December 18, 2024



Reed Haggard, Chair



Samantha Brown, Planning & Zoning Clerk