



Meeting Minutes - Final
Planning and Zoning Commission

Monday, November 9, 2015

6:00 PM

Council Chambers

1. **Roll Call**

Present 7 - Board Member Steve Kemp, Board Member Ed Whittington, Board Member Denny Campo, Board Member Ron Roberts, Board Member Leslie Lightfoot, Board Member Michael Seagraves, and Board Member Earl Rice

Also Present 3 - Ken Suddreth, Russell Martin, and Heather Corn

2. **Call to Order**

Planning and Zoning Chairman Joel Powell called the November 9, 2015 meeting to order at 6:00PM.

3. **Business**

A. Public Hearing - Zoning Request - Z15-003 - Rezoning of the subject property from R-15 to RAD-Conditional for the development of six (6) single-family homes - 1.31 Acres - Land Lot 592 - 1514 Hawthorne Avenue - Tuley & Tuley, Inc. Request to table to December 14, 2015 by the applicant.

Sponsors: Anulewicz and Kemp

A motion was made by Boardmember Steve Kemp to table until the December 14, 2015 Planning and Zoning meeting, at the request of the applicant, Item 2015-125 for a zoning request (Z15-003) for the rezoning of the subject property from R15 to RAD-Conditional for the development of six (6) single-family homes on 1.31 Acres, Land Lot 592 located at 1514 Hawthorne Avenue by applicant Tuley & Tuley, Inc., seconded by Boardmember Michael Seagraves. The motion carried by the following vote:

Aye: 7 - Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

B. Public Hearing - Annexation & Zoning Request Z15-004 - Rezoning from R-20 (Cobb County) to RAD-Conditional (Smyrna) for the development of seventeen townhomes - 980 & 990 Pebblebrook Road - Jesse N. Maxwell, Jr. - This item has been withdrawn by the applicant.

Sponsors: Fennel and Rice

A motion was made by Boardmember Michael Seagraves to withdraw without prejudice item 2015-169 for the annexation & zoning (Z14-004) for a rezoning from

R-20 (Cobb County) to RAD-Conditional (Smyrna) for the development of seventeen townhomes located at 980 & 990 Pebblebrook Road by the applicant Jesse N. Maxwell, Jr., seconded by Boardmember Leslie Lightfoot. The motion carried by the following vote:

Aye: 7 - Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

C. Public Hearing - Zoning Request Z15-012 - Annexation, Rezoning and Zoning Amendment for the construction of a 250 unit independent senior housing development - 4.8 Acre Tract - Land Lot 691 - 4840 & 4788 Hanson Drive - Creekside Village Development Group, Inc. Request to table to December 14, 2015 by the applicant.

Sponsors: Rice and Fennel

A motion was made to table until the December 14, 2015 Planning and Zoning meeting item 2015-194 for a zoning request (Z15-012) for the Annexation, Rezoning and Zoning Amendment for the construction of a 250 unit independent senior housing development on a 4.8 Acre Tract, Land Lot 691 located at 4840 & 4788 Hanson Drive by applicant Creekside Village Development Group, Inc., seconded by Boardmember Ron Roberts. The motion carried by the following vote:

Aye: 7 - Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

D. Public Hearing - Zoning Request Z15-021 - Approval of a campus master plan for Whitefield Academy - 77.76 Acres - Land Lots 538, 539, 542, 543, 610, 611 - 1 Whitefield Drive - Whitefield Academy

Sponsors: Fennel and Rice

Mr. Rusty Martin, Senior Planner for Community Development discussed the Campus Master Plan for growth and improvement of infrastructure. Currently the school has 800 students and will plan to grow to 1200 students. This Master Plan will allow them to accommodate this goal. The school currently holds 77 acres and there are additional properties going through the annexation process. Once complete they will have approximately 100 acres.

The campus has both R15 and RAD Conditional usage and the zoning vicinity map was shown. There is nonresidential use surrounding the current property to the west south and east. The proposed Master Plan is shared. Mr. Martin noted the location of specific buildings such as the middle school building, the upper school building, the school gym and the baseball, football, track and field locations. The plan would be to move their softball and baseball field from the east side to the west side of the property and there will be associated accessory buildings with those two fields. In place of the current baseball and softball fields they would like to build lacrosse and soccer fields. The current tennis courts would be enlarged to 10 courts. They are proposing to build a competition gym and building Q will be a performing arts center. Building V will be a natatorium and building C will be a new 75,000sf classroom building. Building D will be 60,000sf commons building.

There will be adequate buffering and drainage and adequate parking for the new school buildings as discussed. The proposed elevations were shown and the listed conditions were read aloud by Mr. Martin. Community Development recommends approval with the conditions as listed.

There were no board questions for Mr. Martin.

Community Development Director, Mr. Ken Suddreth added that the Fire Marshall email received and forwarded to the board was for a point of information. He noted that there may need to be minor adjustments to allow access to all sides of buildings and there will probably have an additional condition to add to the Mayor and Council agenda.

Chairman Powell asked the applicant to come forward to explain he plan further for the Board.

Mr. Kevin Bracher, Headmaster for Whitfield Academy and explained that this plan would be a 20 year plan. Whitfield would be upgrading the tennis courts and commons area over the next six years. There will be three phases. Phase II will be the baseball, softball and lower school. The timing of each phase will be dependent on raising funds. The school has worked very closely with neighbors who have expressed no opposition and have only asked about potential traffic increases. They will make two separate runs for the two schools and to allow for more cars to be removed from Pebblebrook, thus alleviating additional traffic backups. There was an extensive traffic study complete and several discussions about recommendations. The modular buildings on the property will be removed and the lower school will be back in the heart of the campus.

He introduced the gentlemen that were also present. Lou Nardi, Director of Facilites, Tom Wood, Director of Advancement, Alan Wisinski from Breedlove Land Planning and Sandy Cooper from Collins, Cooper, Carusi Architects helping to plan this project.

Boardmember Denny Campo asked how funding would be completed. It was explained that all monies would be donations and that no endowment would be used.

A motion was made by Boardmember Ron Roberts to approve item 2015-395 for a zoning request (Z15-021) for the aApproval of a campus master plan for Whitefield Academy, on 77.76 Acres, Land Lots 538, 539, 542, 543, 610, 611 located at 1 Whitefield Drive by the applicant Whitefield Academy, seconded by Boardmember Earl Rice. The motion carried by the following vote:

Aye: 7 - Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

4. Approval of Minutes:

A. Approval of the October 12, 2015 Planning and Zoning Meeting Minutes

A motion was made by Boardmember Ed Whittington to approve the Ocotber 12, 2015 Planning and Zoning meeting minutes; seconded by Boardmember Earl Rice. The motion carried by the following vote:

Aye: 7 - Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

5. Adjournment

Chairman Joel Powell adjourned the meeting of the Planning and Zoning Board at 6:23PM.