



Meeting Agenda - Final

Planning and Zoning Commission

Monday, October 9, 2017

6:00 PM

Council Chambers

1. Roll Call

2. Call to Order

3. Business

*Speaking time for the public hearing related to the following business will be (5) five minutes.*

- A. [2017-214](#) **Public Hearing** - Zoning Request Z17-012 - Rezoning from LC and R-15 to RAD-Conditional for the development of 43 townhomes at a density of 7.83 units per acre - 5.487 Acres - Land Lot 558 - 3030, 3040 and 3050 Atlanta Road - John Wieland Homes and Neighborhoods. ***This item has been withdrawn at the request of the applicant.***

**Sponsors:** Campo and Stoner

- Attachments:** [IssueSheet 2017-214 PZB.pdf](#)  
[Zoning Vicinity Map\\_Z17-012.pdf](#)  
[Land Use Vicinity Map\\_Z17-012.pdf](#)  
[Rezoning Application\\_Z17-012.pdf](#)  
[Site & Tree Plans\\_Z17-012.pdf](#)  
[Building Elevations\\_Z17-012.pdf](#)

- B. [2017-252](#) **Public Hearing** - Zoning Request Z17-013 - Rezoning from R-15 to RAD-Conditional for the development of four single-family residences at a density of 3.39 units per acre - 1.18 Acres - Land Lot 593 - 1505 & 1515 Spring Street - Neighborhood Commercial, LLC

**Sponsors:** Hein Warren and Stoner

- Attachments:** [Staff Memo\\_V.2\\_Z17-013.pdf](#)  
[Zoning Vicinity Map\\_Z17-013.pdf](#)  
[Land Use Vicinity Map\\_Z17-013.pdf](#)  
[Rezoning Application\\_Z17-013.pdf](#)  
[Site Plan\\_V.3\\_Z17-013.pdf](#)  
[Colored Site Plan\\_V.3\\_Z17-013.pdf](#)  
[Building Elevations\\_Z17-013.pdf](#)  
[Building Elevations\\_1\\_Z17-013.pdf](#)

[Building Elevations 2\\_Z17-013.pdf](#)

[Building Elevations 3\\_Z17-013.pdf](#)

[Garvis Same Letter\\_09262017\\_Z17-013.pdf](#)

[Garvis Sams Letter\\_09052017-Z17-013.pdf](#)

[Garvis Sams Letter\\_08142017\\_Z17-013.pdf](#)

[Garvis Same Letter\\_08102017\\_Z17-013.pdf](#)

[Garvis Same Letter\\_07252017\\_Z17-013.pdf](#)

- C. [2017-314](#) Public Hearing - Zoning Request Z17-014 - Rezoning from NS & OI to MU-Conditional for the development of a mixed use project with 310 multi-family units, a 200 room hotel, 15,000 sq. ft. of retail space and 80,000 sq. ft. of office space - 8.7 Acres - Land Lots 880 & 881 - 2800 & 2810 Spring Road - Westplan Investors Acquisitions, LLC - ***This item is to be tabled to the November 13, 2017 Planning and Zoning Board Meeting to allow for the completion of a Development of Regional Impact (DRI) review by the Atlanta Regional Commission (ARC) & the Georgia Regional Transportation Authority (GRTA).***

**Sponsors:** Norton and Roberts

**Attachments:** [Zoning Vicinity Map\\_Z17-014.pdf](#)

[Land Use Vicinity Map\\_Z17-014.pdf](#)

[Rezoning Application\\_Z17-014.pdf](#)

[Annexation Application\\_Z17-014.pdf](#)

[Legal Description\\_Z17-014.docx](#)

[Traffic Study\\_Z17-014.pdf](#)

- D. [2017-316](#) **Public Hearing** - Zoning Request Z17-015 - Rezoning from R-20 & GC to GC-Conditional for a veterinary clinic - 0.59 Acres, Land Lots 631 and 632 - 1763 Spring Street & 2808 Madison Street - PWH Engineering, Inc. - ***This item is to be tabled to the November 13, 2017 Planning and Zoning Board Meeting at the request of the applicant.***

**Sponsors:** Hein Warren and Stoner

**Attachments:** [Z17-015 Staff Memo.pdf](#)

[Zoning Vicinity Map\\_Z17-015.pdf](#)

[Land Use Vicinity Map\\_Z17-015.pdf](#)

[Zoning Application\\_Z17-015.pdf](#)

[Site Plan\\_Z17-015.pdf](#)

[Tree Plan\\_Z17-015.pdf](#)

[Water & Sewer Letter\\_Z17-015.pdf](#)

[Legal Description\\_Z17-015.docx](#)

- E. [2017-360](#) **Public Hearing** - Zoning Request Z17-018 - Rezoning from FC to RAD-Conditional for the development of two single-family homes - 0.446 Acres - Land Lot 452 - 990 Dell Avenue - Kimberly Norwood Properties,

LLC.

**Sponsors:** Hein Warren and Stoner

**Attachments:** [Staff Memo\\_Z17-018.pdf](#)

[Zoning Vicinity Map\\_Z17-018.pdf](#)

[Land Use Vicinity Map\\_Z17-018.pdf](#)

[Rezoning Application\\_Z17-018.pdf](#)

[Building Elevations\\_Z17-018.pdf](#)

[Site Plan\\_Z17-018.pdf](#)

[Tree Plan\\_Z17-018.pdf](#)

[Existing Survey\\_Z17-018.pdf](#)

[Legal Description\\_Z17-018.doc](#)

- F. [2017-362](#) **Public Hearing** - Zoning Request Z17-019 - Special Land Use Permit for the installation of a cell tower - 2.8 Acres - Lant Lot 634 - 1700 Roswell Street - Verizon Wireless. ***This item will be tabled to the November 13, 2017 Planning and Zoning Board Meeting at the request of the applicant.***

**Sponsors:** Hein Warren and Stoner

**Attachments:** [Z17-019\\_Staff Memo.pdf](#)

[Zoning Vicinity Map\\_Z17-019.pdf](#)

[Land Use Vicinity Map\\_Z17-019.pdf](#)

[SLUP Application\\_Z17-019.pdf](#)

- G. [2017-357](#) **Public Hearing** - Zoning Request Z17-021 - Rezoning from GC to MU for the development of a mixed use project - 10.4 Acres - Land Lots 845 & 846 - 3110 Sports Avenue - JLB Realty, LLC - ***This item is to be tabled to the November 13, 2017 Planning and Zoning Board at the request of the applicant.***

**Sponsors:** Norton and Roberts

- H. [2017-359](#) **Public Hearing** - Zoning Request Z17-020 - Rezoning from GC to OD for the development of a self-storage facility - 2.74 Acres - Land Lot 810 - 2520 Spring Road - Stein Investment Company - ***This item will be tabled to the November 13, 2017 Planning and Zoning Board Meeting at the request of the applicant.***

**Sponsors:** Roberts and Norton

- I. [2017-358](#) **Public Hearing** - Rezoning from R-15 to RM-15-Conditional for the development of 59 townhome units - 4.71 Acres - Land Lot 809 - 2708, 2720, 2732, 2742, 2754, 2766, 2776, 2788, 2800 and 2812 Bell Drive - The Woodberry Group -

**Sponsors:** Roberts and Norton

**Attachments:** [Staff Memo\\_Z17-016.pdf](#)

[Zoning Vicinity Map\\_Z17-016.pdf](#)

[Land Use Vicinity Map\\_Z17-016.pdf](#)  
[Rezoning Application\\_Z17-016.pdf](#)  
[Site Plan\\_V.3\\_Z17-016.pdf](#)  
[Tree Plan\\_V.3\\_Z17-016.pdf](#)  
[Building Elevation\\_V.2\\_Z17-016.pdf](#)  
[Building Elevation\\_V.2\\_22 & 26\\_Z17-016.pdf](#)  
[Garvis Sams Letter\\_09262017\\_Z17-016.pdf](#)  
[Garvis Sams Letter\\_08310217.pdf](#)  
[Garvis Sams Letter\\_08172017\\_Z17-016.pdf](#)  
[Garvis Sams Letter\\_07172017\\_Z17-016.pdf](#)  
[Water & Sewer Letter\\_Z17-016.pdf](#)

4. **Approval of Minutes:**

- A. [2017-361](#) Approval of the August 14, 2017 Planning and Zoning Minutes.

**Attachments:** [08-14-2017 August 14, 2017 P&Z Meeting Minutes - FINAL w atchmnts.pdf](#)

5. **Adjournment**