



Planning Commission
January 17, 2008

Meeting Minutes

Board Members Present	Roger Rupnow (Chair), Lee Duncan, Donald Boyken, Susan Maziar, Wayne Thatcher and David Rubenstein
Board Members Absent	Bob Wiley (Vice Chair)
Staff Present	Nancy Leathers, Chris Miller, Harmit Bedi, Cesar Geraldo, Dennis Payne, Mark Moore, Bridgette Gray, Patrice Ruffin, Terry Robinson, Cecilia McCoy

CALL to Order	Roger Rupnow called the meeting to order at 7:00 p.m.
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I.	PUBLIC COMMENT
	Mark King, 225 Wessex Court, Sandy Springs - Representative Sandy Springs Council of Neighborhoods, a volunteer residential advocacy group providing a support network for residential and condominium associations. With more than 120 neighborhood associations throughout the community, only some three to six dozen are actually paying dues. They tend to pay dues when an issue is before them. Volunteers seek out concerns that affect the neighborhood and present those to the community that is involved, determine it's position, and provide our knowledge base in support of their position telling them what the policies, rules and regulations are of the community and what might be a reasonable position to take. Bill Grossman, 5061 Hidden Branches Drive, Sandy Springs – Representative of the Dunwoody Homeowner's Association. We're primarily concerned with what happens on Hammond Drive and Peachtree-Dunwoody. We have several hundred dues-paying members who, even though they reside in Sandy Springs, continue to pay dues to us and ask us to be involved in issues that affect them. We worked with your staff to try to finetune your land use plan and we're comfortable with it, urging you to follow it speaking particularly to tonight's corporate campus application. Redevelopment is considered appropriate. Our concerns are primarily traffic and signage issues. We hope to meet with the applicant before this goes to your Commissioner's.
II.	PREVIOUS ACTION REPORT
	ACTION: Lee Duncan moved to recommend approval of the Action Report from the December 20, 2007 meeting with changes. Wayne Thatcher seconded. The motion was APPROVED (5-0, Duncan, Boyken, Maziar, Thatcher and Rubenstein for; Rupnow not voting, Wiley absent).
III.	PREVIOUS MINUTES
	ACTION: Lee Duncan moved to recommend deferring action on the December 20, 2007 Minutes until the next meeting. Staff is to get a complete copy of the Minutes to the Commission. Donald Boyken seconded. The motion was APPROVED (5-0, Duncan, Boyken, Maziar, Thatcher and Rubenstein for; Rupnow not voting, Wiley absent).
IV.	REZONING – NEW
A.	RZ07-038/U07-015/CV07-028 1140 & 1150 Hammond Drive <i>Applicant: Corporate Campus, LLC</i> <i>Representative: Pete Hendricks</i> SUMMARY/STAFF PRESENTATION: Patrice Ruffin/ To rezone the subject property from MIX conditional to MIX for the development of 753,000 square feet of commercial and office space, a 160-room hotel, and 400 residential units, with concurrent variances and a use permit to exceed the maximum district height.

Applicant Presentation:

(Invitation for public comment in support of and in opposition to the petition)

• **Support for the Petition:**

Patrick Chesser, 660 Fair Oaks Manor, Sandy Springs
Trisha Thompson, 145 River No. Drive, Sandy Springs

• **Against the Petition:**

None

(Close of public hearing. Planning Commission questions and discussion)

ACTION: Lee Duncan moved to recommend deferral with remand to the Planning Commission. Wayne Thatcher seconded. The motion was APPROVED (5-0, Duncan, Boyken, Maziar, Thatcher and Rubenstein for; Rupnow not voting, Wiley absent).

Note: The Commission provided the following comments and suggestions: 1) Variance #1 should only apply to the area around the retail building currently under construction at the northwest corner of the site. 2) Variance #2 should not be approved and the applicant should be required to provide the 20% open/greenspace as recommended in the Comprehensive Plan (15% green; 5% open). 3) The site should be limited to 1 full access curb cut per road frontage. Variance #3 & #4 should not be approved as the site only needs 1 freestanding sign per main (full access) entrance on the site. 4) For Variance #5, the applicant needs to define the exact number of directional signs. 5) Variances #6 & #7 should be denied because approval would permit an excessive number of signs.

The Commission also recommended that the staff conditions be amended as follows: 1) Condition 1.a. should clearly define the square footage for each use separately. 2) Condition 1.b. should require for-sale only units as provided by the applicant. 3) Condition 1.d. should define the heights for each building, including proposed structured parking, separately.

Additionally, the Commission has requested that the applicant provide architectural elevations of the proposed parking decks on the site, provide a clear plan for interparcel access and for access to MARTA, and consider restricting the ability for drive-thru uses to be developed as a part of the project.

V. ORDINANCES AND RESOLUTIONS

A. RZ08-002

Applicant(s):

Representative:

SUMMARY/STAFF PRESENTATION: Patrice Ruffin/An Ordinance to Amend Article 3, Definitions of the Sandy Springs Zoning Ordinance.

Applicant Presentation:

(Invitation for public comment in support of and in opposition to the petition)

• **Support for the Petition:**

None

• **Against the Petition:**

None

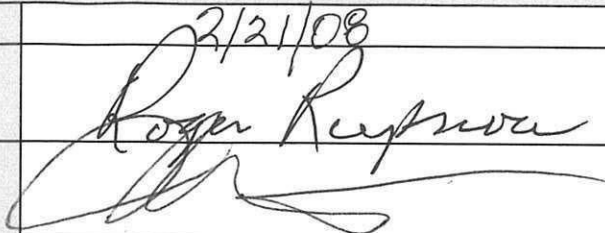
(Close of public hearing. Planning Commission questions and discussion)

ACTION: Lee Duncan moved to recommend deferral with remand to the Planning Commission. Wayne Thatcher seconded. The motion was APPROVED (5-0, Duncan, Boyken, Maziar, Thatcher, Rubenstein, for; Rupnow not voting; Wiley absent). The Commission would like to review this section of the Zoning Ordinance in greater detail and make additional changes where necessary.

Condition(s): N/A

B.	RZ08-003
	<i>Applicant:</i> <i>Representative(s):</i> SUMMARY/STAFF PRESENTATION: An Ordinance to Amend Article 4, General Provisions, of the Sandy Springs Zoning Ordinance. Applicant Presentation: (Invitation for public comment in support of and in opposition to the petition) • Support for the Petition: None • Against the Petition: None (Close of public hearing. Planning Commission questions and discussion)
	ACTION: Recommendation for approval except for Section 4.14E., F., and G. with direction to staff to review these sections and prepare alternative requirements.
	Condition(s): N/A

Meeting Adjournment	The meeting was adjourned at 8:33 p.m.
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Approval Signatures	
Date Approved	3/21/08
Roger Rupnow, Chairman	
Nancy Leathers, Director of Community Development	
Bridgette Gray, Administrative Assistant/Transcriber	