



PLANNING COMMISSION

Lee Duncan, Post 2 – Chair
Wayne Thatcher, Post 3 – Vice Chair
Al Pond, Post 4
Susan Maziar, Post 7
David Rubenstein, Post 5
Roger Rupnow, Post 1
Steve Tart, Post 6

12 Thursday January 19, 2011		Regular Meeting Minutes	7:00 PM
Board Members Present	Lee Duncan, Chair, David Rubenstein, Susan Maziar, Al Pond, and Steve Tart		
Board Members Absent	Wayne Thatcher, Vice Chair, and Roger Rupnow		
Staff Present	Angela Parker, Patrice Dickerson, Doug Trettin, Gloria Goins, Melissa Rixey, Michael Barnett, and Brad Edwards		
Call to Order	Lee Duncan called the meeting to order at 7:00 p.m.		

ADOPTION OF AGENDA

Motion and Vote: Pond moved to approve the agenda. Rubenstein seconded. Recommendation for approval of the agenda. Approved (4-0, Tart, Pond, Rubenstein, and Maziar for; Duncan not voting; Wayne Thatcher and Roger Rupnow absent).

PUBLIC COMMENT

Barbara Malone (240 Colewood Way), representing the Sandy Springs Council of Neighborhoods, recognized Wayne Thatcher and Roger Rupnow for their service to the City and the Planning Commission. In their service, they led by example and offered diligence, superior knowledge, and common sense. For all the quality public service mentioned, Ms. Malone was truly sorry to see them leave the Commission and expressed a heartfelt "Thank You" and wished them well.

Trisha Thompson (145 River North Parkway), as the Chairman of the Sandy Springs Council of Neighborhoods, recognized Roger Rupnow and Wayne Thatcher for their public service in that it was a pleasure and a privilege to work with them over the years as they diligently carried out their duties; Roger, with his background as a City Planner made our City a better place, and Wayne, with his background as an Engineer, also made the City a better place. Both were scrupulous in their investigation and consideration of the planning and applications before them. They will be deeply missed for their leadership, integrity, great effort, and exemplary consideration provided to the City. Chairman Lee Duncan said he is fully aware of the strong feeling the Planning Commission has toward Wayne and Roger, but the actions of the Elected Officials must be respected. He feels confident that they will still be an active part of the City in some capacity. Commissioner Steve Tart iterated that he appreciated both Barbara's and Trisha's comments and considers Roger and Wayne mentors for their depth of knowledge. Mr. Tart also said he would probably still look back to Wayne and Roger for making wiser decisions.

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Rubenstein moved to approve of December 15, 2011 Minutes meeting. Tart seconded. Recommendation for approval of the minutes. Approved (4-0, Tart, Pond, Rubenstein, and Maziar for; Duncan not voting; Wayne Thatcher and Roger Rupnow absent).

U11-004 650

Mount Vernon Hwy.

SUMMARY/STAFF PRESENTATION: A Use Permit to maintain a Private School.

APPLICANT PRESENTATION:

Debbie Scarborough, 650 Mt. Vernon Hwy, Atlanta, GA. 30328

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

SUPPORT FOR THE PETITION:

Dr. Kenneth C. Link, 6353 Glenridge Dr., Sandy Springs, GA. 30328

AGAINST THE PETITION:

Barbara Malone, ON File

Barbara Jacobs, 6375 Glenridge Drive, Unit 300,

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

Motion and Vote: Rubenstein moved to approve. Tart seconded. Recommendation for approval subject to Staff conditions amended as follows: Add a condition i.e. that the Applicant/Owner shall provide vehicular circulation/stacking plan that accounts for the maximum students permitted under condition i.c. above. The submitted vehicular circulation/stacking plan shall be subject to City approval. Approved (4-0, Tart, Pond, Rubenstein, and Maziar for; Duncan not voting; Wayne Thatcher and Roger Rupnow absent).

TA12-001

SUMMARY/STAFF PRESENTATION: An Ordinance to Amend Section 18.2.1, Basic Off-Street Parking Requirements, and Section 19.3.1, Adult Establishments, of the Sandy Springs Zoning Ordinance

APPLICANT PRESENTATION:

None

(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)

Motion and Vote: Tart moved to approve. Maziar seconded. Recommendation for approval as presented by staff. Approved (4-0, Tart, Pond, Rubenstein, and Maziar for; Duncan not voting; Wayne Thatcher and Roger Rupnow absent).

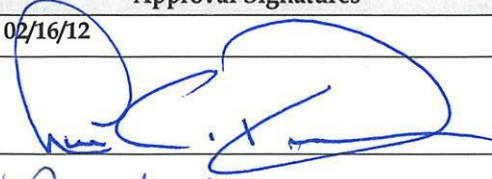
WORK SESSION**Comprehensive Plan Revisions****Discussion:**

Work Session Comprehensive Plan Recommendations Chapter 5 - Policies			
Node 7 - Roswell Road and I-285 (Downtown)			
Update FLU map to reflect correct node title	121	Editorial	The Commission accepted this recommendation.
Update boundaries to reflect map	121	Editorial	The Commission recommended revising the map boundary to reflect the text of the Plan (limit the eastern boundary to Mountain Creek Road and the apartment property just south of I-285).
Guidelines & Policies #1 - limit height to 15 stories (example Decatur limits to 86 feet)	121	Policy	The Commission does not recommend limiting the height or density in the node.
Guidelines & Policies #2 - clarify "significant", specify how much additional greenspace is required for bonuses (use same 1st paragraph as on page 123); COMMENT FROM CITY'S LITIGATION ATTORNEY -- You would also benefit from a statement that the increased density is dependent on combination of smaller platted lots and DOES NOT apply to pre-existing single family platted lots under prior plans and zoning ordinances.; guidelines. Need limits again in paragraph 1. Paragraph 2 should be rewritten. What are densities and heights of a significant nature? If you limit both density and height on the outside, then this could read "Densities and heights exceeding the standards provided shall not be approved for any project occupying less than four acres. For properties four acres and over, modifications of both density and height exceeding the limits of ___ are permitted, provided that for every additional ___ in density or ___ in height, an additional ___% of greenspace shall be required over the base requirement." or some such. As an alternative to the above paragraph, I like what appears at the top of page 123 as a standard.	121	Policy	The Commission does not recommend limiting the height or density in the node.
Guidelines & Policies #3 - provide additional policies on transitions from LWR to LWC to LWN within node and from node to adjacent neighborhoods	121	Policy	The Commission accepted this recommendation.
Consistent with Main Street Overlay	121	Editorial	The Commission accepted this recommendation.

Node 8 - Town Center			
Guidelines & Policies #6.c. - delete reference to parking lots, rely on greenspace definition	123	Editorial	The Commission accepted this recommendation.
Consistent/Matching with Main Street Overlay	123	Editorial	The Commission accepted this recommendation.
Guidelines & Policies #7.a. - clarify "significant"	124	Policy	The Commission accepted this recommendation.
80, 90, & 120 Johnson Ferry Road - change from R1-2 to O	125	Policy	The Commission recommended that the Future Land Use designation remain R1-2. The Commission found that even though the existing uses are offices in former residences, changing the designation may encourage development that does not allow proper transition to the adjacent townhome community.

ADJOURNMENT

Meeting adjourned at 8:40 p.m.

Approval Signatures	
Date Approved	02/16/12
Lee Duncan, Chairman	
Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Administrative Coordinator/Transcriber	