



PLANNING COMMISSION

Lee Duncan, Post 2 – Chair
Al Pond, Post 4 - Vice Chair
Jim Squire, Post 3 – Vice Chair
Susan Maziar, Post 7
David Rubenstein, Post 5
Lane Frostbaum, Post 1
Steve Tart, Post 6

Thursday February 16, 2012	Regular Meeting Minutes	7:00 PM
Board Members Present	Lee Duncan, Chair, Al Pond, Vice Chair, David Rubenstein, Susan Maziar, Jim Squire, Lane Frostbaum, and Steve Tart (in at 7:06 p.m.)	
Board Members Absent	None	
Staff Present	Angela Parker, Patrice Dickerson, Gloria Goins, Melissa Rixey, and Dave Wells	
Call to Order	Lee Duncan called the meeting to order at 7:00 p.m.	

ADOPTION OF AGENDA

Motion and Vote: Rubenstein moved to amend the agenda. Frostbaum seconded. Motion to amend the agenda to add Election of Officers. Approved (5-0, Frostbaum, Squire, Maziar, Pond, and Rubenstein for; Tart absent; Duncan not voting).

ADOPTION OF AGENDA

Motion and Vote: Squire moved to approve the agenda. Frostbaum seconded. Approved (5-0, Frostbaum, Squire, Maziar, Pond, and Rubenstein for; Tart absent; Duncan not voting).

ELECTION OF OFFICERS

Motion and Vote: Maziar moved to approve the agenda. Squire seconded. Motion to elect Lee Duncan as Chair and Al Pond as Vice Chair. Approved (4-0, Frostbaum, Squire, Maziar, and Rubenstein for; Pond abstained; Tart absent; Duncan not voting).

APPROVAL OF PREVIOUS MEETING'S MINUTES

None

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Pond moved to approve of January 19, 2012 Minutes meeting. Rubenstein seconded. Recommendation for approval of the minutes. Approved (5-0, Frostbaum, Squire, Maziar, Pond, and Rubenstein for; Tart absent; Duncan not voting). Ms. Maziar also noted a correction for the December 15,

2011 minutes related to the 1/4 mile radius discussion item during the Work Session portion of the meeting.

TA12-005

SUMMARY/STAFF PRESENTATION: An Ordinance to Amend Section 12B.8, Main Street District Standards, 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: Pomd moved to approve. Squire seconded. Recommendation for approval of the amendment with the request that the language specifically reflect that the square footage limitation applies only to retail establishments (6-0, Tart, Frostbaum, Squire, Maziar, Pond, and Rubenstein for; Duncan not voting).

WORK SESSION

Comprehensive Plan Revisions

Discussion:

WORK SESSION			
Revision Recommendation Details	Page	Type	Planning Commission Recommendation - 02/16/12
Chapter 5 - Policies			
Node 9 - Roswell Road and Vernon Woods Drive (Uptown)			
Update FLU map to reflect correct node title	125	Editorial	The Commission accepted this recommendation.
Change boundary from SS Circle to Cromwell Road (see map)	125	Editorial	The Commission accepted this recommendation.
Guidelines & Policies #1. - building heights not consistent with Main Street District; include greenspace in last sentence	125	Editorial	The Commission accepted this recommendation. However, the Commission recommended that a review be completed for all of the node policies regarding incentive and bonuses allowances for increased height if additional greenspace can be provided.
Guidelines & Policies #2. - Amend "elimination of consolidate" to "elimination or consolidation"; specify how much additional greenspace is required for bonuses (use same 1st paragraph as on page 123); include greenspace at end of sentence	125	Editorial Policy	The Commission accepted this recommendation.
Clarify transitions to surrounding areas	125	Editorial	The Commission accepted this recommendation.
Consistent with Main Street Overlay	125	Editorial	The Commission accepted this recommendation.
Additional recommendations		Policy	The Commission recommended that Nodes 9 and 10 be combined due to their proximity, development pattern, and transportation interactions. This could further encourage assemblages; The Commission also recommended that the parcel zoned C-2 (1987) just south of the Abernathy Square shopping center be included in the node.
Node 10 - Intersection of Abernathy Road and Roswell Road			
Update FLU map to reflect correct node title	127	Editorial	The Commission accepted this recommendation.
Vision #2 - Change "Greenway" to "Linear Park"	127	Editorial	The Commission accepted this recommendation.
Guidelines & Policies #1. - include greenspace in last sentence	127	Editorial	The Commission accepted this recommendation.
Guidelines & Policies #3 - Change "Greenway" to "Linear Park"	127	Editorial	The Commission accepted this recommendation.
Clarify transitions to surrounding areas	127	Editorial	The Commission accepted this recommendation.
Consistent with Main Street Overlay	127	Editorial	The Commission accepted this recommendation.

Additional recommendations			Under Vision #1, the Commission recommended a reanalysis of the term "high intensity". While this is a desirable retail location, it may be better to refer to this node as high density due to the nature of the corridor, the current upgrades being taken with the transportation network, and the surrounding residential areas.
Node 11 - Peachtree-Dunwoody Road, north of Abernathy			
Update FLU map to reflect correct node title	129	Editorial	The Commission accepted this recommendation.
Guidelines & Policies #4 Office and residential only	129	Policy	The Commission recommended that the text may need to state that mixed use development is allowed with retail as an amenity, rather than limiting the uses in this area. The Commission considered the MARTA station and the opportunity for the area to be transit oriented/walkable. Additionally, the Commission considered the PCID office market and the potential for hotel or other developments that may not fall into any of the narrow categories being discussed.
Guidelines & Policies #3 - add parentheses to end of sentence	129	Editorial	The Commission accepted this recommendation.
Clarify transitions to surrounding areas	129	Editorial	The Commission accepted this recommendation.

WORK**Comprehensive Plan Revisions**

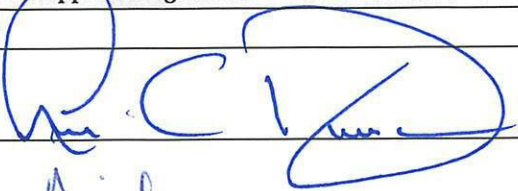
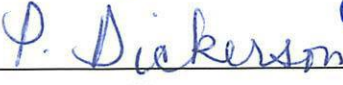
Revision	Page	Planning Commission Recommendation
Chapter 1 - Vision, Character Areas, and Future Land Use		
Update Town Center redevelopment description with new boundaries, etc.	30	The Commission accepted the revision recommendation.
Intro to living working categories. You require a transition where LW meets a protected neighborhood, but no transition where a particular LW	40	The Commission accepted the revision recommendation. A comment was made regarding the use of "living-working" and document and that staff should consider making all such references consistent.

abuts a less intense category.			
Chapter 3 - Summary of Community Assessment and Planning Data			
Update 2nd paragraph to discuss ChatComm		83	The Commission accepted the revision recommendation.
Update 5th and 7th paragraphs regarding parks		86	The Commission accepted the revision recommendation.
Chapter 4 - Reference to Other Plans			
Update Solid Waste section		91	The Commission recommended that staff modify the language to generalize the reference to the plan, so that document does in this manner.
Update CDBG section		92	The Commission recommended that staff modify the language to generalize the reference to the plan, so that document does in this manner. The Commission raised concern that CDBG documents have not been brought to the Planning Commission for re
Chapter 5 - Policies			
Node 1 - Windsor Parkway			
Guidelines & Policies #6.a. clarify "significant"		109	The Commission accepted the revision recommendation. The Commission recommended that the language be clarified to state 15% greenspace and that required setbacks and landscape strips do not count toward the requirement.
Consistent with Suburban Overlay/Guidelines & Policies #5		109	The Commission accepted the revision recommendation. The Commission recommended that Policy #5 be modified to "automobile" to distinguish auto repair garages and other uses from such uses as a bank with a drive-through window.
Guidelines & Policies - New Policy		109	The Commission recommended that a policy be added about this area being a gateway into the city ("sense of arrival") and to be here based on the land area and the adjacent properties to the south in City of Atlanta.
Node 2a - Long Island Drive/Franklin Road			
Update FLU map to reflect correct node title		110	The Commission accepted the revision recommendation.
Guidelines & Policies		110	The Commission accepted the revision recommendation.

#2 Office and residential only			
Guidelines & Policies #5.a. clarify "significant"		110	The Commission accepted the revision recommendation. The Commission recommended that the language be clarified to state 15% greenspace and that required setbacks and landscape strips do not count toward the requirement.
Consistent with Suburban Overlay/Guidelines & Policies #4		110	The Commission accepted the revision recommendation. The Commission recommended that Policy #4 be modified to "automobile" to distinguish auto repair garages and other uses from such uses as a bank with a drive-through window.
Node 2b - Glenridge Drive			
Update FLU map to reflect correct node title		111	The Commission accepted the revision recommendation.
Guidelines & Policies #2 Office and residential only		111	The Commission accepted the revision recommendation.
Guidelines & Policies #5.a. clarify "significant"		111	The Commission accepted the revision recommendation. The Commission recommended that the language be clarified to state 15% greenspace and that required setbacks and landscape strips do not count toward the requirement.
Consistent with Suburban Overlay/Guidelines & Policies #4		110	The Commission accepted the revision recommendation. The Commission recommended that Policy #4 be modified to "automobile" to distinguish auto repair garages and other uses from such uses as a bank with a drive-through window.
Maps for Nodes 1, 2a, and 2b		112	The Commission raised questions about the reasons that certain live-work parcels were left out of the node boundaries. They should be included so that policies, including assemblage and transition policies, would apply to these parcels as well.
			Adjournment 8:58 p.m.

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	