SANDY SPRINGS
GEORGIA

Planning Commission
February 18, 2010

Meeting Minutes

Board Members Present	Lee Duncan (Chair), Wayne Thatcher (Vice Chair), Roger Rupnow, Steve Tart, David Rubenstein, Susan Maziar, and Al Pond
Board Members Absent	None
Staff Present	Chris Miller, Patrice Ruffin, Cesar Geraldo, Linda Abaray, Mark Moore, Doug Trettin, Gloria Goins, Nathan Ippolito, and Terry Robinson

CALL to Order	Lee Duncan called the meeting to order at 7:00 p.m.

	APPROVAL OF AGENDA
	ACTION: Rubenstein moved to amend the agenda to add the election of officers as follows: Duncan as Chair and Thatcher as Vice Chair. Rupnow seconded. Approved (5-0, Thatcher, Pond, Maziar, Rupnow, and Rubenstein for; Duncan not voting; Tart abstaining). **ACTION**: Rubenstein moved to approve the agenda as amended. Rupnow seconded. Approved (5-0, Thatcher, Pond, Maziar, Rupnow, and Rubenstein for; Duncan not voting; Tart abstaining).
	PUBLIC COMMENT – No Public Comment
	PREVIOUS MINUTES
	ACTION: Rubenstein moved to approve Meeting Minutes of January 21, 2010. Rupnow seconded. Approved (5-0, Thatcher, Pond, Maziar, Rupnow, and Rubenstein for; Duncan not voting; Tart abstaining).
	REZONING
1.	**RZ09-006/CV09-015** 1155 Mount Vernon Highway **SUMMARY/STAFF PRESENTATION:** To rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) conditional, with concurrent variance(s), to allow a new fast food restaurant. **Applicant Presentation:** Jeff Dehner, 6400 Powers Ferry Rd., Atlanta, GA. 30339 Ashley Spering, 1165 Sanctuary Pkwy, Alpharetta, GA. 30009 Gary Bogo, 1165 Sanctuary Pkwy, Alpharetta, GA. 30009 **(Invitation for public comment in support of and in opposition to the petition)** • **Support for the Petition:** None • **Against the Petition:** Bill Grossman, 5061 Hidden Branches Dr., Dunwoody, GA. 30338 Mary Jo Marx, 7050 Hunters Branch Dr., Sandy Springs, GA. 30328 Trisha Thompson, On File

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

ACTION: Thatcher moved to recommend a 60 day deferral to allow the applicant time to provide additional and/or revised information. Denied (0-5, Thatcher, Pond, Maziar, Rupnow, and Rubenstein against; Duncan not voting; Tart abstaining). Rupnow seconded. Approved (5-0, Thatcher, Boyken, Rupnow, Pond, Maziar and Rubenstein for; Duncan not voting;

ACTION: Maziar moved to recommend denial of RZ09-009/CV09-015. Rupnow seconded. Approved (5-0, Thatcher, Pond, Maziar, Rupnow, and Rubenstein for; Duncan not voting; Tart abstaining). The Commission expressed concern over opposition by certain community associations and continued enforcement of the original zoning condition limiting the shopping center to one [drive-through] fast food restaurant.

ACTION: Rubenstein moved the Commission recommend to express the following issue regarding the aforementioned denial of RZ09-009/CV09-015: Lack of pedestrian connectivity to the adjacent Crown Pointe office property to the east. Maziar seconded. Approved (5-0, Thatcher, Pond, Maziar, Rupnow, and Rubenstein for; Duncan not voting; Tart abstaining).

ACTION: Rubenstein moved the Commission recommended to express the following issue regarding the aforementioned denial of RZ09-009/CV09-015: Insufficient green space not meeting the policy standard of 15% for the entire shopping center. Rupnow seconded. Approved (5-0, Thatcher, Pond, Maziar, Rupnow, and Rubenstein for; Duncan not voting; Tart abstaining).

ACTION: Rubenstein moved the Commission recommended to express the following issue regarding the aforementioned denial of RZ09-009/CV09-015: Insufficient quality of traffic circulation and directional/way-finding signage for the entire shopping center. Maziar seconded. Approved (5-0, Thatcher, Pond, Maziar, Rupnow, and Rubenstein for; Duncan not voting; Tart abstaining).

ACTION: Rubenstein moved the Commission recommended to express the following issue regarding the aforementioned denial of RZ09-009/CV09-015: Lack of thoughtful provision for employee parking for the proposed Wendy's perhaps to be located adjacent to and west of the throat of the vehicular ingress/egress on Perimeter Center West. Rupnow seconded. Approved (5-0, Thatcher, Pond, Maziar, Rupnow, and Rubenstein for; Duncan not voting; Tart abstaining).

ACTION: Rubenstein moved the Commission recommended to express the following issue regarding the aforementioned denial of RZ09-009/CV09-015: Deficiency in traffic circulation in and around the Chick-Fil-A outparcel. Thatcher seconded. Approved (5-0, Thatcher, Pond, Maziar, Rupnow, and Rubenstein for; Duncan not voting; Tart abstaining).

ACTION: Rubenstein moved the Commission recommended to express the following issue regarding the aforementioned denial of RZ09-009/CV09-015: Lack of true pedestrian access from the MARTA facility to the proposed Wendy's and to the shopping center as a whole. Rupnow seconded. Approved (5-0, Thatcher, Pond, Maziar, Rupnow, and Rubenstein for; Duncan not voting; Tart abstaining).

2. **RZ09-011**
6550 Roswell Road (SR 9)

SUMMARY/STAFF PRESENTATION: To rezone the subject property from C-1 conditional to C-1 to allow clinic use in the existing building.

Applicant Presentation:
Gerald Benda, 1801, Peachtree St. Ste 330, Atlanta, GA. 30309

(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: Pond moved to recommend approval subject to staff conditions. Rupnow seconded. Approved (5-0,

		Thatcher, Pond, Maziar, Rupnow, and Rubenstein for; Duncan not voting; Tart abstaining).
		RZ09-012/CV09-020 1120 Hope Road **SUMMARY/STAFF PRESENTATION:** To rezone the subject property from O-I conditional to O-I to allow medical office and adult day care use in the existing building, with concurrent variances. **Applicant Presentation:** Laurel David, 3500 Lenox Rd. Ste 760, Atlanta, GA. 30326 Victor Vaysman, 3500 Lenon Rd. Atlanta, GA. 30326 **(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:** Rubenstein moved to recommend approval subject to staff conditions. Thatcher seconded. Approved (5-0, Thatcher, Pond, Maziar, Rupnow, and Rubenstein for; Duncan not voting; Tart abstaining).
		DISCUSSION ITEM
	3.	**TA10-001** An Ordinance to Amend Article 12B, Sandy Springs Overlay District, of the Sandy Springs Zoning Ordinance **ACTION:** Board Members recommend the following: 1. Create a model of the Main Street District for public to view. 2. Contact Property Manager/Owners to notify of proposed changes. 3. Set-up a meeting between Council, Board Members, and Staff to help bring this program together.
	4.	**TA10-002** An Ordinance to Amend Article 33, Signs, of the Sandy Springs Zoning Ordinance **ACTION:** Board Members recommend the following: 1. Board members would like to get a better clarification for signs near the right- of -way.
Meeting Adjournment		The meeting was adjourned at 9:13 p.m.

Approval Signatures	
Date Approved	03-18-2010
Lee Duncan, Chairman	
Patrice Ruffin, Assistant Director of Planning and Zoning	
Gloria Goins, Administrative Coordinator/Transcriber	