



**Planning Commission
February 19, 2009**

Meeting Minutes

Board Members Present	Lee Duncan (Chair), Wayne Thatcher (Vice Chair), Don Boyken, Susan Maziar, Al Pond, David Rubenstein, and Roger Rupnow
Board Members Absent	None
Staff Present	Nancy Leathers, Chris Miller, Patrice Ruffin, Linda Abaray, Michael Barnett, Mark Moore, Terry Robinson, and Jocelyn Stephens

CALL to Order	Lee Duncan called the meeting to order at 7:00 p.m.
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APPROVAL OF AGENDA	
	ACTION: David Rubenstein moved to recommend approval of the Agenda. Susan Maziar seconded. The motion was APPROVED (6-0, Thatcher, Boyken, Maziar, Pond, Rubenstein, Rupnow for; Duncan not voting).
PUBLIC COMMENT – No Public Comment	
PREVIOUS MINUTES	
	ACTION: Roger Rupnow moved to recommend approval of the Minutes from the January 15, 2009 meeting as amended. Susan Maziar seconded. The motion was APPROVED (5-0-1, Thatcher, Boyken, Maziar, Rubenstein, Rupnow for; Pond abstained; Duncan not voting).
REZONING	
1.	U08-016/U08-017/CV08-033 6025 Glenridge Drive <i>Applicant: Lutheran Church of the Apostles Venture</i> <i>Representative: Rik Galpin</i> SUMMARY/STAFF PRESENTATION: Patrice Ruffin/A use permit to allow construction of an 8,770 square foot addition to the existing church and a use permit to allow a day care facility, with concurrent variances. Applicant Presentation: Rik Galpin (Invitation for public comment in support of and in opposition to the petition) ● Support for the Petition: Lindell Sherrill, 5155 Peachtree Parkway, Building 300, Suite 3220, Norcross, Georgia 30092 ● Against the Petition: None (Close of public hearing. Planning Commission questions and discussion)
	ACTION: Don Boyken moved to recommend approval of the application subject to staff conditions amended to limit the roof peak of the proposed addition to the same height as the existing bell tower. David Rubenstein seconded. The motion was APPROVED (6-0, Thatcher, Boyken, Maziar, Pond, Rubenstein, and Rupnow for; Duncan not voting).

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a) Church and associated accessory uses in the existing structure at a density of 6,051.71 square feet per acre or 28,322 square feet, whichever is less.
 - b) The hours of operation for the day care facility shall be limited to:
Monday – Friday: 6:00a.m. To 7:00p.m.
 - c) Restrict the number of students to no more than 135.
2. To the owner's agreement to abide by the following:
 - a) To the site plan received by the Department of Community Development dated December 2, 2008. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
 - a) The owner/developer shall dedicate forty-five (45) feet of right-of-way from centerline of Glenridge Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - b) The owner/developer shall dedicate fifty-five (55) feet of right-of-way from centerline of Hammond Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
 - c) Reserve for the City of Sandy Springs along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance permit, sufficient land as necessary to provide for compliance with the Comprehensive Plan. All building setback lines shall be measured from the dedication but at no time shall a building be allowed inside the area of reservation. All required landscape strips and buffers shall straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation.

Fifty-five (55) feet from centerline of Glenridge Drive
 - d) Dedicate as right-of-way a forty-five (45) foot miter at the intersection of Glenridge Drive and Hammond Drive.
 - e) No more than one (1) exit/entrance on Glenridge Drive and one (1) exit/entrance on Hammond Drive or as may be approved by the Sandy Springs Traffic Engineer. Curb cut location and alignment are subject to the approval of the Sandy Springs Traffic Engineer.
 - f) The maximum building height shall be forty-five (45) feet (CV08-033).
 - g) To delete the parking lot landscape requirement in the existing parking lot (CV08-033).
 - h) To allow parking within the required minimum front yard setback (CV08-033).
 - i) To allow the proposed parking area to encroach into portions of the required twenty-five (25) foot zoning buffer and ten (10) foot improvement setback along the west property lines (CV08-033).
 - j) To reduce the required six (6) foot opaque fence to the existing four (4) foot wooden fence (CV08-033).

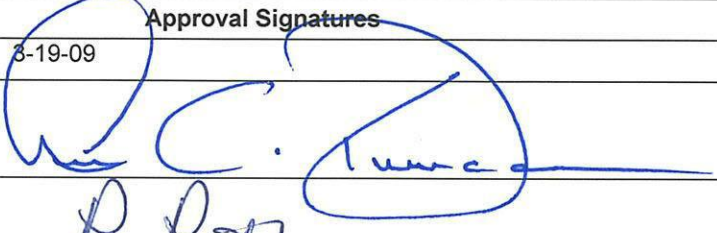
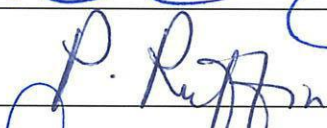
ORDINANCES AND RESOLUTIONS

2. TA09-002 An Ordinance to Amend Article 33, Signs

ACTION: Don Boyken moved to recommend approval as presented by staff and amended to limit signs during vacancy to a maximum of 90 days and a requirement that the property owner provide vacancy information for permit renewal. David Rubenstein seconded. The motion was APPROVED (6-0, Thatcher, Boyken, Maziar, Pond, Rubenstein, and Rupnow for; Duncan not voting).

3.	TA09-004 An Ordinance to Convert the Board of Zoning Appeals to the Board of Appeals ACTION: Susan Maziar moved to recommend approval as presented by staff and amended to change the term "occurrences" to "references" in the cover memo and the third paragraph of the ordinance preamble and to add "City" to the fourth section of the ordinance. Al Pond seconded. The motion was APPROVED (6-0, Thatcher, Boyken, Maziar, Pond, Rubenstein, and Rupnow for; Duncan not voting).
4.	TA09-005 An Ordinance to Adopt the City of Sandy Springs Zoning Map ACTION: Susan Maziar moved to recommend approval as presented by staff. David Rubenstein seconded. The motion was APPROVED (5-1, Thatcher, Boyken, Maziar, Pond, and Rubenstein for; Rupnow against; Duncan not voting).
5.	TA09-006 A Resolution to Adopt the City of Sandy Springs 2007 Comprehensive Plan Future Land Use Map Susan Maziar moved to recommend approval as presented by staff. Wayne Thatcher seconded. The motion was APPROVED (5-1, Thatcher, Boyken, Maziar, Pond, and Rubenstein for; Rupnow against; Duncan not voting).

Meeting Adjournment	The meeting was adjourned at 8:09 p.m.
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Approval Signatures	
Date Approved	3-19-09
Lee Duncan, Chairman	
Patrice Ruffin, Assistant Director of Planning and Zoning	
Jocelyn Stephens, Administrative Assistant/Transcriber	