



Planning Commission February 21, 2008

Meeting Minutes

Board Members Present	Roger Rupnow (Chair), Bob Wiley (VC), Donald Boyken, Susan Maziar, Wayne Thatcher, Lee Duncan
Board Members Absent	David Rubenstein
Staff Present	Nancy Leathers, Chris Miller, Harmit Bedi, Cesar Geraldo, Mark Moore, Jocelyn Stephens, Patrice Ruffin, Terry Robinson

CALL to Order	Roger Rupnow called the meeting to order at 7:00 p.m.
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	PUBLIC COMMENT - 10 Minutes
	Trisha Thompson, 145 River North Drive. Speaking as an individual. I've noticed in the new set of procedures that when there is a deferral in the front of the Planning Commission, the case goes forward to the Mayor and City Council who listen to the request for the application and then hopefully defer it back here to the Planning Commission to be reheard. I believe this is instituted because developers felt that they were not getting speedy, forward movement for their applications. However, it does seem to have added an extra layer of time. I wish that there were a mechanism now that the developer could opt not to go forward to the Mayor and City Council but to remain before you. We feel that if the developer asked for it himself, it will remove the burden. Thaea Lloyd, 570 Valley Lane. I wasn't prepared to really talk tonight, but since I have the opportunity, I would like to express my disappointment in the way I see things moving in Sandy Springs. I've been to many of these meetings, many Council meetings, Design Review Board meetings, and it's been my experience talking with my friends and neighbors and other members of the community, that the overriding concern seems to be towards higher and higher density in every inch of Sandy Springs to the detriment of our quality of life. I fought very hard many, many times with Fulton County to protect our neighborhoods and to protect our quality of life. I was so thrilled when Sandy Springs became a city, and I felt that I could go back to my life as an artist. I do not like coming to these meetings, but I am a determined, dedicated fighter and will fight to the death for what I believe in, but I'm worn out. I'm tired and I haven't seen results of my effort nor the results of my colleagues' and I'm dismayed, and I feel that Atlanta on a whole and Sandy Springs has reached a tipping point. Well we could afford to grow. We could afford a few more cars. We could afford a little higher density. We could plant a few more trees and that seemed to work. I really feel like we've reached a tipping point and our quality of life is being affected. I wish I could have Al Gore to my left and my right to help me make the point that the quality of our air has really rotten now. It's not just bad, it's very bad. And, yes, we could plant another tree, but it's not going to do me, in my lifetime, or my peers any good. I think somebody needs to start taking the courage to start making different kinds of decisions. I don't know how much money, I don't know how many dollars it takes to run the city, but I hear that we have enough that we don't need to make every vote for the higher density in favor of the developer rather than really looking very seriously at what type of community we want on both the east side and the west side of Roswell Road. Thank you very much.
	PREVIOUS MINUTES
	ACTION: Bob Wiley moved to recommend approval of the December 20, 2007 meeting Minutes. Wayne Thatcher seconded. The motion was APPROVED (5-0, Wiley, Boyken, Duncan, Maziar, and Thatcher for; Rupnow not voting; Rubenstein absent).
	PREVIOUS ACTION REPORT
	ACTION: Susan Maziar moved to recommend approval of the January 17, 2008 Action Report with the two modifications. Wayne Thatcher seconded. The motion was APPROVED (4-0-1, Boyken, Duncan, Maziar, and Thatcher for; Rupnow not voting, Wiley abstaining; Rubenstein absent).

	PREVIOUS MINUTES
	ACTION: Susan Maziar moved to recommend approval of the January 17, 2008 meeting Minutes. Donald Boyken seconded. The motion was APPROVED (4-0-1, Wiley, Boyken, Duncan, Maziar, and Thatcher for; Rupnow not voting, Wiley abstaining; Rubenstein absent).
	60/40 HOUSING POLICY
	ACTION: Bob Wiley moved to amend the agenda to add Item 9 the discussion items – 60/40 Housing Policy. Wayne Thatcher seconded. The motion was APPROVED (5-0, Wiley, Boyken, Duncan, Maziar, and Thatcher for; Rupnow not voting; Rubenstein absent).
	REZONING – (Deferred by Mayor and City Council with Remand to the Planning Commission)
1.	RZ07-021/U07-008/CV07-020 5775 & 5795 Glenridge Drive Applicant: MGLP Lakeside, LLP Representative: Jessica Hill SUMMARY/STAFF PRESENTATION: Patrice Ruffin/To rezone the subject property from O-I conditional and R-2 to MIX for the development of 300 residential units, 1,125,000 square feet of new and existing office space, 50,000 square feet of retail space, and a 200-room hotel, with four concurrent variances and a use permit to exceed the maximum district height. Applicant Presentation: Jessica Hill (Invitation for public comment in support of and in opposition to the petition) • Support for the Petition: Ed Hamilton, 5847 San Felipe, Houston, TX De Little, 609 Charlton Court, Marietta, GA 30064 • Against the Petition: Trisha Thompson, 145 River North Drive, Sandy Springs, GA Mark Sampl, 130 Stewart Drive, Atlanta, GA 30342 Doug Fazcieglia, 5925 Brookgreen Rd, Sandy Springs, GA Kent Garner, 435 Winfield Glen Court, Sandy Springs, GA Dick Farmer, 6080 Glenridge Drive, Sandy Springs, GA (Close of public hearing. Planning Commission questions and discussion) ACTION: Lee Duncan moved to recommend deferral until the March 3, 2008 special called public meeting. Wayne Thatcher seconded. The motion was APPROVED (5-0, Wiley, Boyken, Duncan, Maziar and Thatcher, for; Rupnow not voting, Rubenstein absent). Note: Mr. Thatcher recommended that the freestanding retail be deleted or moved into one of the other buildings, that the hotel be allowed to remain, but that it be moved to the Live-Work regional portion of the property if the height remains the same and that the site plan be revised to delete the second 16-story office building, but maintain the proposed landscaping. Ms. Maziar recommended that the setback on Glenridge be 70 feet as mentioned by the applicant, that 15% of the 38.8% open space on the plan be green space, and that the applicant reduce the amount of signage consistent with the proposed phasing of the development. Mr. Rupnow recommended that the parking provided be limited to the minimum required by the city.
2.	RZ07-039/U07-016/CV07-029 305 Carpenter Drive Applicant(s): Masoud Zahedi Representative: Masoud Zahedi SUMMARY/STAFF PRESENTATION: Patrice Ruffin/To rezone the subject property from A-L conditional to MIX for the development of 7,000 square feet of commercial space and 300 residential units, with concurrent variances and a use permit to exceed the maximum district height. Applicant Presentation: Masoud Zahedi (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 a withdrawal subject to Staff's recommendation and applicant's request. Bob Wiley seconded. The motion was APPROVED (5-0, Wiley, Boyken, Duncan, Maziar and Thatcher, for; Rupnow not voting; Rubenstein absent).
	Condition(s): N/A
	REZONING (NEW)
3.	RZ07-043/CV07-031/U07-017 109 Hilderbrand Drive and 6110 & 6118 Bluestone Road <i>Applicant: Heritage Sandy Springs</i> <i>Representative(s): Joe Bond and Harold Thompson</i> SUMMARY/STAFF PRESENTATION: Patrice Ruffin/To rezone the subject property from O-I conditional to O-I to maintain the existing two-story, 10,068 square foot office building on Bluestone Road and to maintain the remainder of the existing Heritage Sandy Springs site including the William Payne house, amphitheater, office building on Hilderbrand Drive, and other accessory buildings, with concurrent variances and a use permit for to maintain the amphitheater. Applicant Presentation: Joe Bond and Harold Thompson (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 approval subject to staff recommendations. Susan Maziar seconded. The motion was APPROVED (5-0, Wiley, Boyken, Duncan, Maziar, and Thatcher for; Rupnow not voting; Rubenstein absent), amending condition 3.f. to restrict neon and electronic reader boards from use on signs featuring changeable copy.
	Condition(s): N/A
4.	RZ07-044/CV07-032/U07-018 8475 Roswell Road (SR 9) <i>Applicant: SecurCare Properties, LLC</i> <i>Representative(s): Michelle Battle</i> SUMMARY/STAFF PRESENTATION: Patrice Ruffin/To rezone the subject property from C-1 conditional and M-1 conditional to C-1 to redevelop the existing storage facility and office building, with concurrent variances and a use permit to allow for a self-storage facility. Applicant Presentation: Michelle Battle (Invitation for public comment in support of and in opposition to the petition) • Support for the Petition: None • Against the Petition: Stan Jones, 225 Cliff Overlook, Atlanta, GA 30350 (Close of public hearing. Planning Commission questions and discussion)

	ACTION: Lee Duncan moved to recommend deferral with remand to the Planning Commission. Bob Wiley seconded. The motion was APPROVED (5-0, Wiley, Boyken, Duncan, Maziar, and Thatcher for; Rupnow not voting; Rubenstein absent) to allow the applicant time to meet with the neighbors again and time to revise the site plan and proposed architectural elevations subject to the applicant's request.
	Condition(s): N/A
	ORDINANCES AND RESOLUTIONS
5.	A resolution to authorize the adoption of the City of Sandy Springs Comprehensive Transportation Plan.
	ACTION: Lee Duncan moved to recommend deferral to the March 3, 2008 special called public meeting. Wiley seconded. The motion was APPROVED (5-0, Wiley, Boyken, Duncan, Maziar, and Thatcher for; Rupnow not voting; Rubenstein absent).
	Condition(s): N/A
	DISCUSSION ITEMS
6.	Article 3, Definitions, of the Sandy Springs Zoning Ordinance – The Commission directed staff to amend the definitions as follows: a) Flag Lot: include length of stem requirements as regulated by the subdivision regulations b) Grade Plane: clarify definition and provide example drawings in ordinance c) Height: clarify definition and provide example drawings in ordinance d) Laundries: add a separate definition for dry cleaners e) Add definitions for the various types of administrative variances
7.	An Ordinance to Amend Article 19, Administrative Permits & Use Permits, of the Sandy Springs Zoning Ordinance – Senior Housing The Commission directed staff to research unit sizes within the metro area (sizes listed seem to large) and the possibility of creating a separate zoning category for senior housing rather than a use permit category.
8.	An Ordinance to Amend Article 33, Signs, of the Sandy Springs Zoning Ordinance The Commission had questions about whether construction signs required by federal, state, or local law were considered under the construction sign regulations of Article 33.
9.	60/40 Housing Policy The Commission directed staff to complete an inventory of single family, townhouse/condo, and multifamily residential units before any policy is adopted (5-0, Wiley, Boyken, Duncan, Maziar, and Thatcher for; Rupnow not voting; Rubenstein absent). The study should include density of existing developments, any police and code enforcement data, and whether the properties are located within the SSOD or the PCID.

Meeting Adjournment	The meeting was adjourned at 9:49 p.m.
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Approval Signatures	
Date Approved	3-20-08
Roger Rupnow, Chairman	
Harmit Bedi, Director of Planning and Zoning	
Jocelyn Stephens, Administrative Assistant/Transcriber	

R207-021/W07-008/
CV07-020 (DRI)

Another 10,000 vehicles per day for SS Perimeter area?

Petition Target: This affects all SndySprgs Residents who drive/live in the Perimeter area

Sponsored by: SS Council of Nbrhoods; Glenridge-Hammond NA & High Point CA

Must be 18 years or older - One "signature" for every adult - read third question here on how to "sign" additional family members from one computer.

Can the Perimeter area of Sandy Springs really handle another 10,000 to 11,000 vehicle trips PER DAY?

We are opposed to the Lakeside project as proposed by the developer due to its inappropriate density; inadequate roads for the traffic it will generate and the character change it brings by introducing retail along Glenridge Drive. Greenstone Properties and Met Life have applied to rezone the Lakeside office property located on Glenridge Drive just north of I-285 and south of Hammond Park to Mix Use. The proposal includes two new 16 story office towers (final total of 1.1 million s.f. of office space) with an additional 10,000 to 11,000 vehicle trips per day - an increase of approximate 50% in this area.

The inappropriate density for this proposal is due to an obvious error in the City's new Land Use Map showing a "Regional" designation for a portion of the property due to its "proximity" to the Medical MARTA Station (adjacent to St. Joseph's; Northside Hospital and Children's Healthcare/Scottish Rite). The "Regional" designation used here was intended for areas within ½ mile walking distance to MARTA stations; however, the "Regional" area was drawn around the Medical MARTA Station and included this property on the other side of I-285 and GA-400. MARTA "commuters" would have to walk over a mile and a half from this new proposed office complex to get to the Medical MARTA Station. The new proposed MIX complex is also planned to include a 300 unit apartment building, a 200 room, 8 story hotel and 50,000 square feet of retail space along Glenridge Drive.

During a recent meeting between the applicant and the Sandy Springs Council of Neighborhoods **the developer was unwilling to discuss any reductions to the density or height of the office buildings.** The stretch of Glenridge adjacent to the proposed complex currently handles about 20,000 vehicle trips daily. The developer estimates that there will be 10,000-11,000 more vehicle trips per day **including 3,000 more office workers that will be added to the daily morning/evening commuter rush hour mix.**

The application will return for a vote from the City's Planning Commission on 2/21/08 and a final vote by the City Council on 3/18/08.

We the undersigned want the City to Protect our Neighborhoods. This project conflicts with our SS Neighborhoods, please Oppose the Lakeside project as presented.

We signed the "Another 10,000 vehicles per day for SS Perimeter area?" petition!

130:

Feb 21, 2008, Jeff Lebow , Georgia

I oppose this zoning change. We need to protect our neighbor hoods & quality of life. Traffic is dense enough in this area. Please be a responsive local government & side with the homeowners!

128:

Feb 21, 2008, Mark Sampl , Georgia

The roads in the Perimeter area cannot handle an additional 10,000 to 11,000 vehicles per day - I challenge anyone who says it can to "drive" down Peachtree-Dunwoody during an evening rush hour where there are 4 SS Police doing their best to control the mayhem. This project will create a similar experience on Glenridge Dr. The minor road changes the developer wants to make will not improve the rush hour problems. The error in the Land Use Map indicating this kind of high-density office use should be rescinded. This is an obvious conflict with the adjacent protected neighborhoods.

127:

Feb 21, 2008, Merrell Woodyard , Georgia

126:

Feb 21, 2008, Nancy Hupp , Georgia

do you really think that the people who work in this proposed complex will use MARTA when it is 1.5 miles away? This will be another traffic nightmare on the already overloaded perimeter!

125:

Feb 21, 2008, Patricio Gutierrez , Georgia

Please have this petition into account and act accordingly!

124:

Feb 20, 2008, Harold Juter , Georgia

123:

Feb 20, 2008, Leon Udwin , Georgia

It is already difficult to negotiate Glenridge at peak hours of the day. This will create a traffic jam on all interleading streets as well.

122:

Feb 20, 2008, Robert Matlock , Georgia

Not only will this devastate the surrounding neighborhood, it would also thoroughly further congest an important interstate entrance, hampering the ability of existing excess traffic to clear the area. The proposed development impact two major arteries, one north/south and hammond east/west...

121:

Feb 20, 2008, Trisha Thompson , Georgia

The "Quality of Life" in Sandy Springs, an issue which drove our exodus from Fulton County, seems to be forgotten in a rush for funds. This traffic should never be approved.

119:

Feb 19, 2008, Anonymous , Georgia

Surely, the developer hasn't ever sat in traffic on Glenridge.

118:

Feb 19, 2008, Sharon Follmer , Georgia

We cannot handle any further development at this time.

117:

Feb 19, 2008, Fred Follmer , Georgia

We are already over developed.

116:

Feb 19, 2008, Shirley Raby , Georgia

We need wider and better roads first.

115:

Feb 19, 2008, Kenneth Raby , Georgia

Will this just become another "money talks let commuters walk" exercise?

114:

Feb 19, 2008, Fred Wulfing , Georgia

At least three of you know me. I strongly am against this development. Fred Wulfing

113:

Feb 19, 2008, Anonymous , Georgia

Obviously this developer doesn't have to sit in the current traffic woes!

112:

Feb 19, 2008, KELLIE CARROLL , Georgia

The traffic in this area doesn't need to be any heavier. We want to keep as much integrity in OUR NEIGHBORHOODS as possible. Thanks for your consideration.

111:

Feb 19, 2008, Janet Holley , Georgia

Please don't add any more vehicle trips to an already extremely busy area. The infrastructure simply cannot support it!

110:

Feb 19, 2008, John Loconto , Georgia

I strongly oppose the density and traffic related to the proposed Lakeside project - RZ07-021/U07-008/CV07-020 (DRI). I vote to Oppose this application"

109:

Feb 19, 2008, Martha McKenzie , Georgia

Not only would this proposed project add to the area's already badly congested traffic, the apartment phase would add to already overcrowded area schools. The current infrastructure cannot support such a development.

108:

Feb 19, 2008, Janis Beck , Georgia

Sandy Springs does not need another development of this magnitude. It is almost impossible to travel on Roswell Road at any time of the day. We need to focus our attention on improving existing road conditions before we add another 10,000 cars to the mix.

107:

Feb 19, 2008, Anonymous , Georgia

I oppose the high density proposal of the Lakeside Project. Traffic is already congested on Glenridge and Hammond is already out of control during peak times and rush hour.

106:

Feb 19, 2008, Harold Cohen , Georgia

I oppose the Lakeside project.

105:

Feb 18, 2008, Thomas Atwater , Georgia

104:

Feb 18, 2008, Karla Coop , Georgia

Until our infrastructure on roads, water and sewer are addressed this is clearly a ludicrous proposal

102:

Feb 18, 2008, Harriet Mills , Georgia

Having been intimately involved in the formation of the City of Sandy Springs, I feel as though our leaders are not listening to its constituency re too much growth impinging on our protected residential neighborhoods. This is a travesty...

98:

Feb 15, 2008, Georgann Lavelle, Georgia

This would be a disastrous mistake!

97:

Feb 15, 2008, Richard Parker, Georgia

What happened to protecting the established neighborhood? Most of the city council have never met a new development they didn't like. There are already too many approved projects that are under construction or soon to be that must be taken into account.

94:

Feb 14, 2008, Kathleen Waindle, Georgia

I am against the developer's petition because this area is already too crowded and cannot accept any more high density buildings.

92:

Feb 14, 2008, Anonymous, Georgia

91:

Feb 14, 2008, Elizabeth Smith, Georgia

90:

Feb 14, 2008, Garrett Mutz, Georgia

87:

Feb 13, 2008, Anonymous, Georgia

86:

Feb 13, 2008, Jeffrey Wiener, Georgia

85:

Feb 13, 2008, Randy Pollard, Georgia

Strongly opposed due to traffic, pollution, and noise effects....

84:

Feb 13, 2008, Peter Fitzpatrick, Georgia

We must assume the current zoning was created for a reason. To what end is served by changing that plan? There is no compelling reason to change existing zoning except for the community's good. This project does not meet that standard.

83:

Feb 13, 2008, Anne Allen, Georgia

82:

Feb 13, 2008, Lucy Smethurst, Georgia

The impact of all the traffic will be a detriment to the neighborhoods as well as to the local economy

80:

Feb 13, 2008, Larry Skwarczynski, Texas

we - the world- need MASS-TRANSPORTATION. PLEASE. THINK OF THE WORLD ! PEACE, CARE ABOUT ; UNDERSTANDING. !

79:

Feb 13, 2008, Patty Berkovitz, Georgia

for more impact, add a personal comment here

78:

Feb 13, 2008, Chad Plumly, Georgia

Stop the madness!

77:

Feb 13, 2008, Cord L Middleton III, Georgia

Enough greedy developers!!! Most don't have to deal with the daily traffic woes in the area. It already takes 30 minutes to drive 5 miles. Keep the neighborhood intact and improve the current situation.

76:

Feb 13, 2008, Dennis M, Georgia

Please protect our children, and the quality of life we so value.

75:

Feb 13, 2008, Gayle Lloyd, Georgia

Please, please do NOT approve higher density and more vehicle traffic in this area. 16 stories is TOO high.

74:

Feb 13, 2008, Jan Rabinowitz, Georgia

Please do NOT approve this!

73:

Feb 13, 2008, Laurie Robbins, Georgia

The traffic in the area is terrible already and this proposal will result in permanent gridlock in Sandy Springs.

72:

Feb 13, 2008, Anonymous, Georgia

71:

Feb 13, 2008, Claire Danielson, Georgia

I honestly don't know what the city is thinking. How in the world can that area support that much density? I am strongly opposed to the Lakeside Project as it currently stands. Claire Danielson 270 Beachland Dr. Sandy Springs 30342

69:

Feb 13, 2008, Jayne Maser, Georgia

The negative effect on the quality of life enjoyed by residents of this area of Sandy Springs would be enormous. Perhaps the petitioners should travel the area during rush hour for a few weeks to see first hand how congested it already is. With all the hotels, shopping and high density housing already in the Perimeter area I feel this project is not needed in the scale proposed.

61:

Feb 12, 2008, Anonymous, Georgia

60:

Feb 12, 2008, Mark Glazer, Georgia

Bad idea. Residential is ok, commercial isn't necessary in this neighborhood.

57:

Feb 12, 2008, Pam Boland, Georgia

55:

Feb 12, 2008, Rebecca Radvak, Georgia

53:

Feb 12, 2008, Bryan Husk, Georgia

This proposed rezoning would place an unacceptable strain on an already overburdened infrastructure in that area. I urge the city to deny this request and require that the applicants abide by the property's current restrictions. Thank you.

51:

Feb 12, 2008, Lynne Chimiklis, Georgia

To whom it may concern: It is time to stop and think what another mall, apartments, and businesses will do to an area. I am tired of seeing trees, neighborhoods, and the environment being destroyed for only profit. As these individuals make their money and then leave. They do not live in the area nor feel the impact the changes they have made to our lives. I sincerely hope you will think long and hard as to how this project will affect all of us. Lynne Chimiklis

50:

Feb 11, 2008, Craig Walters, Georgia

Other than helping to make money for the developers, what is the purpose of this development? Will it make the quality of life in the area better? Do we really need more places to shop? I can support development when it is truly in the interest of the community. I have not seen, in this case, any compelling reasons for this project. This development should not be approved.

49:

Feb 11, 2008, John Stark, Georgia

Atlanta has big traffic problems. It is the result of poor long range planning years and years ago. Other cities have also seen growth over the years, but their growth was undertaken with foresight and executed in logical sequences. This move will only create worse gridlock and detract from Sandy Spring's neighborhood atmosphere. The hospital area is already congested enough; you don't need a new development to make the situation worse. This is just more bad ad hoc development that takes no account of the consequences that will result. I understand the need for growth and development, but not without regard for the quality of the existing neighborhood and the additional traffic.

48:

Feb 11, 2008, KATHERINE FEEMAN, Georgia

Mayor and Council members, This project will negatively impact this area for decades to come if it is allowed to proceed as the petitioner wishes. 1.1 million more SF would be a disaster. I urge you to vote to deny this request for rezoning and variances.

47:

Feb 11, 2008, Anonymous, Georgia

I oppose the Lakeside project because of the proposed increase in traffic. The traffic is already horrendous on Peachtree Dunwoody & 285. Please do not make travel time consume even more of our day!

46:

Feb 11, 2008, Mary Ford, Georgia

We do not need any more density or traffic in Sandy Springs!

45:

Feb 11, 2008, Zach Wilson, Georgia

44:

Feb 11, 2008, Anonymous, Georgia

43:

Feb 11, 2008, William B. Mitchell, Georgia

Please give us a brake and do not cover every spot with tall buildings that you can not rent and place them in already crowded entereces to 285

42:

Feb 11, 2008, Elizabeth MacArthur, Georgia

There is already too much traffic in this area of Glenridge Drive. Say no to high density development!

41:

Feb 11, 2008, Jeffrey Korotkin, Georgia

Our neighborhood is already a disaster during rush hour. This would definilty have further impact and add to our traffic problems.

40:

Feb 11, 2008, Kristina Mascari, Georgia

39:

Feb 11, 2008, Janet Rodie, Georgia

38:

Feb 11, 2008, Anonymous, Georgia

In my opinion this proposed project will totally gridlock an already congested street. Somewhere the line has to be drawn, prohibiting over development, AKA vertical sprawl.

37:

Feb 11, 2008, Beadie Cambardella, Georgia

No No No ! BC

36:

Feb 11, 2008, Anonymous, Georgia

I am opposed to the Lakeside project as proposed. The density is much to high for the area. Glenridge cannot handle the increase in traffic. Drive down it now during rush hour - I think you will understand. It sometimes takes me 5 minutes to get out of the driveway and onto Glenridge. Like many I voted for the City of Sandy Springs primarily so that we who live here can control the development and have smart development. I don't think this falls in the category of smart development. Thanks for your consideration.

35:

Feb 11, 2008, Mark Stern, Georgia

We are losing the neighborhood character with the overbuilding and overutilizing of an infrastructure that is not able to handle the density.

34:

Feb 11, 2008, Eleanor Sullivan, Georgia

Traffic on Glenridge during rush hour AM and PM and lunch time is already too heavy. The addition of this many more cars/trips will totally create gridlock for Glenridge and Hammond. Please continue to protect our neighborhoods inside and outside of I-285.

33:

Feb 11, 2008, George Sellers, Georgia

32:

Feb 11, 2008, Nicole Smith, Georgia

I am extremely concerned with this proposed project's impact on our neighborhood. It already takes me up to 5 minutes to exit my neighborhood street onto Glenridge. More cars and congestion only aggravate the area. The taxpaying homeowners ought to have a voice to what happens in their neighborhood. Unless, the city intends to widen Glenridge Drive to add a lane on both sides of the street, this proposed plan is insufficient for traffic flow. Please don't forget that many of us live in neighborhoods off Glenridge Drive (it is not just a business corridor)!

31:

Feb 11, 2008, Anonymous, Georgia

30:

Feb 11, 2008, Anonymous, Georgia

I find the request for this much density to be outrageous for that location. The developer has stated publicly that the current overloaded traffic situation will be IMPROVED by his development. This seems incomprehensible to me! It can only get MUCH worse. Thank you for your consideration.

29:

Feb 11, 2008, Leo Wiener, Georgia

Careful consideration is needed before approving any rezoning which increases the allowed density of any project. The impact to traffic in the area doesn't seem to be fully addressed or mitigated. The Glenridge corridor has too many constraints to be able to fully absorb the proposed change in density. Would request that the developer readdress this issue.

28:

Feb 11, 2008, Malcolm Gailey, Georgia

This is a ridiculous request for such a high density this far away from the hospitals and MARTA station.

27:

Feb 11, 2008, Wayne Edy, Georgia

Whoever reviews traffic studies for this type of thing needs to please travel along Glenridge between Hammond and 285 during peak hours. It is ridiculously congested.

26:

Feb 11, 2008, Lisl Dickinson, Georgia

There is already too much traffic in Sandy Springs.

25:

Feb 11, 2008, Brad Keshlear, Georgia

The density for the proposed development is way too high. This area cannot accommodate the increased traffic this development will create. I am opposed to the proposed development.

24:

Feb 11, 2008, Eloise Mills, Georgia

Please be sensitive to the quality of life issues. Pollution. Traffic. Thanks.

23:

Feb 11, 2008, Deborah Stone, Georgia

Keeping this area single family housing will be best for traffic and quality of life in this neighborhood. Please do not move for High Density housing.

22:

Feb 11, 2008, Julie Barber, Georgia

The traffic is already overwhelming here. Please do not contribute further to the traffic problems.

21:

Feb 11, 2008, Rebecca Kirk, Georgia

Just because it can be re-developed doesn't mean it should be!! We've got to look at the big picture - creating more traffic will paralyze an already bad situation - another Roswell Road & 285 with no alternate route!! (or one that will cost millions) Let's learn from past mistakes!

20:

Feb 11, 2008, David Rabinowitz, Georgia

Traffic is getting out of control. We have too much difficulty getting out of our street onto Glenridge now. If it gets worse, we will need a traffic light added.

19:

Feb 11, 2008, Anonymous, Georgia

There is too much traffic in this area. Please do not add another 10,000 cars.

18:

Feb 11, 2008, Charlie Kontz, Georgia

Ladies & Gentleman & Mayor, I know the City needs revenue & this would certainly bring in some BUT, This is a quality of neighborhood issue in the extreme density. Therefore, you MUST defer to the residents of Sandy Springs & our wishes. This is not just another R-3 or Townhouse issue. This will affect our quality of life for your constituents. You Must turn this project down. Charlie Kontz HPCA Board Member

17:

Feb 11, 2008, Judy Bailey, Georgia

16:

Feb 11, 2008, Anonymous, Georgia

15:

Feb 11, 2008, Anonymous, Georgia

We don't want Sandy Springs to become another Atlanta... bring the people in first and think about roads and infrastructure later. We are in no hurry. Let's be smart about this.

14:

Feb 11, 2008, Anonymous, Georgia

I live just south of the new traffic light on Glenridge at Highpoint Road and the traffic along that corridor is jammed during the rush hours making it very difficult to turn left onto Glenridge at the Connector. The idea of thousands of more cars in that area is beyond sound judgment. I urge our Sandy Springs Council to reject this proposal. We need to stop the growth until we find a way to handle the cars already on the roads and the development at the head of Highpoint at Glenridge hasn't even begun to add its cars yet.

13:

Feb 11, 2008, Mark Berkowitz, Georgia

look at the traffic now -rush hour traffic in PM especially--it is too much Peachtree-Dunwoody is already a nightmare. I am not sure that you understand that real people moved to these neighborhoods for a quality of life that you want to take away. As an elected official you owe it to these people to continue to provide them what they moved here for. I'M talking about traffic flow and services to the community. Its the people that make and define the community, not the amount of tax revenue that you generate thru high density projects.

11:

Feb 11, 2008, Anonymous, Georgia

10:

Feb 11, 2008, Anne Gee, Georgia

This neighborhood certainly does not need the additional traffic that this development would entail. Congestion is already a problem and I can't imagine what it would be with the proposed plan.

9:

Feb 11, 2008, Anonymous, Georgia

8:

Feb 11, 2008, Anonymous, Georgia

No more HIGH DENSITY HOUSING in Sandy Springs. Traffic is backed up enough in that area at the end of the workday to bring tears to a hardballer. NO MORE HIGH DENSITY HOUSING. More houses = More cars and more congestion.

7:

Feb 11, 2008, Robert Beauchamp, Georgia

I am against any more apartments in the city limits of Sandy Springs. I am against this rezoning.

6:

Feb 11, 2008, Mary Young, Georgia

No high density zoning at Lakeside.

5:

Feb 11, 2008, Tom Wells, Georgia

Is this developer nuts AND insane? This plan does not work on ANY level. Children playing in a sand box have better ideas on how to use the land. Tom Wells

4:

Feb 10, 2008, Susan Joseph, Georgia

This project is bad for our air, our health, our neighborhoods, and our lifestyle. It should be denied. Increased business with decreased life style is not why we voted for our own city government.

3:

Feb 10, 2008, Bill Thompson, Georgia

how much concrete are you going to pour in sandy springs?

1:

Feb 8, 2008, SndySpgsCouncil Of Neighborhoods, Georgia

We oppose the high-density proposal of the Lakeside project.

SANDY SPRINGS

G E O R G I A

By-Laws of the City of Sandy Springs Planning Commission

Article I Establishment

Section 1: The Planning Commission is created per Chapter 2, *Administration*, Article 5, *City Boards*, of the City of Sandy Springs Code of Ordinances, and its membership has been appointed by the Mayor and City Council based on the composition and term requirements as required therein.

Section 2: As allowed by Chapter 2, *Administration*, Article 5, *City Boards*, of the City of Sandy Springs Code of Ordinances, the Commission hereby adopts the rules, procedures, and guidelines for the transaction of its business as referenced herein.

Article II Purpose

Section 1: The Planning Commission is an advisory board which reports its findings and recommendations to the Mayor and City Council. The Commission is charged with upholding the policies of the Comprehensive Plan when reviewing rezonings, use permits, concurrent variances, and changes to the Zoning Ordinance and Zoning Map. In addition, the Commission shall work to maintain the significance of the Comprehensive Plan by encouraging that policies and recommended work programs are followed.

Section 2: The Planning Commission bases its decisions on compliance with the established policy of the Comprehensive Plan and through an investigation and recommendation with respect to the seven (7) factors listed below:

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
- D. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

- E. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; and
- G. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.

Article III Election of Officers

Section 1: Per Chapter 2, *Administration*, Article 5, *City Boards*, of the City of Sandy Springs Code of Ordinances, this Commission shall elect, yearly, a Chair from among its members.

Section 2: The Commission deems that a Chair shall be elected, by a majority of the Commission's membership, and shall serve a term of one (1) year. The Chair shall preside over the Commission and have the right to vote.

Section 3: In addition, the Commission deems it necessary to elect a Vice Chair, by a majority of the Commission's membership, who shall serve a term of one (1) year. In the absence or disability of the Chair, the Vice Chair shall perform the duties of the Chair.

Article IV Member Duties

Section 1: Per Chapter 2, *Administration*, Article 5, *City Boards*, of the City of Sandy Springs Code of Ordinances, Commission members must attend two-thirds (2/3) of the meetings in a calendar year. Failure to do so warrants removal from the Commission.

Article V Meetings

Section 1: Regular meetings of the Commission shall be held on the third (3rd) Thursday of each month at 7:00 p.m. at the City of Sandy Springs City Hall, located in the Morgan Falls Office Park at 7840 Roswell Road, 500 Building, Sandy Springs, Georgia 30350.

Section 2: Special Meetings of the Commission may be called by the Chair, provided public notices are posted as required by law and all members are notified.

Section 3: A quorum shall be present for a meeting of the Commission to begin. A majority of the members of the Commission (four (4) members) shall constitute a quorum.

Section 4: All meetings shall be open to the public. The staff is directed to draft an agenda for meetings based on the order of business as follows. The agenda shall be followed unless the Chair makes a motion to hear items on the agenda out of their assigned order.

1. Consideration of minutes/actions of previous meeting.
2. Consideration of Rezoning and Use Permit Applications.
3. Consideration of Text Amendments to the City of Sandy Springs Zoning Ordinance.
4. Consideration of changes to the City of Sandy Springs Comprehensive Plan and other plans.

Section 5: The Chair shall call the meeting to order and read the following statement prior to consideration of the agenda:

This is a regular meeting of the City of Sandy Springs Planning Commission. I am _____ (Chairperson or Vice-Chairperson. This is a seven-member Board appointed by the City of Sandy Springs Mayor and City Council, created for the purpose of holding public hearings and making recommendations on rezoning, use permits, concurrent variance applications, Comprehensive Land Use Plan and Plan Map, and amendments to the Zoning Ordinance.

INTRODUCE BOARD MEMBERS

The petitions will be heard in the sequence listed on the posted agenda. I would like to acquaint you with some of the rules and procedures conducting this meeting.

The applicant, and all those speaking in support of an application, will be allowed a total of ten (10) minutes to present the petition. The applicant may choose to save some of the time for rebuttal following the presentation by the opposition.

The opposition will be allowed a total of ten (10) minutes to present its position. If time remains, the opposition will be allowed to rebut.

Since the burden of proof is upon the applicant, the applicant will be allowed to make closing remarks, provided time remains with the allotted time.

The staff of the Department of Community Development will be keeping track of time and will inform you periodically of the remaining time for your presentation.

Each speaker must fill out a speaker card before speaking and leave it with a staff member of the Department of Community Development.

All speakers will identify themselves by name, address and organization, if applicable, before beginning their presentation.

Each application has been properly filed with the Department of Community Development. Signs have been posted on each site, the matter has been advertised and the notices have been mailed to property owners affected by this zoning as required by the Sandy Springs Zoning Ordinance.

The Planning Commission's recommendation will be forwarded to the City of Sandy Springs Mayor and City Council for final disposition. The Mayor and City Council hearing will be held approximately 2 ½ weeks from this hearing, on the first (1st) Tuesday of each month at 7:00 p.m. in the Council chambers located in this building.

The Planning and Zoning Division of the Department of Community Development has reviewed each application in conjunction with various agencies and departments, both internal and external to the City. Staff's recommendations, findings, and conclusions are here before us in written form which has been made available to all petitioners and to the public.

Demonstration of any sort within the chamber is prohibited, so please refrain from any applause, dialogue with the person speaking or outburst. Please turn off all cell phones, or place them on silent. All remarks will be addressed by the Planning Commission. Please show the same respect to the person speaking that you will expect to receive yourself.

In addition, the applicant shall not submit material to the Planning Commission during the meeting, unless requested to do so by the Commission. All material that you wish to be reviewed by the Commission in consideration of your application should be submitted to the staff of the Department of Community Development, to be included in the normal distribution of packages to the Commission.

Finally, to the applicant, if your petition is deferred in accordance with the Sandy Springs Zoning Ordinance, you are required to obtain a new sign for re-posting. Failure to re-post will result in further delay. THERE ARE NO EXCEPTIONS.

(Call for the first agenda item)

Section 6: All applications to the Commission shall be accompanied by the applicant or agent representing the applicant. Should the applicant or agent for a particular application not be present at the time the subject application is heard, the application shall be moved to the end of the agenda. Should the applicant or agent not be available at the time of reconsideration at the meeting, the Commission shall vote to defer the application to the next available Commission meeting within which time the applicant shall have met all applicable deadlines for the resubmittal of material.

Section 7: Consideration of applications by the Commission shall be as follows:

1. The Chair identifies the application.
2. The staff presents the application to the Commission.
3. The Chair calls for the applicant to present the application.
4. The Chair calls for public comment regarding opposition to the application.
5. The Chair calls for the applicant to present a rebuttal or closing statements, if allotted time remains.
6. The Chair calls for the opposition to a petition to present a rebuttal, if allotted time remains.

7. If the opposition has chosen to rebut the applicant's rebuttal or closing statement, the Chair shall call the applicant to present final closing statements, if allotted time remains.
8. The Chair calls the public meeting closed.
9. The Commission addresses questions to the applicant, staff, and the public regarding the application.
10. The Chair calls for a motion on the application.
11. The Chair calls for a second to the motion.
12. The Chair calls for discussion on the motion.
13. The Chair calls for a vote on the motion.

Section 8: Decisions of the Commission shall be by a majority vote of the members present. The Commission may move to recommend approval of an application, approval conditional, denial, or deferral. A vote on a motion resulting in a tie of the members present shall constitute a failed motion. The Commission must take an action on an application if it is on a scheduled agenda. Unless expressly noted otherwise, a motion for approval of a land use application by a member of the Commission includes staff's recommended conditions.

Section 9: The applicant, and all those speaking in support of an application, will be allowed a total of ten (10) minutes to present the petition. The applicant may choose to save some of the time for rebuttal following the presentation by the opposition. The opposition will be allowed a total of ten (10) minutes to present its position. If time remains, the opposition will be allowed to rebut.

Section 10: The Planning Commission will not accept material submitted to Commission during the meeting, unless requested to do so by the Commission. The Board shall only consider that material which has been submitted to the staff of the Department of Community Development and is included in the normal distribution of packages to the Commission. This shall include the consideration of revised site plans that have not yet been accepted or reviewed the staff of the Department of Community Development.

Article VI Modification of Bylaws

Section 1: Except for those requirements regulated by the City of Sandy Springs Code of Ordinances, any of these Procedures may be modified by a majority vote of the Planning Commission at any regular meeting, provided the amendment was submitted in writing at a previous meeting and that said notification contains a full statement of the proposed amendment. Any proposed amendment:

1. Must include existing and proposed texts.
2. Must include a statement of the purpose and intended effect of the proposed change.