



Planning Commission April 17, 2008

Meeting Minutes

Board Members Present	Lee Duncan (Chair), Wayne Thatcher (Vice Chair), Don Boyken, Susan Maziar, David Rubenstein, Roger Rupnow, Bob Wiley
Board Members Absent	None
Staff Present	Linda Abaray, Harmit Bedi, Nancy Leathers, Chris Miller, Mark Moore, Terry Robinson, Patrice Ruffin, Jocelyn Stephens, Andrew Thompson, Bennett White

CALL to Order	Lee Duncan called the meeting to order at 7:00 p.m.
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APPROVAL OF AGENDA	
	ACTION: Bob Wiley moved to recommend approval of the agenda. David Rubenstein seconded. The motion was APPROVED (6-0, Thatcher, Boyken, Maziar, Rubenstein, Rupnow, and Wiley, for; Duncan not voting).
PUBLIC COMMENT	
	No public comment.
PREVIOUS MINUTES	
	ACTION: Roger Rupnow moved to recommend approval of the Minutes from the March 20, 2008 meeting. Bob Wiley seconded. The motion was APPROVED (6-0, Thatcher, Boyken, Maziar, Rubenstein, Rupnow, and Wiley, for; Duncan not voting).
REZONING (Deferred by Mayor and City Council with Remand to Planning Commission)	
1.	RZ07-044/U07-018/CV07-032 8457 Roswell Road (SR 9) <i>Applicant:</i> SecurCare Properties, LLC <i>Representative:</i> Michèle Battle SUMMARY/STAFF PRESENTATION: Patrice Ruffin/The applicant is requesting to rezone the subject property from C-1 (Community Business District) conditional and M-1 (Light Industrial District) conditional to C-1 (Community Business District) to redevelop the existing self-storage facility and office building. The property was cited by the Code Enforcement division on November 15, 2007 with notices of violation with regard to their signage and with regard to an onsite manager living on the site, which is not permitted under the original zoning case. The case was heard by the Design Review Board at the January 22, 2008 meeting. The Board recommended denial of the petition. The Planning Commission heard this case at the February 21, 2008 meeting and recommended deferral to the Mayor and City Council. The City Council did support that and returned it back to the Planning Commission. The applicant has submitted a revised site plan and architectural elevation for the project. The Design Review Board heard the case again on April 8th and recommended denial of the petition. Applicant Presentation: Michèle Battle (Invitation for public comment in support of and in opposition to the petition) • Support for the Petition: David Hyden, 801 Gettysburg Place, Sandy Springs

● **Against the Petition:**

Stan Jones, 225 Cliff Overlook, Atlanta, GA 30350

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

ACTION: Don Boyken moved to recommend approval of the application as requested by the applicant subject to staff conditions with the addition of storm water/drainage conditions as presented by staff pursuant to Chapter 109, *Natural Resources and Environmental Protection*, Article 4, *Post Development Storm Water Management for New Development and Redevelopment*, of the Code of the City of Sandy Springs. The motion was APPROVED (5-1, Thatcher, Boyken, Rubenstein, Rupnow, and Wiley for; Maziar against; Duncan not voting). Susan Maziar found that the proposal was inconsistent with prohibited uses provisions of the Sandy Springs Overlay District and that the density proposed exceeded that of the most recent storage facility approved by the Sandy Springs City Council.

Condition(s):

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Self Storage/Multi facility and associated accessory uses at a density of 21,029.91 square feet per acre or 92,111 square feet, whichever is less. (U07-018)
 - b. Office and associated accessory uses at a density of 584.47 square feet per acre or 2,560 square feet, whichever is less.
 - c. One (1) accessory apartment residential unit for use by the on-site property manager. The maximum heated floor area shall be 1,300 square feet.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated April 1, 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.
 - b. To the architectural elevations received by the Department of Community Development dated April 1, 2008. Said elevations are subject to the approval of the Design Review Board.
3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall dedicate fifty-five (55) feet of right-of-way from centerline of Roswell Road (SR 9) 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. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with adjacent properties. Should the owner/developer not come to an agreement on interparcel access at this time, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained, permanent easements shall be recorded allowing for future inter-parcel access, prior to the issuance of an LDP.
 - c. To allow for Self Storage/Multi use within the Village District of the Sandy Springs Overlay District (CV07-032).
 - d. Signage for the subject property shall limited to one (1) freestanding monument sign with a face area of no greater than thirty (32) square feet and a maximum height of eight (8) feet from the existing grade of Roswell Road (SR 9). Wall signs shall be prohibited.
 - e. The owner/developer shall provide streetscape consistent with the Suburban District requirements of Section 12B, Sandy Springs Overlay District, of the Zoning Ordinance, including sidewalks, pedestrian lighting, and street trees, along the Roswell Road (SR 9) frontage as shown on the landscape plan received by the Department of Community Development dated April 1, 2008.
 - f. The owner/developer shall provide a ten (10) foot landscape strip planted to buffer standards along the east property line referenced as N01°32'44"W 152.62' on the site plan received by the Department of Community Development dated April 1, 2008 adjacent to property zoned C-1 (Community Business District). Said plantings shall be subject to the approval of the Sandy Springs Arborist and shall be installed prior to the issuance of a Certificate of Occupancy.

- g. If the land disturbance associated with the redevelopment covers at least 50% of the site, ordinance requires storm water management for the entire site to comply with current standards; therefore, if the Council wants to impose a storm water management condition that would apply to the redevelopment of the storage facility even if the land disturbance associated with the redevelopment covers less than 50% of the site, then the following requirement is recommended.
- h. If the land disturbance associated with the redevelopment covers less than 50% of the site, then, for the area of land disturbance associated with the redevelopment provide 24-hour extended detention storage of the 1-year, 24-hour return frequency storm event and reduce the peak rate of runoff for the 10-year and 25-year storm events to no more than 75% of the existing peak rates of runoff based upon the current site conditions.

REZONING (New)

2. RZ08-008/U08-003/CV08-004

335 Hammond Drive

Applicant(s): Hammond Glen Properties, Inc.

Representative: Paul Stegenga

SUMMARY/STAFF PRESENTATION: Patrice Ruffin/The applicant is requesting to rezone the subject property from MIX (Mixed Use District) conditional to MIX (Mixed Use District) for the development of a 3-story, 72 unit assisted living building at the current independent living, senior apartment community. The existing building has 193 apartment units.

The applicant is also requesting one (1) concurrent variance as follows:

1. To reduce the required number of parking spaces from 332 to 221 (Section 18.2.1., *Basic Off-street Parking Requirements*).

Additionally, the applicant is requesting a use permit to exceed the permitted height of 60 feet (4 stories) by maintaining the existing Hammond Glen senior apartment building which is 125 feet (11 stories) (Section 19.4.21, *Height -- To Exceed District Maximum*).

The petition was heard at the February 26, 2008 Design Review Board meeting. The Board recommended approval of the request as presented by the applicant (6-0, Porter, Landeck, Gregory, Mobley, Richard, and Westmoreland for; Lichtenstein absent).

Applicant Presentation: Paul Stegenga

(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: Bob Wiley moved to recommend approval of the application. Roger Rupnow seconded. The motion was APPROVED (6-0, Thatcher, Boyken, Maziar, Rubenstein, Rupnow, and Wiley, for; Duncan not voting) with a maximum height of four (4) stories for the proposed assisted living building as requested by the applicant and subject to the following staff conditions:

Condition(s):

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. One (1), 193-unit apartment building and associated accessory uses at a density of 30.99 units per acre, whichever is less.
 - b. One (1), 72-unit assisted living building and associated accessory uses at a density of 11.56 units per acre, whichever is less.
 - c. The maximum building height for the apartment building shall be 125 feet or 11 stories, excluding any penthouses for mechanical equipment. (U08-003)
2. To the owner's agreement to abide by the following:

- a) To the site plan received by the Department of Community Development dated March 1, 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 minimum design standards are:
- Minimum front yard: 40 feet
 - Minimum side yard: 35 feet
 - Minimum rear yard: 10 feet
 - Minimum internal setback: 0 feet
 - Minimum heated floor area per dwelling unit: 350 square feet
- b. The owner/developer shall dedicate forty-five (45) 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 Hammond Drive
- d. The current signalized entrance and/or intersection shall be reconfigured to eliminate split-phase operations. Signalization shall be updated to accommodate new entrance and/or roadway configuration. All changes shall be made subject to the approval of the Public Works Department prior to issuance of a Certificate of Occupancy.
- e. At such time that Boylston Road is extended south of Hammond Drive, all vehicular access to this site shall be derived from the Boylston Road extension and all access to Hammond Drive shall be closed.
- f. To reduce the required number of parking spaces from 332 to 221 (CV08-004).

ORDINANCES AND RESOLUTIONS

3. A Resolution to Authorize the Adoption of the City of Sandy Springs Corridor Livable Centers Initiative (LCI) Study

ACTION: Don Boyken moved to recommend deferral with remand to the Planning Commission. Roger Rupnow seconded. The motion was APPROVED (6-0, Thatcher, Boyken, Maziar, Rubenstein, Rupnow, and Wiley for; Duncan not voting). The Commission found that final action should be held until the Public Works Department had an opportunity to incorporate the Commission's comments and suggestions provided at the April 7, 2008 Special Called Meeting.

4. A Resolution to Authorize the Adoption of the City of Sandy Springs Transportation Master Plan

PUBLIC COMMENT:

Jane Kelley: Hi. Jane Kelly, 4590 Windsor Park Place, Atlanta, and I'm here on behalf of the High Point Civic Association which covers, I believe, an area of 2500 homes.

We apparently have reviewed a slightly older plan downloaded from the website, but I'm hoping that these things still apply. The High Point Civic Association would like to go on record as opposing a couple of things and full support of something else. We do not support the widening of Glenridge. We do believe that Glenridge does need some improvements. It's confusing as it is presently striped, but we oppose making it a four lane. We also do not support the widening of Peachtree-Dunwoody between the Atlanta city line and Glenridge Connector as is proposed. We're interested in maintaining the residential character of these neighborhoods and think that the widening proposals are merely a short term effect and do not encourage alternative transportation.

On a different note, we fully support the idea of adding sidewalks and bike lanes to Winter Parkway between Roswell Road and High Point. It has been proposed before and clearly marked as a short term priority in the Transportation Plan,

but it seems to be absent from Table A1, which is the Sidewalk Prioritization.

Thank you.

Jean Reed: Hello. My name is Jean Reed. I'm from 16 Willow Glen inside the perimeter off Glenridge, and I'm representing the Willow Glen Condominium Association.

Like others the Transportation Plan has many, many more things that we like and then those things that we don't. But, of course, we're going to have to discuss in our short two minutes those things that we're most concerned about.

Our complex exit is on Glenridge, so we're very familiar with Glenridge, and we're very near the Glenridge-Roswell Road exit. We do not support widening Glenridge to four lanes. We do support improving the traffic flow. We certainly support sidewalks, bike lanes, those kinds of things. Again, we feel that Glenridge should be for people that are going into Sandy Springs, not people going through Sandy Springs. And if we really make it a corridor, then that's what it will be, that's what it is now. It's kind of a racing course. We need traffic calming.

In other areas, as I said, the intersection at Glenridge and Roswell Road, the improvements there provided they're not based on four-lane Glenridge, are needed sooner rather than later based on the number of accidents that are there; it's in the plan.

And also we're very impressed with the concept of a traffic impact study that would be related to developer's impact fees, and I think that will help Sandy Springs and certainly the rest of us. Thank you very much and thank all the people that have worked on the plan.

Ed Faciglia: My name is Ed Faciglia and I live at 5925 Brook Green Road. I'm on the Board of the Glenridge-Hammond Neighborhood Association, a neighborhood of 500 homes.

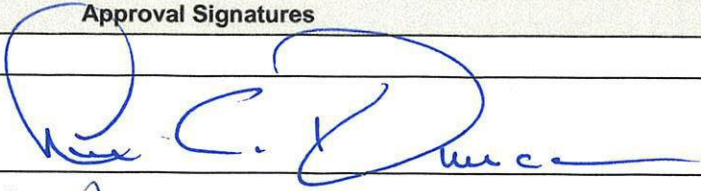
We're concerned about the magnitude of this plan in that it is potentially going to be improved in total in one action. There are many large projects in this plan that need to be further evaluated prior to taking action. For example two projects that are included in the plan are shown as being widenings are Johnson Ferry and Hammond Drive. Both are currently being studied to determine what actions should be considered. Yet this report shows that both will be widened. I know that there is strong public sentiment against widening these roads at this time.

When the Comprehensive Land Use plan process regarding the land use each individual change was handled separately. The same method should be used with regard to this plan. Identify and analyze each change that would be made. If you were at the T-11 presentation that was made in November, you would have heard strong, strong sentiment about the potential widening of Johnson Ferry. Not only our neighborhood but all the way up through [inaudible name] Pines on both sides of Roswell Road and as far as the widening of Hammond, there is mixed reaction to that until we see something concrete in terms of a good plan. We don't just want to see it—we'd like it to be widened and have it moving forward, so it directly impacts our neighborhood. Thank you.

ACTION: Bob Wiley moved to recommend approval of the plan, amended to include detail regarding citizen comments. Wayne Thatcher seconded. The motion was APPROVED (4-0-3, Duncan, Thatcher, Rubenstein, and Wiley for; Boyken, Maziar, and Rupnow abstaining). Mr. Boyken, Ms. Maziar, and Mr. Rupnow found that the Commission did not have an opportunity to review the document following the Public Works Department's revisions based on comments provided by the Commission at the March 3, 2008 Special Called Meeting.

Meeting Adjournment

The meeting was adjourned at 8:52 p.m.

Approval Signatures	
Date Approved	
Lee Duncan, Chairman	
Harmit Bedi, Assistant Director of Planning and Zoning	
Jocelyn Stephens, Administrative Assistant/Transcriber	