

PLANNING COMMISSION

MEETING MINUTES

Thursday, May 18, 2006, 7:00 p.m.

Board Members Present: Roger Rupnow (Chair), Bob Wiley (Vice Chair), Wayne Thatcher, David Rubenstein, Bill Huff, Susan Maziar, and Lee Duncan

Staff Present: Michael Zehner, Cesar Geraldo, Patrice Ruffin, Joshua Lontz, and Mark Moore

Call to Order: Roger Rupnow called the meeting to order at 7:00 p.m.

I. ACTION REPORT

ACTION: Wayne Thatcher moved for approval of the April 20, 2006 Planning Commission Meeting Action Report. Bob Wiley seconded. The Action Report was APPROVED for the April 20, 2006 Planning Commission Meeting (7-0).

II. REZONING Deferred

A. RZ06-004

City of Sandy Springs
Subdivision Regulations

Summary: A resolution to adopt the City of Sandy Springs Subdivision Regulations.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bill Huff motioned to approve. Bob Wiley seconded. Recommendation to APPROVE subject to the revisions proposed at the Commission work session (7-0).

B. RZ06-005

City of Sandy Springs
2025 Interim Comprehensive Plan

Summary: A resolution to adopt the City of Sandy Springs 2025 Interim Comprehensive Plan:

Area 1 – West side of the Roswell Road at the intersection with Dunwoody Place.

ACTION: Bob Wiley moved to approve based on recommendations by staff. Wayne Thatcher seconded. Application was APPROVED as proposed by staff (6-0-1), Lee Duncan, *Abstained*.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Planning Commission questions and discussion)

Area 2 – East side of Roswell Road at the intersection with Dunwoody Place.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bob Wiley moved to deny based on recommendations by staff. Wayne Thatcher seconded. Application was **DENIED** as proposed by staff (6-0-1), Lee Duncan, *Abstained*.

Area 3 – East and west side of Roswell Road at the intersection with Dunwoody Place.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bob Wiley moved to approve based on recommendations by staff. David Rubenstein seconded. Application was **APPROVED** as proposed by staff (6-0-1), Lee Duncan, *Abstained*.

Area 4 – Intersection of Roswell Road and Northridge.

(Invitation for public comment in support of and in opposition of application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Lee Duncan moved to approve based on recommendations by staff. Bob Wiley seconded. Application was **APPROVED** as proposed by staff (6-0-1), Lee Duncan, *Abstained*.

Area 5 – Ison Road.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bill Huff moved to approve based on recommendations by staff. Susan Maziar seconded. Application was **APPROVED** as proposed by staff (6-0-1), Lee Duncan, *Abstained*.

Area 6 – Spalding Drive and Holcomb Bridge Road.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bob Wiley moved to approve based on recommendations by staff. David Rubenstein seconded. Application was APPROVED as proposed by staff (6-0-1), Lee Duncan, *Abstained*.

Area 7 – Intersection of Roswell Road and Dairyple Road.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bob Wiley moved to approve based on recommendations by staff. Wayne Thatcher seconded. Application was APPROVED as proposed by staff (6-0-1), Lee Duncan, *Abstained*.

Area 8 – Southeast side of the intersection of Roswell Road and Spalding Drive.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bob Wiley moved to approve based on recommendations by staff. Susan Maziar seconded. Application was APPROVED as proposed by staff (6-0-1), Lee Duncan, *Abstained*.

Area 9 – Intersection of Dalrymple Road and Brandon Mill Road.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bob Wiley moved to approve based on recommendations by staff. Susan Maziar seconded. Application was APPROVED as proposed by staff, (5-1-1). Roger Rupnow, *Against*. Lee Duncan, *Abstained*.

Area 10 – PCID Edges.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Susan Maziar moved to approve based on recommendations by staff. Bill Huff seconded. Application was APPROVED as proposed by staff, (6-0-1). Lee Duncan, *Abstained*.

Area 11 – Intersection of Abernathy Road and Roswell Road.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bill Huff moved to approve based on recommendations by staff. David Rubenstein seconded. Application was APPROVED as proposed by staff and subject to an increase in the Living Working Neighborhood transition area, (6-0-1). Lee Duncan, *Abstained*.

Area 12 – Johnson Ferry and Glenridge Area North of Hammond.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bill Huff moved to approve. David Rubenstein seconded. Application was APPROVED to maintain the R3-5 Residential, 3 to 5 units per acre classification for the area, (4-2-1). Susan Maziar and Bob Wiley, *Against*. Lee Duncan, *Abstained*.

Area 13 – Glenridge Area South of Hammond and North of I-285.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bill Huff moved to approve. Wayne Thatcher seconded. Application was APPROVED maintaining R5-8 Residential, to 5 to 8 units per acre classification for the area, (5-1-1). Susan Maziar, *Against*. Lee Duncan, *Abstained*.

Area 14 – Intersection of Roswell Road and I-285.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bob Wiley moved to approve. Wayne Thatcher seconded. Application was APPROVED as proposed by staff and subject to a ten (10) story height limitation for the area (5-1-1). Susan Maziar, *Against*. Lee Duncan, *Abstained*.

Area 15 – Glenridge South of I-285.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bill Huff moved to approve. David Rubenstein seconded. Application was APPROVED as proposed by staff, (5-1-1). Susan Maziar, *Against*. Lee Duncan, *Abstained*.

Area 16, 17, & 18 – Roswell Road South of Glenridge to City Limits.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Wayne Thatcher moved to approve. Bill Huff seconded. Application was APPROVED as proposed by staff, (6-0-1). Lee Duncan, *Abstained*.

Area 19 – East Conway.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bill Huff moved to approve. Bob Wiley seconded. Application was APPROVED as proposed by staff and subject to expansion of the area to include similar properties in the area, (5-1-1). Lee Duncan, *Abstained*. Susan Maziar, *Against*.

III. REZONING New

A. RZ06-010/CV060-004

4745 East Conway

Applicant: Teresa & William Bassett

Summary: Request to rezone from R-3 to R-4A for the purpose of creating a legal lot for the construction of a new single family residence at a density of 3.12 units per acre with a concurrent variance request to reduce the minimum lot width from 85' to 67'.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Lee Duncan moved to approve. Bob Wiley seconded. Application was APPROVED subject to staff recommended conditions (7-0).

B. RZ06-011/CV06-010
400 Carpenter Drive
Applicant: Masoud Zahedi

Summary: Request to rezone from C-1 conditional to C-1 for the purpose of developing a mixed use retail and office building at a density of 43,939.40 square feet per acre.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Lee Duncan moved to approve. Bill Huff seconded. Application was APPROVED (7-0) subject to the following: (1) Staff recommended conditions and (2) The applicant/owner shall provide on site directional signage to direct vehicles to the traffic signal at the intersection of Carpenter Drive and Roswell Road.

C. RZ06-013
35 Brookside Walk
Applicant: Michael McQuary

Summary: Request to rezone from NUP conditional to R-2 for the combination of the subject parcel with two other parcels zoned R-2.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Lee Duncan moved to approve. Bob Wiley seconded. Application was APPROVED (7-0), subject to the staff recommended conditions.

D. RZ06-014/CV06-006
5881 Glenridge Drive
Applicant: CEP Plaza Partners

Summary: Request to rezone from O-I conditional to O-I for the development of an additional office building and parking structure which will bring the total density to 17,080 gross square feet per acre with a concurrent variance request to permit less than the minimum required number of parking spaces.

(Invitation for public comment in support of and in opposition of Application)

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Lee Duncan moved for approval. Bob Wiley seconded. The application was recommended to be APPROVED (7-0) subject to the staff recommended conditions.

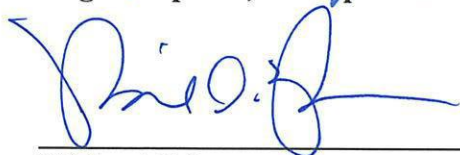
There was a motion to adjourn.

APPROVAL SIGNATURE PAGE

Date Approved: **January 18, 2007**



Roger Rupnow, Chairperson



Michael Zehner
Assistant Director – Planning and Zoning



Angela Lawson
Administrative Assistant/Transcriber