

PLANNING COMMISSION

MEETING MINUTES

Thursday, June 15, 2006, 7:00 p.m.

Board Members Present: Roger Rupnow (Chair), Bob Wiley (Vice Chair), Wayne Thatcher, Don Boyken, David Rubenstein, Susan Maziar

Members Absent (Excused): Lee Duncan

Staff Present: Nancy Leathers, Tom Wilson, Michael Zehner, Cesar Geraldo, and Patrice Ruffin.

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

I. PLANNING COMMISSION RULES AND PROCEDURES

Roger Rupnow: The meeting was called to order and specific instructions regarding rules and procedures for the City of Sandy Springs' Planning Commission were given. Introduction of council members and staff was given.

II. AMENDMENT TO AGENDA

Michael Zehner: Noted items that will be considered as a first reading at Tuesday, June 20, 2006 at the Council meeting and as a second reading that will actually be on Wednesday, July 5, 2006 due to the July 4th holiday. He also requested the Commission's approval to hear an additional agenda item from Larry Fontz regarding the Comprehensive Plan process.

ACTION: Bob Wiley moved for approval of adding an item to the end of the agenda. Wayne Thatcher seconded the motion. It was **APPROVED** unanimously to add an additional item to the end of the agenda for consideration by the Commission.

III. APPROVAL OF ACTION REPORT

Michael Zehner: Requested approval of the Action Report from the previous meeting.

ACTION: Bob Wiley moved for approval of previous meeting's Action Report. Wayne Thatcher seconded the motion. With discussion and amendments the Action Report for the May 18, 2006 meeting was **APPROVED** as amended (6-0).

IV. REZONING

A. **RZ06-012/CV06-009**

1455 and 1465 South Johnson Ferry Road
(Glenridge Creek Town homes)

City of Sandy Springs, Department of Community Development

Summary: MIX conditional and TR conditional to MIX to bring the site into compliance with regard to the original number of units approved at the appropriate density. Note **City of Sandy Springs is Petitioner** and **Pete Hendricks** represents applicant.

ACTION: Bob Wiley moved for approval. Susan Maziar seconded. Motion was **APPROVED** subject to staff recommendations (6-0).

B. RZ06-015

45 and 65 Maryeanna Drive
BVM Building Company, LLC

Summary: R-2 and R2A for the development of 3 single family lots at a density of 1.52 units per acre. Staff has recommended denial of the subject application. Staff recommends that should the Commission choose to approve that the project be conditioned to no more than three (3) single family residential lots at a density of 1.52 units per acre and the area per dwelling unit shall be 4,600 square feet based on the site plans submitted on June 1, 2006.

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

Bill Jacobs: Contractor for property owned by Valerie Wilkinson who is applicant, speaking in support of petition.

Mark Borst: 30 Maryeanna Drive, speaking in opposition of petition and as a representative for neighborhood.

Jacquelyn Baker: 5291 Lake Forest Drive, speaking in opposition.

Greg Vetter: 100 Maryeanna Drive, speaking in opposition of petition.

Valerie Wilkinson: Applicant/owner of property and speaking in support of petition specifically with regard to tree removal and preservation.

(Public Hearing closed. Planning Commission questions and discussion)

ACTION: Bob Wiley moved to accept staff recommendation to deny petition. Wayne Thatcher seconded motion to deny. Recommend **DENIAL** unanimously (6-0).

C. RZ06-016 /CV06-008

70 Cliftwood Drive
SM Services, Inc.

Summary: O-I conditional to O-I for the development of a 6,000 square foot office building at a density of 14, 634.15 square feet per acre, with 4 concurrent variances. Staff recommends denial of the application and concurrent variances. Should the Commission consider approving the

application, staff recommends the following conditions: Recommend limiting the property to office and institutional uses to the existing 4,100 gross square foot structure at a density of 10,000 gross square feet per acre to a maximum building height of two (2) stories, to a revised site plan submitted to the Department of Community Development, the owner/developer shall install a 6 foot masonry wall along the west and north property line, abutting residentially zoned property and that all external lighting in the development shall not be directly visible from the adjoining residential properties.

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

Keith Sirockman: 5375 Crossroads Manor, Sandy Springs, applicant in support of petition.

Craig R. Rethwilm: 50 Technology Parkway, South, Norcross, GA 30092, of Thompson Company, Inc., speaking in support of petition.

Howard Goldstein: 37 Cliftwood Drive, speaking in opposition of petition, requesting deferral to obtain signing of petition by other residents in the noted subdivision against petition.

David Lewis: 41 Cliftwood Drive, speaking in opposition of petition.

Joseph Turner: 580 Cliftwood Court, President of the Sandy Springs Cove Homeowner's Association, speaking in opposition of this petition.

Jan Goldstein: 37 Cliftwood Drive, speaking in opposition to petition.

(Public Hearing closed. Planning Commission questions and discussion)

Detailed discussion between Commission and Staff regarding actual recommendations presented to applicant and clarification as to what staff would recommend in order to approve this petition.

ACTION: Bob Wiley motioned for deferral of the petition to allow the applicant to get with the neighbors and staff to settle their differences. Wayne Thatcher seconded the motion. The petition was DEFERRED for 30 days, (4-2). Susan Maziar and David Rubenstein Opposed.

The Commission made the following comments regarding the petition: The applicant/owner shall submit a revised site plan to the Department of Community Development and set up a meeting with the staff and the neighbors to review the revised plan.

V. ORDINANCES/TEXT AMENDMENTS

- A. RZ06-025**
City of Sandy Springs
Tree Preservation Administrative Guidelines

Summary: An Ordinance to Amend the City of Sandy Springs Code of Ordinances to Adopt the Tree Preservation Administrative Guidelines.

William F. Riley, Jr.: Presenting to Planning Commission.

ACTION: Bob Wiley moved for approval of this ordinance based on staff recommendations. David Rubenstein seconded the motion. Recommend APPROVAL subject to staff recommendations, (6-0).

B. RZ06-026
City of Sandy Springs
Adult Entertainment Ordinances

Summary: An Ordinance to Amend the Regulations of the City of Sandy Springs Adult Entertainment Ordinance.

James W. Friedewald: Attorney for the City of Sandy Springs presenting to Planning Commission.

ACTION: Wayne Thatcher moved for approval of this ordinance based on Staff recommendations. Bob Wiley seconded the motion. Recommend APPROVAL subject to staff recommendations, (6-0).

C. RZ06-028
City of Sandy Springs
Apartment Inspection Ordinance

Summary: An Ordinance to Adopt the City of Sandy Springs Apartment Inspection Ordinance.

Tom Wilson: Deputy Director of City of Sandy Springs presenting to Planning Commission

Roger Blixiel: 5855 Roberts Drive, question regarding multi-family versus single-family definitions as defined by the City of Sandy Springs Apartment Inspection Ordinance.

ACTION: Bob Wiley moved for approval of this ordinance based on Staff recommendations. Wayne Thatcher seconded the motion. Recommend APPROVAL subject to staff recommendations, (6-0).

VI. ADDITIONAL AGENDA ITEM(S)

Larry Fontz: Presentation to the Planning Commission regarding management of development of the Comprehensive Plan for Sandy Springs and the benefits of city comprehensive plan.

VII. MISC

Request for comments or concerns regarding Planning Commission to be directed to Chairman.

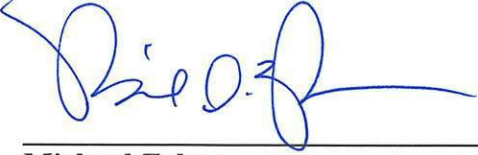
The meeting is adjourned.

APPROVAL SIGNATURE PAGE

Date Approved: **January 18, 2007**



Roger Rupnow, Chairperson



Michael Zehner
Assistant Director – Planning and Zoning



Angela Lawson
Administrative Assistant/Transcriber