SANDY SPRINGS
GEORGIA

PLANNING COMMISSION

Lee Duncan, Post 2 – Chair
Al Pond, Post 4 - Vice Chair
Jim Squire, Post 3 – Vice Chair
Susan Maziar, Post 7
David Rubenstein, Post 5
Lane Frostbaum, Post 1
Steve Tart, Post 6

Thursday August 16, 2012 **Regular Meeting Minutes** **7:00 PM**

Board Members Present	Lee Duncan, Chair, Al Pond, Vice Chair (in at 7:19 p.m.), Steve Tart, Susan Maziar, David Rubenstein, Lane Frostbaum and Jim Squire
Board Members Absent	None
Staff Present	Angela Parker, Patrice Dickerson, Gloria Goins, Linda Abaray, and David Wells

Call to Order	Lee Duncan called the meeting to order at 7:00 p.m.

ADOPTION OF AGENDA

Motion and Vote Maziar moved to approve the agenda. Rubenstein seconded. Approved (5-0, Maziar, Tart, Frostbaum, Rubenstein and Squire for; Pond absent; Duncan not voting).

PUBLIC COMMENT

None

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Maziar moved to approve of July 16, 2012 Minutes meeting. Frostbaum seconded. Approved (5-0, Maziar, Tart, Frostbaum, Rubenstein and Squire for; Pond absent; Duncan not voting).

RZ12-008
100 North River Drive
Applicant: Silver Tree Investments, LLC

SUMMARY/STAFF PRESENTATION: To rezone the subject property from A (Medium Density Apartment District) conditional to O-I (Office and Institutional District) to allow office use in the existing building

APPLICANT PRESENTATION:
Scott Field, 6255 Barfield Rd, #103, Sandy Springs, Ga. 30328

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

Morgan Falls Office Park
7840 Roswell Road, Building 500
Sandy Springs, GA 30350

SUPPORT FOR THE PETITION:
None

AGAINST THE PETITION:
None

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

Motion and Vote: Tart moved to approve for approval. Squire seconded. Recommendation for approval (5-0, Maziar, Tart, Frostbaum, Rubenstein and Squire for; Pond absent; Duncan not voting).

RZ12-009/CV12-011
Northeast Corner of Spalding Drive at River Exchange Drive
Applicant: Dunwoody Place Venture, LLC

SUMMARY/STAFF PRESENTATION: To rezone the subject property from C-1 (Community Business District) conditional to A-L (Apartment Limited District) to allow construction of a senior apartment building, with concurrent variances.

APPLICANT PRESENTATION:
Kevin Curry, P.O. Box 80157, Atlanta, Ga. 30366

(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)

Motion and Vote: Tart moved to approve for approval. Squire seconded. Recommendation for approval (6-0, Pond, Maziar, Tart, Frostbaum, Rubenstein and Squire for; Duncan not voting) subject to the following conditions:

1. Condition subject property to senior housing.

2. Denial of variances: 1) Section 18.3.1.D to allow parking within the required front yard setback and 2) Section 4.23.1.A to reduce the required 40 foot front landscape strip to 10 feet.
3. Create a shared parking easement for thirty (30) additional parking spaces at 7700 Spalding Drives (Spalding Corners Shopping Center) and show on site plan. The shared parking easement must be recorded as part of the final plat and prior to the issuance of a Certificate of Occupancy.

WORK SESSION

Morgan Falls Office Park
7840 Roswell Road, Building 500
Sandy Springs, GA 30350

Resolution Adopting the 2012 Planning Commission Comprehensive Plan Amendment Recommendations

Motion and Vote: Pond moved to approve for approval. Rubenstein seconded. Recommendation for approval of Chapter 1 amendments (6-0, Pond, Maziar, Tart, Frostbaum, Rubenstein and Squire for; Duncan not voting).

Motion and Vote: Tart moved to approve for approval. Maziar seconded. Recommendation for approval of Chapter 2 amendments (6-0, Pond, Maziar, Tart, Frostbaum, Rubenstein and Squire for; Duncan not voting).

Motion and Vote: Pond moved to approve for approval. Tart seconded. Recommendation for approval of Chapter 3 amendments (6-0, Pond, Maziar, Tart, Frostbaum, Rubenstein and Squire for; Duncan not voting).

Motion and Vote: Maziar moved to approve for approval. Rubenstein seconded. Recommendation for approval of Chapter 4 amendments (6-0, Pond, Maziar, Tart, Frostbaum, Rubenstein and Squire for; Duncan not voting).

Motion and Vote: Maziar moved to approve for approval. Pond seconded. Recommendation for approval of Chapter 5 amendments (6-0, Pond, Maziar, Tart, Frostbaum, Rubenstein and Squire for; Duncan not voting). The Commission added a recommendation that density bonuses in all live-work categories be reevaluated.

Motion and Vote: Maziar moved to approve for approval. Frostbaum seconded. Recommendation for approval of Chapter 6 amendments (6-0, Pond, Maziar, Tart, Frostbaum, Rubenstein and Squire for; Duncan not voting).

Motion and Vote: Frostbaum moved to approve for approval. Rubenstein seconded. Recommendation for approval of Chapter 7 amendments (6-0, Pond, Maziar, Tart, Frostbaum, Rubenstein and Squire for; Duncan not voting).

Motion and Vote: Rubenstein Tart moved to approve for approval. Tart seconded. Recommendation for approval of Glossary amendments (6-0, Pond, Maziar, Tart, Frostbaum, Rubenstein and Squire for; Duncan not voting).

Discussion:

ADJOURNMENT

Meeting adjourned at 8:07 p.m.

Morgan Falls Office Park
7840 Roswell Road, Building 500
Sandy Springs, GA 30350

Approval Signatures	
Date Approved	09/20/12
Lee Duncan, Chairman	
Patrice Dickerson, Manager of Planning & Zoning	P. Dickerson
Gloria Goins, Administrative Coordinator/Transcriber	

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