



PLANNING COMMISSION

Lee Duncan, Post 2 – Chair
Wayne Thatcher, Post 3 – Vice Chair
Al Pond, Post 4
Susan Maziar, Post 7
David Rubenstein, Post 5
Roger Rupnow, Post 1
Steve Tart, Post 6

Thursday, October 20, 2011		Regular Meeting Minutes	7:00 PM
Board Members Present	Lee Duncan, Chair, Wayne Thatcher, Vice Chair, David Rubenstein, Susan Maziar, Al Pond, Roger Rupnow, and Steve Tart		
Board Members Absent	None		
Staff Present	Ed Shoucair, Patrice Dickerson, Gloria Goins, and Terry Robinson		
Call to Order	Lee Duncan called the meeting to order at 7:00 p.m.		

ADOPTION OF AGENDA

Motion and Vote: Thatcher moved to approve the agenda. Rubenstein seconded. Approval (6-0, Thatcher, Pond, Rubenstein, Maziar, Rupnow, and Tart for; Duncan not voting).

PUBLIC COMMENT

None.

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Thatcher moved to approve the minutes of the August 4, 2011 meeting. Rubenstein seconded. Approved (6-0, Thatcher, Pond, Rubenstein, Maziar, Rupnow, and Tart for; Duncan not voting).

RZ11-007/ U11-003/CV11-004
5400 & 5420 Peachtree Dunwoody Road

SUMMARY/STAFF PRESENTATION: To rezone the subject property from R-6 (Two-Family Dwelling District) & TR (Townhouse Residential District) to R-6 (Two-Family Dwelling District) with a Use Permit and Concurrent Variances to consolidate properties and to redevelop the Medical Related Lodging facility.

APPLICANT PRESENTATION:

Ellen Smith, 100 Galleria Pkwy, Suite 18900, Atlanta, GA. 30339
Jeff Tyner, 1315 Peachtree St, Atlanta, GA. 30309
Tom Kirbo, 1200 Lake Hearn Drive, Atlanta, GA. 30319

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

SUPPORT FOR THE PETITION:

Tom Spetalnick, 1010 Clementstone Dr, Atlanta, GA. 30342

Michael Kessler, 970 Clementstone Dr, Atlanta, GA. 30342

AGAINST THE PETITION:

None

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

Motion and Vote:

Tart moved to defer. Pond seconded. Recommendation for deferral (6-0, Thatcher, Pond, Rubenstein, Maziar, Rupnow, and Tart for; Duncan not voting). The Commission, while generally supportive of the modifications to the application as presented at the meeting, felt that staff had not had sufficient time to review and properly analyze the case.

RZ11-008

5525 Interstate North Parkway

SUMMARY/STAFF PRESENTATION: To rezone the subject property from C-1 (Community Business District) to C-1 (Community Business District) to allow an Office and other uses permitted in the C-1 Zoning District.

APPLICANT PRESENTATION:

Nathan V Hendricks, 6085 Lake Forrest Drive, Suite 200, Sandy Springs, GA. 30368

(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: Rupnow moved to defer. Rubenstein seconded. Recommendation for deferral (6-0, Thatcher, Pond, Rubenstein, Maziar, Rupnow, and Tart for; Duncan not voting).

WORK SESSION

Comprehensive Plan Revisions

Discussion:

WORK SESSION		
Comprehensive Plan Revisions		
Revision	Page	Planning Commission Recommendation
Chapter 1 - Vision, Character Areas, and Future Land Use		
Update Town Center redevelopment description with new boundaries, etc.	30	The Commission accepted the revision recommendation.
Intro to living working categories. You require a transition where LW meets a protected neighborhood, but no transition where a particular LW abuts a less intense category.	40	The Commission accepted the revision recommendation. A comment was made regarding the use of "living-working" and "live-work" interchangeably in the document and that staff should consider making all such references consistent.
Chapter 3 - Summary of Community Assessment and Planning Data		
Update 2nd paragraph to discuss ChatComm	83	The Commission accepted the revision recommendation.
Update 5th and 7th paragraphs regarding parks	86	The Commission accepted the revision recommendation.
Chapter 4 - Reference to Other Plans		
Update Solid Waste section	91	The Commission recommended that staff modify the language to generalize the reference to the plan, so that document does not have to be continually updated in this manner.
Update CDBG section	92	The Commission recommended that staff modify the language to generalize the reference to the plan, so that document does not have to be continually updated in this manner. The Commission raised concern that CDBG documents have not been brought to the Planning Commission for review.
Chapter 5 - Policies		
Node 1 - Windsor Parkway		
Guidelines & Policies #6.a. clarify "significant"	109	The Commission accepted the revision recommendation. The Commission recommended that the language be clarified to state the end result would be a total of 15% greenspace and that required setbacks and landscape strips do not count toward the requirement.
Consistent with Suburban Overlay/Guidelines & Policies #5	109	The Commission accepted the revision recommendation. The Commission recommended that Policy #5 be modified to state "automotive" rather than "automobile" to distinguish auto repair garages and other uses from such uses as a bank with a drive-through window.
Guidelines & Policies - New Policy	109	The Commission recommended that a policy be added about this area being a gateway into the city ("sense of arrival") and the type of development anticipated here based on the land area and the adjacent properties to the south in City of Atlanta.
Node 2a - Long Island Drive/Franklin Road		
Update FLU map to reflect correct node title	110	The Commission accepted the revision recommendation.

Guidelines & Policies #2 Office and residential only	110	The Commission accepted the revision recommendation.
Guidelines & Policies #5.a. clarify "significant"	110	The Commission accepted the revision recommendation. The Commission recommended that the language be clarified to state the end result would be a total of 15% greenspace and that required setbacks and landscape strips do not count toward the requirement.
Consistent with Suburban Overlay/Guidelines & Policies #4	110	The Commission accepted the revision recommendation. The Commission recommended that Policy #4 be modified to state "automotive" rather than "automobile" to distinguish auto repair garages and other uses from such uses as a bank with a drive-through window.
Node 2b - Glenridge Drive		
Update FLU map to reflect correct node title	111	The Commission accepted the revision recommendation.
Guidelines & Policies #2 Office and residential only	111	The Commission accepted the revision recommendation.
Guidelines & Policies #5.a. clarify "significant"	111	The Commission accepted the revision recommendation. The Commission recommended that the language be clarified to state the end result would be a total of 15% greenspace and that required setbacks and landscape strips do not count toward the requirement.
Consistent with Suburban Overlay/Guidelines & Policies #4	110	The Commission accepted the revision recommendation. The Commission recommended that Policy #4 be modified to state "automotive" rather than "automobile" to distinguish auto repair garages and other uses from such uses as a bank with a drive-through window.
Maps for Nodes 1, 2a, and 2b	112	The Commission raised questions about the reasons that certain live-work parcels were left out of the node boundaries. The Commission felt that the parcels should be included so that policies, including assemblage and transition policies, would apply to these parcels as well.

ADJOURNMENT

Meeting adjourned at 8:58 p.m.

Approval Signatures	
Date Approved	11/17/11
Lee Duncan, Chairman	
Patrice Dickerson, Manager of Planning & Zoning	
Gloria Goins, Administrative Coordinator/Transcriber	