



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 November 17, 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	Angela Parker, Patrice Dickerson, Doug Trettin, Gloria Goins, Terry Robinson, and Walt Rekuc
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. Approved (5-0, Thatcher, Pond, Rubenstein, Maziar, and Rupnow for; Duncan not voting; Tart absent).

PUBLIC COMMENT

None.

APPROVAL OF PREVIOUS MEETING'S MINUTES

Motion and Vote: Thatcher moved to approve the minutes of the October 20, 2011 meeting. Pond seconded. Approved (5-0, Thatcher, Pond, Rubenstein, Maziar, and Rupnow for; Duncan not voting; Tart absent).

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

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

AGAINST THE PETITION:

Trisha Thompson, On File

William Guest, 990 Clementstone Dr. Atlanta, GA. 30342

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

Motion and Vote:

Rupnow moved to approve. Pond seconded. Recommendation for approval subject to Staff conditions amended as follows: Add a condition 3.o. reading that for the subject property, all conditions of zoning approved under RZ11-007/U11-003/CV11-004 shall supersede all previous conditions of zoning and all previous conditions of zoning shall no longer apply to the subject property. Approved (6-0, Thatcher, Pond, Rubenstein, Maziar, Rupnow, and Tart for; Duncan not voting).

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. 30328

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

SUPPORT FOR THE PETITION:

Dean Peacock, 5815 Winterthor Dr., Sandy Springs, GA. 30328

AGAINST THE PETITION:

None

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

Motion and Vote: Pond moved to approve. Rubenstein seconded. Recommendation for approval subject to Staff conditions amended as follows: Add 'Parking Lot' to the list of prohibited uses written in the staff recommended condition 1.d. And as a part of the approval, the Commission requested the report reflect that the owner/applicant has proffered not to operate an Adult Establishment that could be applied for under an Administrative Permit. Approved (5-0, Thatcher, Pond, Rubenstein, Maziar, and Tart for; Duncan and Rupnow not voting).

WORK SESSION

Comprehensive Plan Revisions

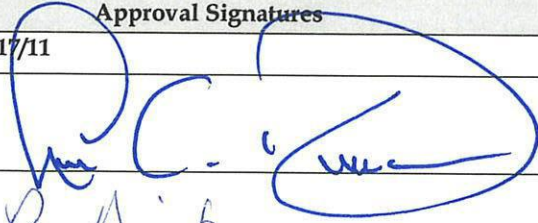
Discussion:

WORK SESSION Comprehensive Plan Revisions			
Revision Recommendation Details	Page	Type	Planning Commission Recommendation - 11/17/11
Chapter 5 - Policies			
Node 3 - Belle Isle			
Consistent with Suburban Overlay	112	Editorial	The Commission accepted the revision recommendation.
Guidelines & Policies #6.a. clarify "significant"	112	Policy	The Commission accepted the revision recommendation.
West Belle Isle - change to R3-5 from back of LW parcels fronting Roswell Road to back of parcels fronting Lake Forrest	113	Policy	The Commission recommended that an overall review of inconsistencies in map recommendations and current development patterns be completed by staff to determine the original thought behind the differences shown.
Node Map	113	Policy	The Commission recommended that commercially zoned parcels that are currently shown outside of the node be included so that the same policies for development apply.
Node 4 - Roswell Road from Lake Placid to Glenridge Drive			
Update FLU map to reflect correct node title	114	Editorial	The Commission accepted the revision recommendation.
Guidelines & Policies #1 - height inconsistent with Main Street District, include greenspace in last sentence	114	Editorial	The Commission recommended that the Zoning Ordinance be modified to reflect the height recommendation of this policy. The commission recommended that the greenspace language to be added be the same as the limits outlined in Table 1.6 in Chapter 1.
Clarify transitions to surrounding areas	114	Editorial	The Commission accepted the revision recommendation, but asked that staff clarify/simplify the language and provided accompanying visual examples within the document.
Node 5 - Powers Ferry at I-285 (North and South sides)			
Update FLU map to reflect correct node title	116	Editorial	The Commission accepted the revision recommendation.
Guidelines & Policies #1 - include greenspace in last sentence	116	Editorial	The commission recommended that the greenspace language to be added be the same as the limits outlined in Table 1.6 in Chapter 1.
Clarify transitions to surrounding areas	116	Editorial	The Commission accepted the revision recommendation, but asked that staff clarify/simplify the language and provided accompanying visual examples within the document.

WORK SESSION Comprehensive Plan Revisions			
Revision Recommendation Details	Page	Type	Planning Commission Recommendation - 11/17/11
Chapter 5 - Policies			
Other Comments	Glossary	Policy	The Commission asked that staff bring recommendations for the greenspace and open space definitions to the next meeting, so that this higher priority issue could be addresses sooner. The current language should be modified to indicate that required landscape strips, parking lot landscape islands, etc. do not count toward the greenspace and open space percentages.

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	