



**Planning Commission
December 18, 2008**

Meeting Minutes

Board Members Present	Lee Duncan (Chair), Wayne Thatcher (Vice Chair), Don Boyken, Susan Maziar, David Rubenstein, Roger Rupnow, Bob Wiley
Board Members Absent	None
Staff Present	Nancy Leathers, Chris Miller, Julie Eldridge, Doug Trettin, Mark Moore, Andrew Thompson, Jocelyn Stephens, Terry Robinson

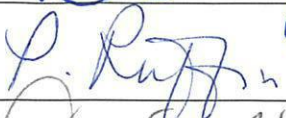
CALL to Order	Lee Duncan called the meeting to order at 7:05 p.m.
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	APPROVAL OF AGENDA
	ACTION: Bob Wiley moved to recommend approval of the Agenda. David Rubenstein seconded. The motion was APPROVED (6-0, Thatcher, Boyken, Maziar, Rubenstein, Rupnow and Wiley for; Duncan not voting).
	PREVIOUS MINUTES
	ACTION: Don Boyken moved to recommend approval of the November 20, 2008 meeting as amended. Bob Wiley seconded. The motion was APPROVED (6-0, Thatcher, Boyken, Maziar, Rubenstein, Rupnow and Wiley for; Duncan not voting).
	PUBLIC COMMENT: None
	APPROVAL FOR A SPEAKING EXTENSION
	ACTION: Bob Wiley moved to recommend changing the allotted time for speaking from 10 minutes to 20 minutes for both the Applicant and Opposition. No Second. The motion was APPROVED (4-2, Thatcher, Boyken, Rupnow and Wiley for; Maziar and Rubenstein recused; Duncan not voting).
	DEFERRED
1.	U08-011/CV08-018 335 Colewood Place Applicant: <i>The Epstein School</i> Representative: <i>Nathan Hendricks III</i> SUMMARY/STAFF PRESENTATION: Chris Miller/A use permit to expand the existing private school campus and increase enrollment, with concurrent variances. Applicant Presentation: Nathan Hendricks III (Invitation for public comment in support of and in opposition to the petition) • Support for the Petition: Sandy Cooper, 530 Highbrook Drive, Atlanta, Georgia Parker Ellen, 817 W. Peachtree Street, Suite 601, Atlanta, Georgia Robert Franco, 611 E. Widgeon Lane, Atlanta, Georgia 30327 • Against the Petition: Lee Baker, 6275 River Shore Parkway, Sandy Springs, Georgia 30328 Andrew Porter, 6490 Burdette Drive, Sandy Springs, Georgia 30328

	Clifford Steele, 370 River Valley Sally F. White, 6410 Colewood Court, NW, Sandy Springs, Georgia 30328 Close of public hearing. Planning Commission questions and discussion)
	ACTION: Don Boyken moved to recommend acceptance of the withdrawal. Boy Wiley seconded. The motion was APPROVED (3-1, Thatcher, Boyken, Wiley for; Rupnow against; Maziar and Rubenstein recused; Duncan not voting).
	Conditions: N/A
	ORDINANCES AND RESOLUTIONS
2.	An Ordinance to Adopt the City of Sandy Springs Zoning Map At the request and suggestion of the city clerk and city attorney, it is recommended that the city annually readopt a zoning map so that the clerk can certify the map for future Open Records Requests. The official zoning map for the city of Sandy Springs, if adopted by the Mayor and Council, will be revised to reflect amendments through December 31, 2008, approved by the city. ACTION: Bob Wiley moved to accept the staff's recommendation to approve the official zoning map dated 1 October 2008. David Rubenstein seconded. The motion was APPROVED (6-0, Thatcher, Boyken, Maziar, Rubenstein, Rupnow and Wiley for; Duncan not voting). AMENDMENT: Chair, Lee Duncan, added an amendment to the motion recommending that City Council thoroughly address Mr. Rupnow's concern related to potential issues where there might be multiple zoning designations on one parcel or plotted lot. ACTION: Roger Rupnow moved to recommend city attorney and staff change the notification process to allow blanket public noticing for City-initiated rezonings (zoning notifications) without notifying each affected property owner. Susan Maziar seconded. The motion was APPROVED (4-2, Thatcher, Maziar, Rubenstein, Rupnow for; Wiley and Boyken against; Duncan not voting).
3.	RZ08-033 An Ordinance to Amend Article 12B, Sandy Springs Overlay District, of the Sandy Springs Zoning Ordinance An amendment to the Zoning Ordinance to compare the value of all improvements during the past seven years to the appraised value versus the assessed value. ACTION: Bob Wiley moved to recommend approval per staff's recommendations. Susan Maziar seconded. The motion was APPROVED (6-0, Thatcher, Boyken, Maziar, Rubenstein, Rupnow and Wiley for; Duncan not voting).
	DISCUSSION ITEMS
4.	2009 Community Development Work Program Discussed the individual components of the Overlay District under Section 12: the role of the DRB within the rezoning and the overall development process in the city, design issues such as bus shelter standards in the Main Street district, making certain that changes in the PCID district match what the PCID is trying to implement within that portion of Dekalb County. The overlay streetscape standards: looking at the city's land use mode from the Comprehensive Plan as they relate to the different subdistricts of the Overlay districts, making sure the appropriate tree species are in the Overlay district. The Forty Percent Rule will be looked into as well as the Gateway treatments within the entry points of the City of Sandy Springs that are also within the Overlay Districts.

Meeting Adjournment

The meeting was adjourned at 8:35 p.m.

Approval Signatures	
Date Approved	1-15-09
Lee Duncan, Chairman	
Patrice Ruffin, Assistant Director of Planning and Zoning	
Jocelyn Stephens, Administrative Assistant/Transcriber	