

### **Invocation**

Reverend Chris Barbieri, Sandy Springs United Methodist Church offered the invocation.

### **Call to Order**

Mayor Galambos called the meeting to order at 6:02 p.m.

### **Roll Call and General Announcements**

**City Clerk Rowland** reminded everyone to silence their cell phones and pagers at this time. Additionally, those wishing to provide public comments, either during a public hearing or at the conclusion of the meeting under the public comment section, are required to complete a public comment card. They are located at the back counter and need to be turned in to the Clerk.

**City Clerk Rowland** called the roll.

**Councilmembers Present:** Councilmember Doug MacGinnitie, Councilmember Dianne Fries, Councilmember Rusty Paul, Councilmember Ashley Jenkins, Councilmember Tibby DeJulio, Councilmember Karen Meinzen McEnery.

### **Pledge of Allegiance**

Mayor Galambos led the Pledge of Allegiance.

### **Approval of Meeting Agenda**

**Motion and Vote:** Councilmember Paul moved to amend the meeting agenda by adding a quitclaim deed in conjunction with the construction of the Hammond Half Diamond. Councilmember Meinzen McEnery seconded the motion. There was no Council discussion. The motion carried unanimously.

**Motion and Vote:** Councilmember Paul moved to approve the meeting agenda as amended. Councilmember Meinzen McEnery seconded the motion. There was no Council discussion. The motion carried unanimously.

### **Consent Agenda**

1. Meeting Minutes:
  - a. May 6, 2008 Regular Meeting Minutes

**Motion and Vote:** Councilmember Fries moved to approve the Consent Agenda. Councilmember DeJulio seconded the motion. There was no Council discussion. The motion carried unanimously.

### **Presentations**

#### **Proclamation – National Public Works Week**

Mayor Galambos read the National Public Works Week Proclamation and presented it to the Public Works Department.

### **Public Hearings**

#### **Zoning**

**RZ07-044/ U07-018/CV07-032-8475 Roswell Road (SR 9), Applicant: SecurCare Properties, LLC, To rezone the subject property from C-1 conditional and M-1 conditional to C-1 to redevelop the existing storage facility and office building, with concurrent variances and a use permit to allow for a self-storage facility.**

**Ordinance No. 2008-05-19**

**Senior Planner Ruffin** stated that this is a rezoning application to rezone the subject property from C-1 and M-1 conditional to C-1, for the redevelopment of the existing self-storage facility and office building. The applicant is also requesting one (1) concurrent variance to the Sandy Springs Overlay District to allow for the storage facility in the C-1 zoning classification.

The petition was heard at the March 18, 2008 Mayor and City Council hearing. The Council deferred the petition back to the Planning Commission to allow the applicant time to continue to work with the neighbors and to revise the site plan accordingly.

The application was heard at the April 8, 2008 Design Review Board meeting. The board recommended denial of this petition.

The petition was heard at the April 17, 2008 Planning Commission hearing. The Commission recommended approval as requested by the applicant subject to staff conditions with the addition of a stormwater condition as presented by staff.

**Michele Battle, Nelson Mullins, 201 17<sup>th</sup> Street, Atlanta**, stated that the applicant has worked with staff and with members of the community regarding this rezoning petition. They have made a number of changes since the last meeting with City Council. SecurCare believes that the changes to the site plan and elevations reflect all the comments received from the Planning Commission, City Council, and the surrounding Sandy Springs community. SecurCare's desire is to redesign the overall look and feel of the project and request that the residential unit be allowed to remain on the site.

The Planning Commission expressed concerns about the overall façade design and requested the applicant work with the community to find something visually appealing. After discussion with the community, SecurCare changed the color palette to lighten the colors of the brick, lightened up the color of storage units and changed the color of the doors. SecurCare has done a lot to come in line with the project, will be much more visual and appealing to the area, and much more in line with the Sandy Springs Overlay District, in terms of the City's criteria. Under the Sandy Springs Overlay District, a storage facility is now, a prohibited use. SecurCare does understand the desire to protect the community with further self-storage facility. This facility has been at this location for over 25 years and intends to stay open another 25 years. The question is what it is going to look like. SecurCare feels this is a much better design which is much more in line with the Sandy Springs Overlay District.

The community and the Public Works Department had concerns about stormwater drainage and detention. SecurCare has worked very hard to address all of the issues. Two of the staff conditions (3 g. & 3 h.) set by staff is difficult to comply with, particularly with a property that is already currently designed. SecurCare requests Council approval of their application subject to staff conditions, with the exception of condition g. and h., and would like to offer a revised condition; the land disturbance associated with the redevelopment covers less than 50% of the site and for the area of the land disturbance associated with the redevelopment provide 24 hour extended detention storage for the first 1.2 inches of runoff on the site.

Mayor Galambos called for public comment.

**Stan Jones, 225 Cliff Overlook**, spoke on behalf of the Huntcliff Homeowners Association. The Association opposes all zoning changes the applicant has requested. The Association feels that the requested changes should not be allowed, because it is not in compliance with the Sandy Springs Overlay The Homeowners Association requests that the City Council deny the application, should Council approve application, the Association request that SecurCare maintain the stormwater provisions that staff has requested.

**Manny Arora, 8895 River Run**, stated that the Huntcliff subdivision opposes this petition.

**Gary Alexander, 8232, Grogans Bluff, President of HOA**, representing 150 families that would like to stay with the original findings of the Board.

**Michele Battle** stated that this is not the position that was taken a few weeks ago at the Planning Commission meeting. The applicant has asked to meet with Huntcliff and has never had the opportunity to do so. The applicant has been available and has made every single change that has been asked for, including all the façade changes which were to provide a look and feel that is consistent with the overlay district as opposed to what is there now. The facility is in fair condition. Under the current ordinance the only thing the applicant can do is paint. This facility needs more than paint because the applicant plans on being there another 25 plus years. There is nothing under the current overlay district that would prohibit the applicant from continuing operation in the existing facility. In her opinion, the question is, is this something that is detrimental to the overall community to allow them to have this facility. The impervious issue is already there. Some of these improvements would remove some of the impervious surface. The applicant also wanted to put in stormwater management. This project would allow the applicant to improve his site, not make it worse. The applicant has done everything possible to show that he wants to be a good neighbor to the residents of Sandy Springs.

In regards to the residential unit, the unit is no longer occupied and currently there is no one on the property. She wants it to be on record that the applicant did not put in the unit and was there when Sandy Springs became a City. Should Council approval be subject to removing the unit, the applicant can continue without it but it is important that the applicant be allowed to make improvements to the facility.

Mayor Galambos closed the public hearing.

Councilmember Fries thanked the applicant for going out of her way to work with the neighbors, and she appreciates everything that has been done. She reminded the applicant that she stated at the beginning of this process and at every one of their meetings, it would be difficult battle due to the newly adopted overlay policy, but if the surrounding neighborhoods would support the rezoning, then they could talk.

**Motion and Second:** Councilmember Fries moved to approve: (1) the rezoning of the subject property from C-1 conditional and M-1 conditional to C-1 conditional subject to the existing as-built site plan, existing conditions set out in Fulton County zoning case Z79-038FC, and the elimination of any residential use on the property, including within the existing on-site apartment facility, (2) a use permit to allow for the existing storage facility in the C-1 conditional district, and (3) a variance to allow the existing storage facility within the Sandy Springs Overlay District. Councilmember MacGinnitie seconded the motion.

**Discussion on the motion:** Councilmember Meinzen McEnery questioned the reason of having a residential unit on the site. She questioned if without a residential manager on site if it would create security issues on the rest of the property.

Ms. Battle stated that most storage facilities do not have on-site management but typically the older facilities do. Most storage businesses close around 6:00 p.m., and have a security system that records the premise. The manager reviews the security tape the next day to see if any illegal activity occurred on site. Should something happen after hours, the officer responding would have to call the manager/owner to come to site. Depending on where the individual lives, the officer would have to wait on the person to get there. The applicant believes that having a residential manager on site would eliminate some of the time the officer would have to wait.

The applicant would like to preserve the unit, should the Council deny use of the unit, the applicant would still like to be able to do the improvements.

Councilmember MacGinnitie stated that he is not in a position to support the applicant's request because it is in the Overlay District.

Ms. Battle requested clarification on what Council was approving for this petition.

**Director of Community Development Leathers** stated that it is very limited in terms of what the applicant can do. It is essentially what the applicant can do now. The applicant can not have any building permits or new construction. All the applicant can do is the maintenance on the existing facility.

Mayor Galambos stated that the applicant can maintain the current building but can not do anything other than that.

**Vote:** The motion carried unanimously.

**RZ08-008/U08-003/CV08-004-335 Hammond Drive, Applicant: Hammond Glen Properties, Inc., To rezone from MIX conditional to MIX for the development of a 3-story, 72 unit assisted living building at the current independent living, senior apartment community, with a concurrent variance to reduce the required number of parking spaces from 331 to 221 and a use permit to exceed the maximum district height.**

**Ordinance No. 2008-05-20**

**Senior Planner Ruffin** stated that the applicant is requesting to rezone the subject property from MIX conditional to MIX for the development of a 4-story, 72 unit assisted living building at the current independent living, senior apartment community. The applicant is also requesting one concurrent variance to reduce the required number of parking spaces from 332 to 221, and the use permit to exceed the permitted height of 60 feet (4 stories) by maintaining the existing Hammond Glen senior apartment building which is 125 feet (11 stories).

The petition was heard at the February 26, 2008 Design Review Board meeting. The Board recommended approval of the request as presented by the applicant.

The petition was heard at the April 17, 2008 Planning Commission hearing. The Commission recommended approval subject to staff conditions with a maximum height or four (4) stories for the proposed assisted living building as requested by the applicant.

**Paul Stegenga** stated that Hammond Glen Properties is proposing to build an assisted living building on 6.2 acres of Hammond Glen for an 11 story senior apartment complex. The variance request is for a non conforming 11 story existing building that was built in the early 1980's. Hammond Glen Properties conducted a parking study and request a parking variance. Assisted Living and Independent Senior Housing is not a high traffic generating use. Hammond Glen Properties would like to raise the number of units on their site by 62 units, in order to have a 72 unit building. . The Planning Commission recommended approval subject to three conditions and Hammond Glen Properties request approval without conditions

Mayor Galambos called for public comments.

**Judith Peters, 335 Hammond Drive**, spoke in opposition of the petition, stating that the property is not large enough to support additional traffic and relocation of parking becomes a safety issue for the current residents.

Mr. Stegenga stated that at this time Hammond Glen Properties is requesting the technical ability to say that they have zoning so that they can then go forward with the Certificate of Need Process.

Mayor Galambos closed the public hearing.

Councilmember Fries questioned if these units were owned. Mr. Stegenga stated that the units are rental.

Councilmember Paul requested Mr. Stegenga to explain the Certificate of Need Process.

Mr. Stegenga stated that the Certificate of Need Process is a lengthy process with the Department of Community Health, to establish that there is a need for this service. Criteria must be met on the Department of Community

Health component plan and application. One must demonstrate their financial ability, demonstrate that market exists and show that the economics of the building will actually prosper.

Councilmember Paul stated that one of the things that the Department of Community Health would require them to comply with all of the ADA requirements, all handicap access and also making sure that all of the facilities were adaptable and available and easily accessible for all the residents of that facility. He questioned if it was his belief that some of the public's concerns would be addressed through this process and if the applicant would meet with the neighbors to help them feel comfortable with what they are doing. Mr. Stregenga explained that the process should address all the issues the public has and he would be happy to meet with the neighbors.

Mayor Galambos stated that there are a lot of functions at Hammond Walk which require outside parking and questioned how the applicant planned to accommodate it.

Mr. Stregenga stated that the building was built as a traditional high rise, high security apartment and at this time the back parking deck is not being used. Their design will show the parking deck in its appropriate manner by putting the building up at the front, preserving spaces and vehicular access. The applicant is trying to create an embracing and welcoming courtyard.

Mayor Galambos stated that Planning Commission is not willing to make conditions at this time, but she would like to be assured that at some point the applicant will widen Hammond and put a Park in.

**Community Development Director Leathers** stated that in this particular case, this is not a question of right-of-way. This is a reservation condition so that the applicant does not build a building in the area the City contemplates right-of-way for in the future. The City will have to buy the right-of-way and not a dedication requirement. Staff condition requires it and this is one of the things the applicant is objecting to.

**Transportation Planner Moore** clarified that it is both, the reservation and the dedication and is the standard on that entire section of Hammond Drive. Any property that came in on Hammond Drive, from Roswell Road to Glenridge or beyond, would be required to have the same reservation and the same dedication that the City is requesting from this applicant. It is not envisioning any specific plan for the future other than that, and those were dedications and reservations that were in place under Fulton County.

Mayor Galambos questioned where the dedication is. Mr. Moore stated that the dedication is 45 feet from centerline of Hammond Drive and the right-of-way reservation would be an additional 10 feet beyond that.

Councilmember Paul explained to the applicant that the City is requesting him to dedicate and reserve it for future improvements. He questioned staff's condition requiring the applicant to put his driveway on someone else's property.

**Transportation Planner Moore** stated that there has been discussion about this and he believes there has been some misunderstanding regarding this. The way the condition is worded in the CTP has been the idea of extending Boylston to the south to create a parallel loop that would parallel Sandy Springs Circle. The condition simply says that at some time in which the City were to build that extension to Boylston Road, and if it were to be adjacent to that piece of property, the City would expect that the applicant's access would be from Boylston and not from Hammond Drive.

Councilmember Paul questioned if the applicant understood that the City is requesting the applicant to put a drive on someone else's property.

**Transportation Planner Moore** stated that this is the exact same condition that the City suggested for the Crawford property and for much the same reason. The City's Traffic Operations staff requested this and staff put it in as a condition. Currently, this signal operates in a split phase and operates effectively as a five leg intersection which is detrimental to the operation considering the vast majority at this point goes directly east/west on

Hammond Drive and serves Boylston, applicants property and applicants neighbor property because the drives are misaligned. Staff is requesting the applicant to consider reconfiguring their entrance and look for other alternatives to be able to take themselves out of the split phase as part of this redevelopment.

Councilmember Paul questioned if the City was requesting the applicant to buy, lease or work out some kind of accommodation with the property owner next door in order to do this. Mr. Moore explained that this would be the most direct route and most direct way to solve the issue.

Mayor Galambos stated that is asking a lot of the applicant. Councilmember Paul stated that he appreciates what staff is trying to do and believes it is a wise effort to try and accommodate the issues, but in this situation the City is requesting a lot of the applicant. If in the future the City is able to extend, and the applicant puts his access point out on Boylston it would resolve the issue.

Councilmember Jenkins questioned if there was a way to write condition 3.e. so that in the future when Boylston is reconfigured, the applicant could do this.

Transportation Planner Moore stated that Council could remove the condition of the split phase if the intent of the Council is to wait until such time they are able to redevelop it.

**Motion and Vote:** Councilmember Paul moved to approve the rezoning from MIX conditional to MIX for the development of a 3-story, 72 unit assisted living building at the current independent living, senior apartment community, with a concurrent variance to reduce the required number of parking spaces from 331 to 221 and a use permit to exceed the maximum district height with the following staff conditions, deletion of condition 3.d. Councilmember DeJulio seconded the motion. The motion carried unanimously.

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. One (1), 193-unit apartment building and associated accessory uses at a density of 30.99 units per acre, whichever is less.
  - b. One (1), 72-unit assisted living building and associated accessory uses at a density of 11.56 units per acre, whichever is less.
  - c. The maximum building height for the apartment building shall be 125 feet or 11 stories, excluding any penthouses for mechanical equipment. (U08-003)
  - d. The maximum building height for the assisted living building shall be 60 feet or 4 stories, excluding any penthouses for mechanical equipment.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated March 1, 2008. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
  - a. The minimum design standards are:
    - Minimum front yard: 40 feet
    - Minimum side yard: 35 feet
    - Minimum rear yard: 10 feet

Minimum internal setback: 0 feet

Minimum heated floor area per dwelling unit: 350 square feet

- b. The owner/developer shall dedicate forty-five (45) feet of right-of-way from centerline of Hammond Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
- c. Reserve for the City of Sandy Springs along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance permit, sufficient land as necessary to provide for compliance with the Comprehensive Plan. All building setback lines shall be measured from the dedication but at no time shall a building be allowed inside the area of reservation. All required landscape strips and buffers shall straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation.

Fifty-five (55) feet from centerline of Hammond Drive
- d. At such time that Boylston Road is extended south of Hammond Drive, all vehicular access to this site shall be derived from the Boylston Road extension and all access to Hammond Drive shall be closed.
- e. To reduce the required number of parking spaces from 332 to 221 (CV08-004).

### **Zoning Modifications**

**ZM08-003/CV08-008, 285 Northland Ridge Trail, Applicant: Joseph B. Hutchison, To modify condition 2.a. and 3.b. of Z88-0053 to revise the approved site plan and reduce the required 50 foot setback along the east property line, with concurrent variances.**

**Senior Planner Ruffin** stated that this is a zoning modification application. The applicant is requesting to modify condition Z88-0053 to amend the approved site plan and to reduce the required fifty (50) foot building setback along the east property line to twenty-five (25) feet. The applicant is also requesting two concurrent variances. Staff is recommending denial of the zoning modification request and both concurrent variance request.

**Pete Hendricks, 6085 Lake Forrest Drive,** stated that the applicant is requesting a thirty (30) day deferral so that the applicant can meet with the two impacted neighbors, and address their concerns.

Mayor Galambos called for public comment.

**Chris Tapp, 260 Northland Ridge,** stated that he is the immediate neighbor to 285 Northland Ridge Trail, and is strongly opposed to the applicant's request.

An adjacent property that lives in the lot to the east of subject property stated that he is not speaking in favor or opposition of the requested modification. He would like an explanation of how this would affect him. Mr. Hutchison had explained to him that this was the modification submitted for the rezoning, and what the City is recommending. It has been explained to him that with this type of a setback it would now face his home, and this concerns him.

Councilmember Jenkins stated that because of the way the zoning rules were written, this is how staff had to draw it. Councilmember Fries stated that the ordinance requires a fifty (50) foot front setback.

Mayor Galambos stated that these issues should be resolved in his meeting with the applicant.

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**Motion and Vote:** Councilmember DeJulio moved to defer ZM08-003/CV08-008, 285 Northland Ridge Trail, Applicant: Joseph B. Hutchison, to the June 17, 2008 regular meeting. Councilmember Fries seconded the motion. There was no Council discussion. The motion carried unanimously.

### **Livable Centers Initiative**

#### **Presentation of the Roswell Road Corridor Livable Centers Initiative (LCI) Study.**

**Transportation Planner Moore** stated that the Planning Commission recommended deferral of the LCI during the April 17, 2008 meeting. The public hearing was advertised for the planning Commission and the City Council on April 10, 2008 and a public hearing is required to be held tonight. The LCI and Transportation plan has been available for two months and staff has received comments from the public. Staff is requesting that the presentation of the Roswell Road Corridor Livable Centers Initiative (LCI) Study be deferred until the July 8, 2008, City Council Work Session.

Councilmember MacGinnitie questioned if there was anything in particular the Planning Commission wanted to see or simulate.

**Transportation Planner Moore** stated that there were concerns about how the plan recommendations might not have lined up exactly with the recently passed Comprehensive Plan. This is the focus of staff's efforts in order to make sure that it all lines up with what has recently been adopted.

**Motion and Vote:** Councilmember Jenkins moved to defer the Roswell Road Corridor Livable Centers Initiative (LCI) Study to the July 15, 2008 regular meeting. Councilmember Meizen McEnergy seconded the motion. The motion carried unanimously.

### **Transportation**

#### **Presentation of the Transportation Master Plan.**

**Transportation Planner Moore** stated that staff is requesting that the Transportation Master Plan Presentation be deferred until the June 10, 2008, City Council Work Session and for approval by City Council on June 17, 2008.

The draft plan was presented to the Planning Commission on April 17, 2008. Additionally, the draft plan has been on the web site for several weeks. Staff is currently reviewing and addressing the addition of citizen comments presented at the hearing as an appendix to the study. The public hearing was advertised for the Planning Commission and City Council meeting on April 10, 2008, a public hearing is required to be held at this time.

Mayor Galambos requested staff to give City Council guidance as to what the role is of the transportation plan and get a context of things involved in memo form. She explained that it would help Council evaluate the transportation plan.

Councilmember Jenkins questioned if this match up with the City's Comprehensive Land Use Plan and how it matches up to the City's budget.

**Transportation Planner Moore** stated that some of that is addressed in the plan and is addressed in the executive summary of the plan. Staff will put something together that is more specific point by point.

Mayor Galambos stated that she would like for it to be put in a context of all the functions for Council and how it will fit with the other pieces.

**Bill Elliot, President, Crestwicke Homeowners Association**, speaking on behalf on the neighborhood surrounding the intersection at Peachtree Dunwoody Road and Windsor Parkway. For the record, Mr. Elliott submitted a Petition "Stop Project to Widen Intersection at Peachtree Dunwoody Road and Windsor Parkway" containing over 272 signatures from the impacted neighborhoods in opposition to Phase II of the Project T-7105. The Association has already submitted their concerns to staff. There are a couple of issues concerning this project he would like to point out. At this time the Traffic Engineers have not settled on a final design for the turn lane additions and extensions for the intersection. Therefore, they can not effectively comment on how this proposal will affect their community. Regardless of what the traffic study says, the only significant traffic congestion on Peachtree Dunwoody Road is north bound and south bound, particularly south bound at 5:00 p.m. This sub two proposal on T-7105 basically deals with the east/west traffic coming out of Dekalb County. These roads have always been two lane roads and the only way to solve a problem this big is to figure out a way to create more lanes all the way from Peachtree Road to the Glenridge Connector. Until that happens, repairing the intersection will not accomplish anything. The Association believes that the sub two proposal should not be included in the vote for the Comprehensive Transportation Plan until all that takes place.

**Tochi Blad, 7320 Hunters Branch Drive**, speaking on behalf of the Greater Branches Neighborhood. The Association will not support the widening of the state road as proposed. The concept plan is not acceptable and strongly opposes the five lane intersection at Spalding and Peachtree Dunwoody Road. All neighborhoods expressed concern regarding ingress and egress to the neighborhood as represented by the plan. The Transportation Plan and the Master Plan show capacity improvements and not just intersection improvements which is what the neighborhoods would like to see. Undefined leads should not generate road improvements. Currently the plan shows no retail for the corridor and there are no new commercial or retail built from Embassy Row north since the inception of this City along Peachtree Dunwoody Road. The neighborhood asks that the capacity improvements for the Transportation Plan be removed and the intersection improvements be considered for the area.

**Mark Sampl, 130 Steward Drive, Sandy Springs Council of Neighborhoods**, stated an email was sent to City Council regarding the Planning Commission vote with regards to this plan. There were several items outlined in the email but, he would like to highlight that the public never had the opportunity to read the final document. The Planning Commission members abstained because they did not have the final document. Clearly there are things in the plan that do improve the "quality of life" and things that do not. The Sandy Springs community does not want to be expanded anymore for the traffic hub for Cobb, the city of Roswell and Alpharetta commuters to get to their workplaces, especially in the perimeter district. The Sandy Springs plan has already been sacrificed for MARTA, I-285, GA 400, Roswell Road and now Abernathy for this purpose. He questioned when it would stop. Widening roads does not mitigate the problem. It is only a temporary fix that gives the community the false perception that commuting for our city is not too bad and the patterns do not change in the widening of roads program. He questioned how much time, money and effort do we want to throw at widening the City's surface streets to accommodate the commuters for the evening hours, Monday through Friday. This is a strategic plan that sets the stage for all the projects that are included in it. The biggest issue for neighborhoods have been specifically road widening. He is opposed to this strategic plan setting the stage for road widening that negatively impact neighborhoods. They were told in a Planning Commission meeting that a public process would still take place; however, we all know that maps and strategic plans quickly take a life of their own. People consider it a given when it becomes in print. The neighborhoods request that the City completely reposition the capacity improvements and road widening within the document for further study and public involvement, up to and including removing them from the plan.

**Dick Carland, 6080 Glenridge Drive**, complimented the City on its Resurfacing Program on City Streets. Each Council district has some element of resurfacing going on and he would like to request that each Councilmember review their district to see if the improvements are actually solving the problems, so that the City won't have to go back and revisit a problem. Mr. Carland stated that in Councilmember Paul District, the intersection of Johnson Ferry and Glenridge Drive was improved with tax dollars and the problem was not solved. A lot of money was spent on moving a traffic box back, rebuilding the vaults for the manholes and relocating the sidewalk and still there are two poles in the middle of it. Had a few more dollars been spent to move those poles back to the

north/south site lines would have been improved and added six (6) to twelve (12) foot strip to allow cars to go around the cars that are turning left onto Johnson's Ferry. It took him two (2) traffic light cycles this evening to get past that intersection and he only lives five (5) houses down. The City spent a lot of money and now to correct that will spend a lot more money. These are the kind of situations he would like Council to look at while work is being done in their district.

Secondly, in regards to the n Comprehensive Plan for Transportation, he requested that Council pay attention to whether or not the elements of that plan are consistent with what has been articulated for the overall plan for Sandy Springs. The City has articulated a strong "protect the neighborhood policy". He questioned if the City was really protecting the neighborhoods by widening roads, taking right-of-way for commuter traffic. This does not serve the Sandy Springs community. The City has also articulated a Downtown Sandy Springs that gives the City an identity. Right now there are elements of this Transportation Plan that are diametrically opposed to doing that; the T-0011 project would put a high speed, high pollutant diagonal right through the center of downtown. Right now, Hammond Drive is the only thing right now serving to protect the City's future downtown from an on-slough of east/west traffic between Cobb and Dekalb Counties and an absolute gridlock on Roswell Road. If Hammond Drive is widened your asking for instant destruction of the downtown Sandy Springs will have, as well as pollution and congestion.

**Motion and Vote:** Councilmember Fries moved to defer the Transportation Master Plan to the June 17, 2008 regular meeting. Councilmember Meinzen McEnery seconded the motion. There was no Council discussion. The motion carried unanimously.

#### New Business

**Consideration of approval of a Resolution to authorize the purchase by the City of Sandy Springs of those certain tracts or parcels of land located in land lots 85 and 128 of the 17<sup>th</sup> district, Fulton County, Georgia, consisting of 22 acres, commonly referred to the "Lost Corners Preserve" and to apply for grant funding in connection with the purchase.**

**Resolution No. 2008-05-23**

**City Attorney Willard** stated that the City is working diligently in combination of the acquisition of the property, known as "Lost Corners Preserve". The City is waiting for further funding from the Georgia Environmental Facilities Authority in the amount of \$250,000. The City will purchase the property from TPL for the sum of approximately \$416,000.00. Once the due diligence documents are received, staff will complete and once the City hears from the Trust for Public Lands and the Georgia Environmental Facilities Authority that it is going forward, the City will be ready to set up a closing and funds will be available to the City.

The City Attorney's Office recommends that the Council approve the resolution authorizing the acquisition of the property and the application for grant funding in connection.

**Motion and Vote:** Councilmember DeJulio move to approve a Resolution to authorize the purchase by the City of Sandy Springs of those certain tracts or parcels of land located in land lots 85 and 128 of the 17<sup>th</sup> district, Fulton County, Georgia, consisting of 22 acres, commonly referred to the "Lost Corners Preserve" and to apply for grant funding in connection with the purchase. Councilmember Meinzen McEnery seconded the motion. There was no Council discussion. The motion carried unanimously.

**Consideration of approval of the appointment of Mr. Derek Norton to the Stormwater Management Advisory Committee.**

Mayor Galambos announced that Brad Hicks, a member of the Storm Water Advisory Committee submitted his resignation to the City. Mayor Galambos nominated Mr. Derek Norton to the Storm Water Advisory Committee.

**Motion and Vote:** Councilmember DeJulio moved to approve the appointment of Mr. Derek Norton to the Stormwater Management Advisory Committee. Councilmember Fries seconded the motion. There was no Council discussion. The motion carried unanimously.

(This item was added by motion and vote)

**Approval of a Quitclaim Deed in conjunction with the construction of the Hammond Half Diamond.**

**City Attorney Willard** stated this is for the approval of a Quitclaim Deed in conjunction with the construction of the Hammond Half Diamond. Council approval is needed for the Mayor to sign the Quitclaim Deed for the Hammond Half Diamond project with the following DOT conditions: security fencing for that area, alternate parking area and security of lights and cameras for areas behind the building.

**Motion and Vote:** Councilmember DeJulio move to approve authorization for the Mayor to sign the Quitclaim Deed for the Hammond Half Diamond project. Councilmember Fries seconded motion. There was no Council discussion. The motion carried unanimously.

**Reports and Presentations**

Mayor Galambos announced that the City received a letter of appreciation from the Chinese Affairs Office of Deyang for the concern shown after the earthquake and would appreciate any donations to help the disaster stricken areas that were hit by the earthquake. The City can not make donations.

Councilmember Fries inquired about CH2M Hill making a donation. Assistant City Manager Crace stated that he believes CH2M Hill would be happy to join and donate with others from the community and sponsor a public drive.

Mayor Galambos stated that the City could have put information on the City's website regarding the public drive for this cause.

**City Attorney Willard** stated that the City could not pay with public funds but could request donations for this cause.

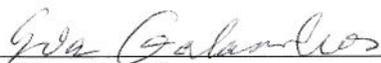
**Assistant City Manager Crace** stated that the City would do as much as possible to get the word out to the community.

**Public Comment**

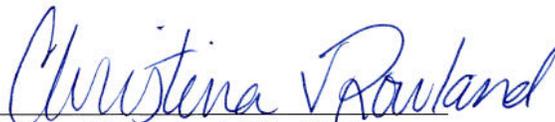
**Carlos Moreno, 4687 Dudley Lane,** urged the City to support expanding funds for sidewalks, particular for proximity to parks and public and private schools. He stated that the street he lives on connects a private school and Chastain Park. He explained that there is more pedestrian traffic and cut through traffic from Cobb County on his street than in proximity to many of the public schools that are in Sandy Springs. It is a hazard for the children that walk to the park. Most people drive the short distance that causes more problems for parking. He urged the City to support funding the program that was instituted for the cost sharing for sidewalks. The neighborhood has already submitted a petition to the City requesting cost sharing for sidewalks on their streets. He urged the Mayor and City Council to support cost sharing on the sidewalk and would go a long way towards the safety others.

**Adjournment**

**Motion and Vote:** Councilmember DeJulio moved to adjourn the meeting. Councilmember Fries seconded the motion. There was no Council discussion. The motion carried unanimously. The meeting adjourned at 8:09 p.m.



Eva Galambos, Mayor



Christina V. Rowland, City Clerk