



CITY COUNCIL

Eva Galambos, Mayor

John Paulson – District 1

Dianne Fries – District 2

Chip Collins – District 3

Gabriel Sterling – District 4

Tibby DeJulio – District 5

Karen Meinzen McEnery – District 6

Tuesday, May 21, 2013

Summary Minutes

6:00 PM

A) INVOCATION – Rabbi Ron Segal, Temple Sinai

B) CALL TO ORDER – Mayor Eva Galambos

Mayor Eva Galambos called the meeting to order at 6:07 p.m.

C) ROLL CALL AND GENERAL ANNOUNCEMENTS

Mayor: Mayor Eva Galambos present

Councilmembers: Councilmember John Paulson, Councilmember Dianne Fries, Councilmember Chip Collins, Councilmember Gabriel Sterling, Councilmember Tibby DeJulio, and Councilmember Karen Meinzen McEnery present.

D) PLEDGE OF ALLEGIANCE – Meeting Page Imani Phillips

E) APPROVAL OF MEETING AGENDA

Motion and Vote: Councilmember Sterling moved to approve the Regular Meeting agenda for May 21, 2013. Councilmember Fries seconded the motion. The motion carried unanimously.

F) CONSENT AGENDA

(Agenda Item No. 13-069)

1. Meeting Minutes:
 - a) May 7, 2013 Regular Meeting
 - b) April 30, 2013 Budget Workshop #1
 - c) April 30, 2013 Special Called Meeting
 - d) May 7, 2013 Budget Workshop #2

(Michael Casey, City Clerk)

(Agenda Item No. 13-070)

2. Consideration of the Acceptance of the Permanent Drainage Easement (282 Underwood Drive)
(Garrin Coleman, Director of Public Works,)
Resolution No. 2013-05-30

(Agenda Item No. 13-071)

3. Consideration of the Acceptance of the Dedication of Right of Way Deed as Part of the Zoning Requirements (433-463 Johnson Ferry Road)
(Garrin Coleman, Director of Public Works,)
Resolution No. 2013-05-31

(Agenda Item No. 13-072)

4. Consideration of Issuance of Task Order to InterDev for Information Services
(John McDonough, City Manager)

(Agenda Item No. 13-073)

5. Consideration of Issuance of Task Order to ST Services of Georgia for Financial Services
(John McDonough, City Manager)

(Agenda Item No. 13-074)

6. Consideration of Issuance of Task Order to The Collaborative for Communications Services
(John McDonough, City Manager)

(Agenda Item No. 13-075)

7. Consideration of Issuance of Task Order to The Collaborative for Community Development Services
(John McDonough, City Manager)

(Agenda Item No. 13-076)

8. Consideration of Issuance of Task Order to URS for Public Works Services
(John McDonough, City Manager)

(Agenda Item No. 13-077)

9. Consideration of Issuance of Task Order to Jacobs Engineering for Recreation and Parks Services
(John McDonough, City Manager)

(Agenda Item No. 13-078)

10. Consideration of Issuance of Task Order to Jacobs Engineering for Municipal Court Services
(John McDonough, City Manager)

(Agenda Item No. 13-079)

11. Consideration of Issuance of Task Order to CH2M Hill for Call Center Services
(John McDonough, City Manager)

Motion and Vote: Councilmember DeJulio moved to approve the Consent Agenda for May 21, 2013. Councilmember Paulson seconded the motion. The motion carried unanimously

G) PRESENTATIONS (none)**H) PUBLIC HEARINGS****Alcoholic Beverage License**

(Agenda Item No. 13-080)

1. Approval of Alcoholic Beverage License Application for Beer & Wine Craft at 220 Sandy Springs Circle, Sandy Springs, Georgia 30328. Applicant is Joseph R. Keenan for Manufacturer Wine (Farm Winery)
(Presented by Revenue Supervisor, John Cruse)

(Invitation for Public Comment)

Motion and Vote: Councilmember Collins moved to approve Agenda Item No. 13-080, Alcoholic Beverage License Application for Beer & Wine Craft at 220 Sandy Springs Circle, for manufacturer wine (Farm Winery). Councilmember Sterling seconded the motion. The motion carried unanimously.

(Agenda Item No. 13-081)

2. Approval of Alcoholic Beverage License Application for Sam's Mart #516 at 7800 Holcomb Bridge Rd, Sandy Springs, Georgia 30092. Applicant is Medhat S. Karout for Retail/Package Wine & Malt Beverage
(Presented by Revenue Supervisor, John Cruse)

(Invitation for Public Comment)

Motion and Vote: Councilmember Paulson moved to approve Agenda Item No. 13-081, Alcoholic Beverage License Application for Sam's Mart #516 at 7800 Holcomb Bridge Rd, for retail/package wine & malt beverage. Councilmember Fries seconded the motion. The motion carried unanimously.

Rezoning**(Agenda Item No. 13-082)**

3. **201300353** - 6445 Roswell Road, Applicant: Lindsay Warren, To rezone from C-1 (Commercial Business District) to C-2 (Commercial District) with a Use Permit and concurrent variances to allow a Doggy Day Care Facility
(Presented by Manager of Planning and Zoning, Patrice Dickerson)

(Invitation for Public Comment)

Motion and Vote: Councilmember Sterling moved to approve the withdrawal of rezoning petition 201300353, Agenda Item No. 13-082, 6445 Roswell Road, Applicant: Lindsay Warren, to rezone from C-1 (Commercial Business District) to C-2 (Commercial District) with a Use Permit and concurrent variances to allow a Doggy Day Care Facility. Councilmember Fries seconded the motion. The motion carried unanimously.

(Agenda Item No. 13-083)

4. **201300397** - 6890 Peachtree Dunwoody Road, Applicant: Javad Oskoei, To rezone from O-I (Office and Institutional District) to A-L (Apartment Limited Dwelling District), with concurrent Variances to allow 19 residential units
(Presented by Manager of Planning and Zoning, Patrice Dickerson)

(Invitation for Public Comment)

Motion and Vote: Councilmember Sterling moved to defer Agenda Item No. 13-083, 201300397 - 6890 Peachtree Dunwoody Road, Applicant: Javad Oskoei, To rezone from O-I (Office and Institutional District) to A-L (Apartment Limited Dwelling District), with concurrent variances to

allow 19 residential units, to the June 20, 2013 Planning Commission meeting and the July 16, 2013 City Council Meeting. Councilmember Fries seconded the motion. The motion carried unanimously.

(Agenda Item No. 13-084)

5. **201300437 - 5776-5880 Glenridge Drive, Applicant: Pulte Group, to rezone the subject property from R-2 (Single Family Dwelling District) to TR (Townhouse Residential District) to allow the development of 63 townhomes**
(Presented by Manager of Planning and Zoning, Patrice Dickerson)

(Invitation for Public Comment)

Motion and Second: Councilmember Sterling moved to approve Agenda Item No. 13-084, 201300437 - 5776-5880 Glenridge Drive, Applicant: Pulte Group, to rezone the subject property from R-2 (Single Family Dwelling District) to TR (Townhouse Residential District) to allow the development of 63 townhomes, with staff conditions and the following amendments to staff conditions: Condition c. “at minimum, half of townhomes adjacent to the westerly property line shall be detached dwelling units.” Condition d. “Developer shall construct a fence along the westerly property line with a brick column 7 feet in height, 24-square inches at each intersecting property line corner of the adjacent single family residential lots. Between the columns shall be constructed a decorative metal picket fence 6 feet in height along the length of the westerly property line in accordance with Sandy Spring Code.” Condition e. “Developer shall construct a fence along the Glenridge Drive (easterly property line) with a brick column 7 feet in height, 24-square inches, every 48 feet. Between the columns shall be constructed a decorative metal picket fence 6 feet in height along the length of the westerly property line in accordance with Sandy Springs Code.” Condition f. “All building facades shall be a minimum of 80% brick or stone, excluding garages. All rear building facades adjacent to Glenridge Drive and Glenforest Road shall have faux front facades.” Condition i. “All Garage doors shall have an upgraded architectural treatment such as carriage style architecture subject to the approval of the Director of Community Development. Councilmember DeJulio seconded the motion.

Substitute Motion and Second: Councilmember Fries moved to approve Agenda Item No. 13-084, Agenda Item No. 13-084, 201300437 - 5776-5880 Glenridge Drive, Applicant: Pulte Group, to rezone the subject property from R-2 (Single Family Dwelling District) to TR (Townhouse Residential District) to allow the development of 63 townhomes, subject to staff conditions as amended. Councilmember Collins seconded the motion.

1. To the owner’s agreement to restrict the use of the subject property as follows:
 - a. Townhomes at a density of 7.65 units per acre or 63 units, whichever is less.
2. To the owner’s agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on April 5, 2013 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. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
3. To the owner’s agreement to provide the following site development standards:

- a. A 25-foot landscape strip planted to buffer standards along the length of the westerly property line meeting the following standards:
 - i. A six (6) foot earthen berm (slopes no greater than 3:1)
 - ii. Two staggered rows of the following evergreen trees at 14 feet in height (planting spaced 14 feet on center) planted atop the 6-foot berm creating a visual screen using the following trees: Cryptomeria, Southern Magnolia, American Holly
 - iii. Remainder of landscape strip planted to buffer standards to be planted with a mix of one third deciduous trees (3 ½ in. caliper, 30 feet on center), one third large evergreen shrubs (8-10 ft. at 12 feet on center), and one third medium evergreen flowering shrubs (6-8 feet in height at 8 feet on center)
 - iv. All planting subject to the approval of the City of Sandy Springs Arborist
 - v. All plantings to be installed prior to the issuance of the first building permit.
- b. Prior to the issuance of the Land Disturbance permit, provide analysis of downstream conveyance conditions and capacities along the downstream conveyances between the project site and the point at which the project site drainage basin area is no greater than 10% of the total drainage basin area. Development shall provide stormwater management facilities as necessary to avoid exceeding capacity of downstream conveyances for up to a 100 year storm event between the site and the 10% point. Where proposal will result in a concentrated surface flow across a property line where no existing channel or pipe exists to receive and convey a concentrated flow developer shall obtain, execute, and record a drainage easement from property line to location of a conveyance possessing capacity to convey a 100 year concentrated flow or to the 10% point. Drainage from all new improvements shall be routed to the detention system.
- c. Townhouses adjacent to the westerly property line shall not exceed 2-stories in height.
- d. Developer shall construct a fence along the westerly property line with a brick column 7 feet in height, 24-square inches at each intersecting property line corner of the adjacent single family residential lots. Between the columns shall be constructed a decorative metal picket fence between the columns, 6 feet in height along the length of the westerly property line in accordance with Sandy Spring Code.
- e. Developer shall construct a fence along the Glenridge Drive (easterly property line) with a brick column 7 feet in height, 24-square inches, every 48 feet. Between the columns shall be constructed a decorative metal picket fence between the columns, 6 feet in height in accordance with Sandy Spring Code.
- f. No vehicular access is permitted from Glenforest Road.
- g. No construction access is permitted from Glenforest Road.
- h. All building facades shall be a minimum of 70% brick or stone, excluding garages. All rear building facades adjacent to Glenridge Drive and Glenforest Road shall have faux front facades, with an architectural treatment subject to the approval of the Director of Community Development.
- i. All Garage doors shall have an upgrade architectural treatment such as carriage style architecture, subject to the approval of the Director of Community Development.

Amendment to Substitute Motion and Vote: Councilmember Fries moved to amend the substitute motion to include Condition j. “Units 41-47 (adjacent to Glenforest Road) as shown on the plan received by the Department of Community Development on April 5, 2013 shall be split into 3 units / 4 units or 3 units / 3 units sections. The units adjacent to the westerly property line shall remain as shown on approved site plan.” Councilmember Sterling seconded the motion. The motion carried unanimously.

Vote on the Substitute Motion as Amended: The motion carried unanimously.

Ordinance No. 2013-05-07

River Corridor

(Agenda Item No. 13-085)

6. **RC-13-03SS** (435 River Glen Trace)
(Presented by Director of Community Development, Angela Parker)

(Invitation for Public Comment)

Motion and Vote: Councilmember Sterling moved to approve Agenda Item No. 13-085, RC-13-03SS (435 River Glen Trace). Councilmember Fries seconded the motion. The motion carried unanimously.

(Agenda Item No. 13-086)

7. **RC-13-04SS** (1050 Mountain Creek Trail)
(Presented by Director of Community Development, Angela Parker)

(Invitation for Public Comment)

Motion and Vote: Councilmember Sterling moved to approve Agenda Item No. 13-086, RC-13-04SS (1050 Mountain Creek Trail). Councilmember Paulson seconded the motion. The motion carried unanimously.

D) UNFINISHED BUSINESS

(Agenda Item No. 13-087)

1. Authorize the Mayor to Sign the GDOT Local State Route Acceptance Resolution and the Contract for Maintenance of Highways on the Proposed State Highway System Revisions in the City of Sandy Springs, Fulton County: State Route 1254, Project PI 751580 (Widening of Northridge Road, NH000-0056-01(061)); CIP T-0037
(Presented by Assistant City Manager, Bryant Poole)

Motion and Vote: Councilmember Paulson moved to approve Agenda Item No. 13-087, to authorize the Mayor to Sign the GDOT Local State Route Acceptance Resolution and the Contract for Maintenance of Highways on the Proposed State Highway System Revisions in the City of Sandy Springs, Fulton County: State Route 1254, Project PI 751580 (Widening of Northridge Road, NH000-0056-01(061)); CIP T-0037. Councilmember Sterling seconded the motion. The motion carried unanimously.

Resolution No. 2013-05-32

J) NEW BUSINESS

(Agenda Item No. 13-088)

1. Resolution to Support the Construction of Affordable Housing Units for Older Persons
(Presented by Director of Community Development, Angela Parker)

Motion and Vote: Councilmember DeJulio moved to approve Agenda Item No. 13-088, a Resolution to Support the Construction of Affordable Housing Units for Older Persons, and to allow the Mayor to approve any future extensions of this application. Councilmember Fries seconded the motion. The motion carried unanimously.

Resolution No. 2013-05-33

(Agenda Item No. 13-089)

2. Mayor and City Council Authorize the City Manager to Execute a Contract with WK Dickson for the Design and Construction Management Services for the Marsh Creek Headwater Project

(Presented by Assistant City Manager, Bryant Poole)

Motion and Vote: Councilmember Sterling moved to approve Agenda Item No. 13-089, Mayor and City Council Authorize the City Manager to Execute a Contract with WK Dickson for the Design and Construction Management Services for the Marsh Creek Headwater Project. Councilmember Paulson seconded the motion. The motion carried unanimously.

Resolution No. 2013-05-34

K) REPORTS

1. Mayor and Council Reports
2. Staff Reports

L) PUBLIC COMMENT

M) EXECUTIVE SESSION – Litigation and Real Estate

Motion and Vote: Councilmember DeJulio moved to enter into Executive Session to discuss litigation and real estate matters with Engineer Scott Smelter. Councilmember Sterling seconded the motion. The motion carried unanimously, with Councilmember Paulson, Councilmember Fries, Councilmember Collins, Councilmember Sterling, Councilmember DeJulio, and Councilmember Meinzen McEnery voting in favor of the motion. Executive Session began at 8:06 p.m.

Motion and Vote: Councilmember Sterling moved to adjourn Executive Session. Councilmember Paulson seconded the motion. The motion carried unanimously, with Councilmember Paulson, Councilmember Fries, Councilmember Collins, Councilmember Sterling, Councilmember DeJulio, and Councilmember Meinzen McEnery voting in favor of the motion. Executive session adjourned at 8:42 p.m.

N) ADJOURNMENT

Motion and Vote: Councilmember Sterling moved to adjourn the meeting. Councilmember Paulson seconded the motion. The motion carried unanimously. The meeting adjourned at 8:42 p.m.