

CITY OF DUNWOODY
March 11, 2014
PLANNING COMMISSION MINUTES

The Planning Commission of the City of Dunwoody held a Meeting on March 11, 2014 at 7:00 PM. The meeting was held in the City of Dunwoody City Hall, 41 Perimeter Center East, Dunwoody, Georgia 30346. Present for the meeting were the following:

Voting Members: Bill Grossman, Chairman
 Bob Dallas, Vice Chairman
 Kirk Anders, Commission Member
 Tom Dwyer, Commission Member
 Renate Herod, Commission Member
 Paul Player, Commission Member
 Heyward Wescott, Commission Member

Also Present: Steve Foote, Community Development Director
 Rebecca Keefer, City Planner
 Christie Berkowitz, Planning Coordinator

A. CALL TO ORDER

B. ROLL CALL

All members were present.

C. MINUTES

1. Approval of Meeting Minutes from July 9, 2013 Planning Commission Meeting.

Commission Member Bob Dallas motioned to approve. Commission Member Tom Dwyer seconded.

The motion was voted and passed (6 - 0). Heyward Wescott abstained.

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

Commission Members inquired about receiving hard copies of meeting packets in the future.

Heyward Wescott, newest commission member, introduced himself and provided information on his background.

Steve Foote, Community Development Director, introduced himself to the Planning Commission.

Rebecca Keefer mentioned the codified copies of the Code for Chapter 16 and 27, distributed earlier, needed to replace previous versions and be referenced in the future.

Commission Members and staff discussed terms for Chair and Vice Chair.

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. SLUP 14-031: Candace Johnston, owner of 4789 Coldstream Drive, Dunwoody, GA 30360, seeks the permission to operate a child day care facility in a single-family zoning district under the approval of a Special Land Use Permit. The tax parcel number is 18 358 06 017.

Steve Foote introduced the application and noted the next steps in the SLUP process. Mr. Foote also mentioned an email sent to the Commission earlier from a Dunwoody Highlands resident, who recommended the SLUP run with the homeowner instead of the land.

Candace Johnston, applicant, spoke in favor of the request—explaining her qualifications and addressing the requirements of the code that she plans to meet.

Commission Members asked questions of the applicant. Mrs. Johnston was agreeable to the proposed conditions, including the additional condition of limiting the approval to the applicant and not the land.

Fred Youmans, 4781 Coldstream Drive, spoke in favor of the request.

Eric Letbetter, 4908 Kilt Court, spoke in opposition. While he commends the applicant for making the request compliantly in accordance with City Codes and agrees to the proposed conditions, he noted other in-home day cares that operate within a half mile of the subject property. He submitted maps of the neighborhood in relation to these other day cares to the Commission, and highlighted other issues related to the location of the neighborhood.

Roy Mann, spoke against the request—showing concern about property values, roadway obstructions, dangers for children in the area, and traffic.

Ray McDowell, 4806 Tilly Mill Road, spoke against the request, wanting to keep the area strictly residential.

Commission Members asked questions of staff and the applicant. This helped to clarify the length of the special land use permit, whether the applicant meets the supplemental regulations for day care facilities, and the possibility of establishing a time limit for the use. The applicant also tried to pacify concerns related to traffic and added volume due to a grant of the request.

Commission Member Renate Herod motioned to approve with the condition that the special land use permit runs with homeowner for a ten year period in addition to the other recommendations by staff. Commission Member Paul Player seconded.

The motion was voted and passed (7 - 0).

G. OTHER BUSINESS

Bob Dallas submitted pictures from the Livable Centers Initiative study of the Perimeter Center sub-market, on the Dunwoody side, showing a gulch around the Dunwoody MARTA station. It is proposed that the gulch be turned into a park—begging the questions: How would a park come to fruition? How do you pay for it? Should we use impact fees?

In upcoming meetings, members of the Commission request that staff provide detailed information on how Georgia law authorizes impact fees, including both good and bad examples.

Commission Members further discussed with staff the various types of impact fees and the effect they have on the community.

H. PUBLIC COMMENT

Sheila Livingston, 1285 Witham Drive, inquired about the rezoning on Roberts Drive. She is concerned about flooding on her property due to runoff, and sought guidance on how to get Georgia Power to remove dead brush so she can see where water is entering her property.

I. COMMISSION COMMENT

Commission Members commented on previous meeting's minutes being thorough.

Members of the Commission, specifically four of them, requested both hard and electronic copies of meeting packets in the future.

The Commission also mentioned what a great opportunity the National APA Conference is going to be in April.

J. ADJOURN

Approved by:

Chairman

Attest:

Secretary