

**CITY OF BROOKHAVEN
PLANNING COMMISSION
FINAL MINUTES**

July 5, 2017

Regular Meeting

7:00 PM

4362 Peachtree Road, Brookhaven, GA 30319

A) CALL TO ORDER

Attendee Name	Title	Status	Arrived
Stan Segal	Chairman	Present	
Shannon Cameron		Present	
John Funny		Present	
Bert Levy		Present	
Conor Sen		Present	
Michael Diaz		Present	
Madeleine Simmons		Present	

B) APPROVAL OF MINUTES

1. Approval of May 3, 2017 Planning Commission Work Session Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Conor Sen
SECONDER:	Madeleine Simmons
AYES:	Segal, Cameron, Funny, Levy, Sen, Diaz, Simmons

2. Approval of May 3, 2017 Planning Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Funny
SECONDER:	Bert Levy
AYES:	Segal, Cameron, Funny, Levy, Sen, Diaz, Simmons

C) ORGANIZATIONAL AND PROCEDURAL ITEMS

Commissioner Cameron motioned to move SLUP17-03 to be the first item heard by the Planning Commission, and Commissioner Funny seconded. The motion was withdrawn because the applicant was not present.

D) UNFINISHED BUSINESS

There was no unfinished business discussed.

E) NEW BUSINESS

1. Rezoning Ordinance (ID # 2770): Annex17-01; RZ17-03: Children's Healthcare of Atlanta - Rezoning to M, Industrial and O-I (Office-Institutional) - 1571,1577, and 1597 Northeast Expressway, 1911 and 1935 Cliff Valley Way

It was noted that ANNEX17-01; RZ17-03 & SLUP17-02 would be heard concurrently but action would be taken on each item separately. Ms. Abaray stated staff recommended approval conditional of the requests.

Woody Galloway, speaking on behalf of the applicant, summarized the requests were a part of a larger masterplan that would allow Children's Healthcare of Atlanta (CHOA) to build a new hospital. The subject properties would be used as office buildings for current employees during the demolition and construction phase, and would not add any additional traffic to the surrounding area. Traffic improvements for the subject properties and the surrounding area were also noted pending approval of the requests. Mr. Galloway reserved the remaining speaker time for rebuttal.

Public comment opened.

Speakers in opposition:

- Betsy Eggers, 1408 Tugaloo Dr
- L. Lasz lo Pallos, 1862 Timothy Dr
- Martha Gross, 1467 Berkeley Lane

Mr. Galloway addressed concerns raised during public comment by noting the numerous community meetings that allowed residents to voice their concerns over the proposed development. Staff also confirmed the notification requirements pertaining to mail-out letters and sign postings had been adhered to by city staff and the applicant.

Public comment closed and board discussion began.

Commissioners expressed concerns over the lack of a masterplan for the proposed development and other developments related to CHOA, and Mr. Galloway summarized the masterplan would be revealed in the fall. It was reiterated that the proposed development would not bring additional density or traffic to the surrounding area, and the office buildings would be used by current employees that would be displaced during the construction phase.

Board discussion closed.

Commissioner Sen motioned to defer ANNEX17-01; RZ17-03 to the September 6 meeting, and Commissioner Funny seconded. The vote was unanimously approved.

RESULT:	DEFERRED [UNANIMOUS]	Next: 9/6/2017 7:00 PM
MOVER:	Conor Sen	
SECONDER:	John Funny	
AYES:	Segal, Cameron, Funny, Levy, Sen, Diaz, Simmons	

2. Rezoning Ordinance (ID # 2771): SLUP17-02: Children's Healthcare of Atlanta - to Increase the Maximum Height of the Office Building from 5 Stories to 8 Stories (6 Stories Above Grade and 2 Below Grade) and Parking Deck to 7 Stories (6 Above Grade 1 Below) - 1577 & 1597 Northeast Expressway and 1911 Cliff Valley Way

Ms. Abaray stated staff recommended approval conditional of the request.

Commissioner Simmons motioned to defer SLUP17-02 to the September 6 meeting, and Commissioner Funny seconded. The vote was unanimously approved.

RESULT:	DEFERRED [UNANIMOUS]	Next: 9/6/2017 7:00 PM
MOVER:	Madeleine Simmons	
SECONDER:	John Funny	
AYES:	Segal, Cameron, Funny, Levy, Sen, Diaz, Simmons	

3. Rezoning Ordinance (ID # 2772): SLUP17-03: M Group Restaurants, LLC - to Allow for a Late Night Establishment - 3303 Buford Highway

Ms. Abaray stated staff recommended denial of the request.

The applicant was not present to review the request.

There were no comment cards in support or opposition, and public comment opened and closed.

Board discussion opened.

Ms. Ruffin stated staff recommended denial due to the proliferation of use in the shopping center for the proposed development as well as the corridor in general.

Board discussion closed.

Commissioner Sen motioned to deny SLUP17-03, and Commissioner Cameron seconded. The vote was unanimously approved.

RESULT:	RECOMMENDED UNFAVORABLY [UNANIMOUS]	Next:
	7/25/2017 7:00 PM	
MOVER:	Conor Sen	
SECONDER:	Shannon Cameron	
AYES:	Segal, Cameron, Funny, Levy, Sen, Diaz, Simmons	

F) ADJOURNMENT

Commissioner Cameron motioned to adjourn the meeting at 8:28 p.m., and Commissioner Funny seconded. The vote was unanimously approved.

APPROVED:

Stan Segal, Chairman

ATTEST:

Community Development

Approved