

Motion

Lisa DeCarbo stated that she must say that she regrets having to do this. She feels the same way that Harvey Smith and Bryan Chamberlain do, that if it were for office only she could be in very strong support. But as it is given to the Planning Commission she would have to recommend denial of conditional use CU12-04 and CV12-05 for 275 Hardscrabble Road.

Joe Piontek seconded the motion.

With that motion and second, Cheryl Greenway called the question.

In favor of the motion were Lisa DeCarbo, Cheryl Greenway, Harvey Smith and Joe Piontek. In opposition to the motion was Bryan Chamberlain.

With that, the motion has been passed and the application has been denied. The applicant will go to the city council on March 11, 2013 and present their information to them at that time.

Cheryl Greenway thanked everyone for their patience and for staying so late. The Planning Commission appreciates it.

TEXT AMENDMENT

12-0520

RZ12-10

Text Amendment to Section 15.4.1 of the city of Roswell Zoning Ordinance regarding the exclusion of single family and duplex residential lots from minimum tree density requirements contained in Article 15, Tree Protection.

Brad Townsend stated that this text amendment is for pieces of property one acre or larger in size that actually have pasture land. They don't have any tree density on them at all and they have not had such for 10 years or more. They would be exempt from the minimum tree density requirement for putting 30 units of tree density on them at that case.

Staff would recommend approval of this proposed text amendment if anyone can really understand it.

Harvey Smith asked for a layman's term for what the intention is. Brad Townsend stated that they have an exiting development that is acre lots or larger. And it is pasture land. They would then be required to put more trees on it than ever existed on the property.

Cheryl Greenway clarified if they developed it into one-acre lots. Brad Townsend stated that was correct. They would be required the minimum street trees and some minimum trees but not try to reforest it with a density that has never been there.



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Harvey Smith clarified that one acre would be exempt. Brad Townsend stated that was correct. Smith stated that he agrees, this is good. He is all for it.

Motion

Harvey Smith made a motion that RZ12-10 Text Amendment be approved as written. Bryan Chamberlain seconded the motion.

Lisa DeCarbo stated that her question is what is the minimum density. How many trees are they talking about asking someone to put on? If they have big estate lots...Harvey Smith stated that they are cow pastures.

Smith can appreciate this easily because North Fulton is like equestrian areas. But if one is going down King Road or somewhere and there wasn't a tree ever. Mother Nature didn't put them out there, don't require the builder/developer to put whatever the minimum is, any trees at all other than what one would plant normally with the landscape that they would put with the homes.

Lisa DeCarbo stated that she was wondering how far is the actual requirement from what one would actually put at the home.

Bryan Chamberlain asked if that was determined by the Design Review Board.

Brad Townsend stated that 30 units per acre is a minimum requirement. It usually translates between five and 10 trees depending on the caliber and size that they put in.

Lisa DeCarbo stated that she thought they could tell if it turned out to be like 10 or 15. Then she can kind of see this, but if all they are askingHarvey Smith stated that there were talking about \$600 a piece. A 3-6" caliber tree would cost one \$300-600 a piece. DeCarbo stated that she knows that. Smith is saying that if they didn't exist, that is the point. If they weren't there...one is not making recompense to something that they didn't remove anything. The tree canopy is alive and well in the United States of America.

Cheryl Greenway called the question. The motion was approved by Bryan Chamberlain, Cheryl Greenway, Harvey Smith and Joe Piontek. Lisa DeCarbo abstained.

APPROVAL OF MINUTES

Cheryl Greenway stated that she has to abstain as she was not present.

Motion

Joe Piontek made a motion to approve the minutes as printed. Harvey Smith seconded the motion. The minutes were approved unanimously. Cheryl Greenway abstained.

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