

Townsend should say that because there is an insurance issue with the vault being closed with children in close proximity. He thought Townsend was stealing his thunder but that is an actual issue? Townsend stated that the applicant has to make sure that they take the hinges out. Dodd agreed that they would take the hinges off or something to that extent to ensure the safety. Townsend stated That the building department as well as the fire marshal will make sure that is taken care of once the use it as an assembly location.

Cheryl Greenway asked if there were any other questions from the Commission.

Bryan Chamberlain asked just as a point of curiosity more than anything, what is the purpose of staff's condition. Brad Townsend stated just to tie it to the site. That is the legal description of the property so when one gives a conditional use it is to that location and that is the survey that references the property. That is why staff ties it to that piece of property. So there is no question as to what is getting the actual use because this church will be there, they may sell in three years to a different congregation, the use is to the property not to New Community Church.

Sidney Dodd stated that then the zoning would actually be OP-Conditional. Brad Townsend stated that was correct. Dodd stated that would be to alert all properties that there is a conditional use that is tied to the property. Brad Townsend stated that was correct.

Cheryl Greenway asked if they stayed there for a few years and grew and decided to move somewhere else, another church could come in there without having to get any approval again. There is not a time limit on that one. Brad Townsend stated that was correct.

Cheryl Greenway stated that if there were no further questions she would close the public section. She asked if there were any comments or did she hear a motion.

Motion

Joe Piontek made a motion that the Planning Commission approve CU11-04 for a conditional use of an O-P zoning.

Cheryl Greenway asked Piontek if he was including the condition listed by the city. Piontek stated that he was, given the condition listed by the city.

Harvey Smith seconded the motion. The motion passed unanimously.

TEXT AMENDMENT

11-0345

RZ11-07



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Text Amendment regarding the creation of a compact parking space size and allowance for a percentage of compact parking spaces.

Brad Townsend stated that this was a proposed text amendment which would include compact parking spaces. This would change the standard space size from 9x18 and 9x20 and 10x20. This would allow for compact spaces to be 8.5x16. They would have to be labeled on the property and could only be allowed to be 15 percent of the total required parking spaces to be considered. This was initiated by mayor and city council, was drafted by council members in committee. They searched other municipalities. This is a standard number within other communities to allow for this. This is an effort to allow for a decrease in the pervious area required when one is developing or redeveloping a site and he is allowed a certain percentage of compact spaces. He, in essence will be able to have less asphalt on the site by having smaller parking spaces.

Townsend stated that it doesn't look like there is a crowd here.

Sidney Dodd asked if it was designed primarily for retail type development or property across the board for office. Brad Townsend stated that it would be for parking across the board. It is really utilized. When one thinks of parking lots for different uses, a large office building would have numerous compact spaces. It is really good and utilized when one has structured parking. That is one of the things that the Commission is going to see more and more in their redevelopment areas. If they have structured parking and they are allowed to put the compact spaces, they are able to get them in the corners next to the structural beams and things like that. They are able to get one or two more spaces in those locations in dealing with that.

Harvey Smith asked if it would also be a tool to comply with the number of spaces required. Brad Townsend stated that it gives them more flexibility. That is the objection in dealing with it.

Cheryl Greenway stated that one was not a high rise if he is just flat level parking. This isn't necessarily going to give one more parking spaces; it just may give him better ability to work with the land. Brad Townsend stated that was correct. Greenway continued that if one is a high rise it could give him more parking spaces. Townsend stated that was correct. Greenway asked why 15 percent. Townsend stated that he thinks that was a number thrown out by members of the council. He thinks staff had 20 and council was debating whether to go down to 10 and they chose a number in the middle.

Sidney Dodd stated that it prevents developers from using this clause to create all compact parking spaces thereby creating a reasonable overall parking site.

Cheryl Greenway stated that she understands that. It is like why 15? Why not 10 or 20 or 18? Why 15? She was just curious. Brad Townsend stated that it is

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based somewhat on science, somewhat on art. When one thinks of how many SUVs compared to how many Fiats are going to be in any particular parking spaceone knows he doesn't want to be at 50 percent and he knows if 10 percent really giving them the break that they want. One is looking for some gap in between.

Sidney Dodd stated that it was interesting that Townsend should mention that. There are only a handful of Roswell properties that actually have structured parking. There are not very many and it is usually a density cost if the developer doesn't have density he's not going to build a \$20,000 parking space. That is how much structured parking costs per space. \$20,000.

Cheryl Greenway stated that the only reservation she has about this...she doesn't have a problem with the text amendment or the wording or anything. It is just she knows a few places in Roswell where there are the compact parking spaces and it seems like every time she goes by them there is somebody with an SUV that has crammed it into the compact parking space.

Brad Townsend stated that was one of the discussions that council had at committee is now they have put this in, now they have approved it, the signs are marked, how do they enforce? Cheryl Greenway stated that was her question. Townsend asked if code enforcement going to be sticking little stickers under the windshield wiper that one now does not comply. Or are they going to go out there and measure one's car...this is actually not a compact car by definition. That is some of the debate they will get into in just dealing with if it is adopted as it is, how does the city enforce it?

Greenway stated that she sees that as the biggest issue toward it because human nature, one is running late, he is in a hurry, there is not another place close, so he is going to make it fit. And then he pulls it in there and now it doesn't take up one space, it takes up three spaces. That is her biggest concern or reservation about the text amendment. Brad Townsend stated that he completely understands.

Cheryl Greenway asked if there was anyone in the public that would like to speak in favor of this text amendment. No one came forward. She asked if anyone would like to speak in opposition to this text amendment to please come forward. For the record no one has come forward regarding this amendment. Greenway closed the public section and called for a motion.

Motion

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Harvey Smith made a motion that RZ11-07 text amendment to the Roswell Zoning Ordinance be approved. Joe Piontek seconded the motion. The motion passed unanimously.

TEXT AMENDMENT

11-0349

RZ11-08

Text Amendment regarding the revision of the minimum requirements for used automobile sales establishments.

Brad Townsend stated that this is a clarification. The conditional use that they had where a used automobile establishment was going into a shopping center. The city attorney, after his review of the current ordinance indicated that that was inappropriate and that they could not ask for a conditional use in a shopping center. With that ruling, Townsend stated that he was going to clarify the language to tell one that he has to be on a separate lot of record which was similar to the approval the Commission had earlier this evening. That is why he nailed it to that particular parcel. So that is being clarified with this proposed text amendment. To be a used car sales establishment one has to be on a separate lot of record and not within a shopping center just carving out a tenant space and putting 15 cars next to the street.

One could not do that with this clarification of the text amendment. He can't do it now but this clarifies that language.

Harvey Smith clarified that Townsend was saying that previous, the other applicant that the Commission turned down...Townsend stated that he never even got to council with his proposal because the attorney ruled that he needed to be a separate lot of record. So staff withdrew him and paid his money back to him.

Lisa DeCarbo stated that this would still allow cases like when one gets just east of SR 400 they had a couple of out lots there that were out parcels. Those could still be? Brad Townsend stated that those could still apply if they meet the three-quarters of an acre and the other criteria.

There were no further questions from the Commission. Cheryl Greenway asked if there was anyone in the audience that would like to speak in favor of this text amendment or anyone who would like to speak in opposition to this text amendment. For the record no one came forward. Greenway closed the public section of the meeting and called for a motion.

Motion

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