

**MINUTES OF
THE ROSWELL PLANNING COMMISSION
Tuesday, October 16, 2012
7 p.m.**

MEMBERS PRESENT: Bryan Chamberlain, Harvey Smith, Sidney Dodd and Joe Piontek

MEMBERS ABSENT: Cheryl Greenway, Mark Renier and Lisa DeCarbo

STAFF PRESENT: Brad Townsend, Jackie Deibel. Sylvia Campbell

WELCOME:

Vice-Chairman Harvey Smith welcomed all those present to the October 16, 2012 meeting of the Roswell Planning Commission. He brought the meeting to order at 7 p.m. The Planning Commission is comprised of volunteer citizens representing both the business and residential citizens of Roswell. Members of the Commission are appointed by the mayor and city council. The Planning Commission is a recommending body only. What the Commission reviews tonight will go before the mayor and city council. This is usually on the second Monday of each month but next month, due to Veteran's Day the next meeting of the mayor and city council will be Wednesday, November 14, 2012.

Harvey Smith stated that he is not going into the rest of his spill because the Commission has a fairly light agenda tonight.

CONDITIONAL USE

12-0374

CU12-03

STUDIO 23

1050 Northfield Court, Suite 400

Land Lots: 558 and 592

Jackie Deibel stated that this was a conditional use CU12-03 located at 1050 Northfield Court. The existing zoning is I-1, which light office business distribution district. The applicant is requesting a Conditional Use this evening to allow for a dance studio. To the north, south, east and west of the property is all zoned I-1. So the zoning is all the same. The applicant is using the tenant space that is 8,871 square feet. They meet the parking requirements. There is ample parking for this location. The city staff is recommending of this Conditional Use application for a dance studio. The one condition that they have is to the survey stamped RECEIVED September 6, 2012 city of Roswell Community Development Department showing the outline of the suite.

Jackie Deibel asked if the Planning Commission had any questions for staff. There were none.

Shannon Childers presented the application for Studio 23. Childers is the owner of Studio 23. She is looking to use the space to educate young dancers mostly from the ages of three to 18 years old. There will be some adult use but mostly young children and the education of young children in dance.

 **DRAFT**

Harvey Smith stated that that sounds like a good use for the property. He asked if any of his fellow Commissioners have questions for the applicant. Hearing none, Smith asked if any one from the audience would like to come forward and speak in favor of the applicant or if there is anyone opposed. No one came forward. Smith closed the public portion of the application. At this time Smith opened the floor to discussion from the Commissioners. He asked if there were any comments, concerns or questions.

Joe Piontek stated that he thinks this is a great use from an empty property.

Hearing no further comments from the Commission, Harvey Smith called for a motion.

MOTION

Joe Piontek made a motion that the Planning Commission recommend that the Roswell mayor and city council approve the requested conditional use located in land lots 558 and 592 of the First District, Second Section containing 4.8 acres to allow for a dance studio under case CU12-03 located at 1050 Northfield Court.

Bryan Chamberlain seconded the motion. Harvey Smith called the question. The motion passed unanimously, 4-0.

PRELIMINARY PLAT

12-0363

NESBIT RESERVE

9050 Nesbit Ferry Road

Land Lot: 835

Jackie Deibel stated that this item will be an approval of the preliminary plat. It does not need to go to mayor and city council because they are not requesting any variances. So, it is not a recommendation for approval. It is an actual approval by the Planning Commission.

The preliminary plat for Nesbit Reserve contains 19 single family attached homes. The rezoning was approved by the mayor and city council in June of 2012 and the plat shows all of the setbacks, correct drainage and all of the conditions of zoning have been met as shown on the preliminary plat. All city departments have reviewed the plat and the public works department has reviewed the storm water management area.

The staff recommends the approval of this preliminary plat.

Sidney Dodd asked if the Design Review Board also review this preliminary plat. Jackie Deibel stated that they did not. It does not need to go to Design Review Board.

Bryan Chamberlain stated that at the time that the city, back in June 2012, at the time the mayor and city council reviewed this, was there neighborhood and public comment sessions held? Jackie Deibel stated that there were. The neighborhood and public comments were held. The homeowners of Devonshire, which surrounds it by three sides where at the meetings and attended and came up with some agreements with the developer prior to the council meeting. A lot of the conditions of zoning came from Devonshire.

Chamberlain clarified that there tended to be general agreement with the neighbors. Jackie Deibel stated that was correct.

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