



PLANNING COMMISSION

THURSDAY, MARCH 17, 2016, 6:00 PM

CITY COUNCIL CHAMBERS, CITY HALL

7840 ROSWELL ROAD, BUILDING 500

Roll Call

Members Present: Frostbaum, Nickels, Maziar, Porter, Haggard, Tart, and Johns

1. 001314 **Adoption of Agenda**

Motion: A motion was made by Nickels, seconded by Porter, to approve. The motion carried by the following vote.

Yes: Frostbaum, Nickels, Maziar, Porter, Haggard, and Johns

2. 001315 **Approval of Previous Meeting's Minutes**

Motion: A motion was made by Nickels, seconded by Frostbaum, to approve. The motion carried by the following vote.

Yes: Frostbaum, Nickels, Maziar, Porter, Haggard, and Johns

Documents: [PC Minutes 1.21.16.pdf](#)

Administrative Business

3. 001321 **Elections**

The Planning Commission will consider the elections of a new Chairman, Vice-Chairman, and Secretary

Motion 1: A motion was made by Tart, seconded by Nickels, to elect Lane Frostbaum as the new Planning Commission Chairman. The motion carried by the following vote.

Yes: Tart, Nickels, Maziar, Porter, Haggard, and Johns

Abstain: Frostbaum

Motion 2: A motion was made by Nickels, seconded by Maziar, to re-elect Steve Tart as the Planning Commission Vice-Chairman. The motion carried by the following vote.

Yes: Nickels, Maziar, Porter, Haggard, and Johns

Abstain: Tart and Frostbaum

Design Review

4. 001316 **DR16-0001**
0, 5830, 5834, 5840, & 5844 Roswell Road

Design Review for Overlay Standards for a commercial development at Roswell Road, currently seeking six (6) primary variances.

Primary Variances (6):

1. Variance from Sec. 12.B.8.D.4a to waive front entry requirement on public ROW for building on Cliftwood Way;

2. Variance from Sec. 12.B.8.D.4a to waive front entry requirement on public ROW for building on Roswell Road;

3. Variance from Sec. 12.B.8.F.2c to waive transparency requirement on public ROW (Cliftwood Way);

4. Variance from Sec. 12.B.8.F.2b.V to increase allowable building length from 200' to approximately 250' for rear building;



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5. Variance from Sec. 12.B.8.E.2 to reduce the minimum required building height from 25' to 16'8" for the northernmost building;

6. Variance from Section 12.B.8.E to reduce the minimum required building height from 25' to 20' for the southernmost building.

In Support: Carl Westmoreland, Steven Cadranel, Seth Greenberg, and Vicky Boyce

In Opposition: Tochie Blad and Trisha Thompson

Motion 1: A motion was made by Maziar, seconded by Nickels, to extend the support and oppositions time by 5 minutes each. The motion carried by the following vote.

Yes: Tart, Nickels, Maziar, Porter, Haggard, and Johns.

Abstain: Frostbaum

Motion 2: A motion was made by Nickels, seconded by Johns, to recommend denial of the variances with comment requesting the Board of Appeals defer this case to the give adequate time for the applicant and community to work out any issues. The motion carried by the following vote.

Yes: Nickels, Maziar, Porter, Haggard, and Johns

Abstain: Frostbaum

Recused: Tart

Documents: [Full Package PC DR16-0001 updated.pdf](#)

Rezoning

5. 001320

RZ15--0079 (ADMINISTRATIVE HOLD)

6555 Roswell Road

Request to rezone from C-1 to TR for the development of 31 townhome units

6. 001317

RZ15-0082

365 River Valley Road

Request to rezone from R-2 to R-3 for the development of two single family lots.

In Support: Chris Ellsworth

In Opposition: Ronda Smith, David Davis, Stephen Williams, and Russell Brown

Motion: A motion was made by Tart, seconded by Haggard, to recommend denial. The motion carried by the following vote.

Yes: Tart, Nickels, Maziar, Porter, Haggard, and Johns

Abstain: Frostbaum

Documents: [RZ15-0082 Full Package PC 03.17.2016.pdf](#)

7. 001318

RZ15-0083

6870 Roswell Rd

Request to rezone from C-1 to TR for the development of 18 townhome units with concurrent variances

In Support: Pete Hendricks, Clint Walters, Chris Harrell, and Trisha Thompson

In Opposition: None



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Motion: A motion was made by Nickels, seconded by Tart, to recommend approval of the rezoning and concurrent variances 1-8 conditioned to any final plans meeting the approval of the Fire Marshall.

Yes: Tart, Nickels, Maziar, Porter, Haggard, and Johns

Abstain: Frostbaum

Documents: [RZ15-0083 Full Package PC 03.17.2016.pdf](#)

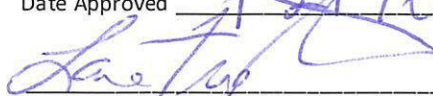
8. 001319

New Business

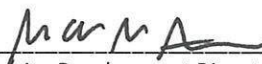
9. 001345

Approval Signatures

Date Approved

4-21-16


Lane Frostbaum, Chairman


Michelle Alexander, Community Development Director


Linnea Vance, Planning Coordinator/Transcriber
