

**A resolution that the City of Roswell Mayor & City Council approve property located in Land Lot 835 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section containing 5.03 acres of the requested rezoning with concurrent variances to the R-THA (Fee Simple Townhouse) district to allow for a 19 single family attached homes per Case # RZ12-04 and CV12-01 located at 9050 Nesbit Ferry Road.**

**WHEREAS:** Notice to the public regarding said zoning has been duly published in the Roswell Neighbor, the official news organ of the City of Roswell; and

**WHEREAS:** A public hearing was held by the Mayor and City Council on June 11, 2012; and

**WHEREAS:** The Mayor and City Council has reviewed the rezoning request based on the Standards of Review found in Section 31.1.12, Table 31.1.4 of the Roswell Zoning Ordinance; and

**WHEREAS:** The Mayor and City Council has reviewed the variance request based on the Authority to Grant Concurrent Variances found in Section 31.1.29 and the Criteria to Consider for Concurrent Variances found in Section 31.1.31 of the Roswell Zoning Ordinance; and

**WHEREAS:** The Mayor and City Council has reviewed the zoning request based on the 2030 Comprehensive Plan character area Suburban Residential; and

**NOW THEREFORE, BE IT RESOLVED,** The Mayor and City Council while in session on June 11, 2012 hereby ordains and approves said rezoning with concurrent variances for property at 9050 Nesbit Ferry Road to the R-THA (Fee Simple Townhouse) zoning district to allow for 19 single family attached homes.

1. The site shall be developed in accordance with the site plan stamped "Received February 7, 2012.
2. The bike path and sidewalk along Nesbit Ferry Road shall be constructed prior to the first certificate of occupancy for the homes.
3. The demolition of the existing house shall not impact the existing stand of specimen trees.
4. A preliminary plat for the property shall be required prior to the issuance of the Land Development Permit.
5. A final plat shall be recorded at the completion of each of the separate blocks built.
6. All construction and equipment trailers shall stay out of the tree save area.

So effective this 11<sup>th</sup> day of June, 2012.

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Jere Wood, Mayor