



To: Planning Commission

From: Micah Stryker – Planning & Zoning

Date: May 12, 2014

RE: **Preliminary Plat – Hill Street Commons – Land Lot: 424**

Enclosed please find the Preliminary Plat for Hill Street Commons. This is a 2.183 acre lot that is being divided into twenty-one (21) residential lots. The site also includes two underground stormwater detention and water quality areas. The main road running through the middle of the development is a public road with a 50 foot right-of-way. It also contains pervious pavers as part of the stormwater detention/water quality provisions for the development. There are two one way roads running along the perimeter of the development around the single-family homes. They have pervious pavers as well. The property is being developed under the Groveway Form Based Code. The proposed development will be requesting variances for the required 2 foot beauty strip between the sidewalks and curb. They will also be requesting a variance to the 50 foot right-of-way requirement for public streets in the Groveway form based code.

Should you have any questions regarding this matter, please contact me at (770) 641-3780.

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City of Roswell

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**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR THE HILL STREET COMMONS
SUBDIVISION.**

WHEREAS: Section 30.1.5 of the Roswell Zoning Ordinance gives the Planning Commission the authority to approve subdivision plats; and

WHEREAS: The Planning Commission has reviewed the preliminary plat pursuant to the City of Roswell Subdivision Regulations; and

WHEREAS: A public hearing was held by the Planning Commission on May 20, 2014; and

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Planning Commission while in session on May 20, 2014 hereby approves the Preliminary Subdivision Plat for The Village on Pine with the following condition:

1. The site shall be developed according to the drawing entitled "Hill Street Commons" by AEC stamped received May 7, 2014.

So effective this 12th day of May, 2014.

Cheryl Greenway, Planning Commission Co-Chair