



**Petition No. 201302434**

HEARING & MEETING DATES			
Design Review Board Meeting	Neighborhood Meeting	Planning Commission Hearing	Mayor and City Council Hearing
N/A	9/17/13	9/17/13	10/14/13
APPLICANT/PETITIONER INFORMATION			
Property Owners	Petitioner	Representative	
The Providence Group of GA LLC	Mike Smith	Mike Smith	
PROPERTY INFORMATION			
Address, Land Lot, and District	2550 Holcomb Bridge Road; Land Lots 782 and 783; First District, Second Section		
Frontage and Area	7.533 acres		
Existing Zoning and Use	MPMUD		
Overlay District	Riverbanks Campus		
2030 Comprehensive Plan; Future Development Map	Holcomb Bridge Road State Route 140 Corridor		
Proposed Zoning	Not applicable		
INTENT			

The applicant is requesting a change of conditions from the original approved conditions under case RZ06-39. The conditions they are requesting to change are condition numbers 1 and 38 which relate to the site plan and the square footage of the townhomes.

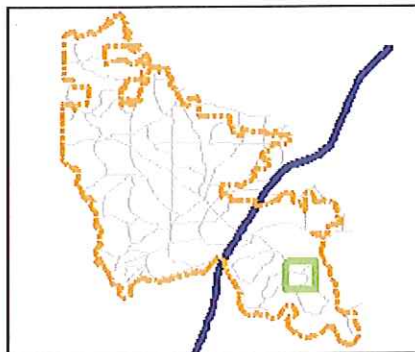
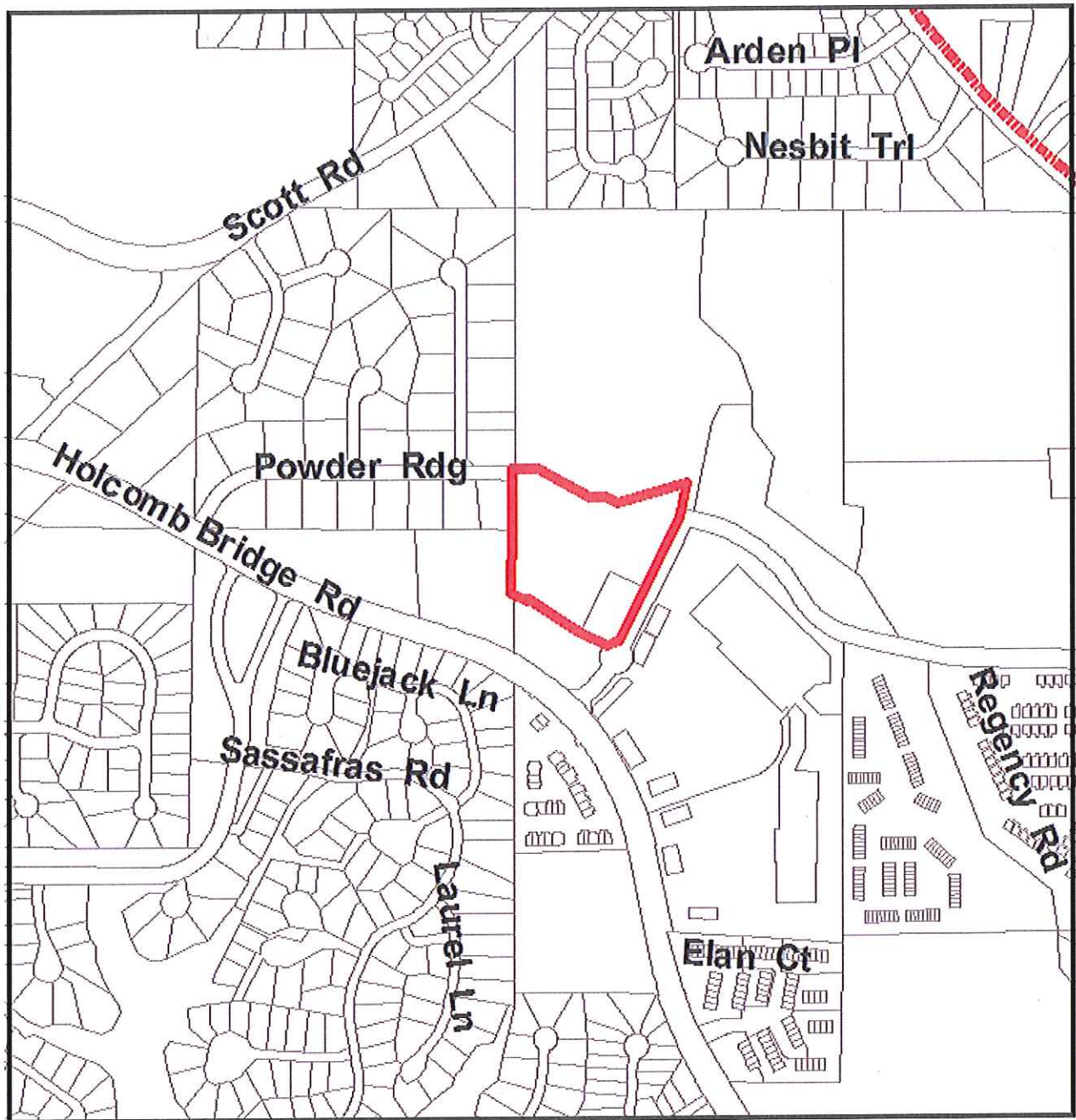
**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**

**201302434 - Approval**

## PLANNING COMMISSION RECOMMENDATION



The Planning Commission recommended approval during their September 17, 2013 public hearing with the staff conditions.

1. To the site plan stamped "Received August 12, 2013 City of Roswell Community Development Department," for the residential parcel.
2. The townhomes shall be a minimum of 2,400 SF of living space, with at least 2,000 SF of that space to be heated and cooled.
3. All of the remaining conditions from the RZ06-39 approval which have not already been completed.



1 in = 600 ft

## Location

-  2550 Holcomb Bridge Rd
-  City Limits

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Map Source: City of Roswell GIS  
Map Created by: Micah Stryker

#### **STAFF RECOMMENDED CONDITIONS**

It is recommended that this application for a change to the conditions of zoning be approved. The staff is recommending approval with the following conditions.

1. To the site plan stamped "Received August 12, 2013 City of Roswell Community Development Department," for the residential parcel.
2. The townhomes shall be a minimum of 2,400 SF of living space, with at least 2,000 SF of that space to be heated and cooled.
3. All of the remaining conditions from the RZ06-39 approval which have not already been completed.
4. A revision to the commercial plat shall be completed showing the removal of the commercial building prior to the first certificate of occupancy.

## BACKGROUND

The proposed rezoning is part of the original overall master plan for the East Village development. The original plan was approved under with the following conditions.

1. The owner/developer shall develop the property in accordance with the Site Plan "A" prepared by B + C Studio stamped "Received December 29, 2006 City of Roswell Community Development Department", or as approved by the Design Review Board and consistent with these recommended conditions.

The remaining conditions continue after the chart.

## EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

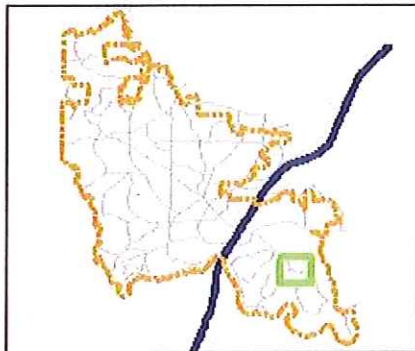
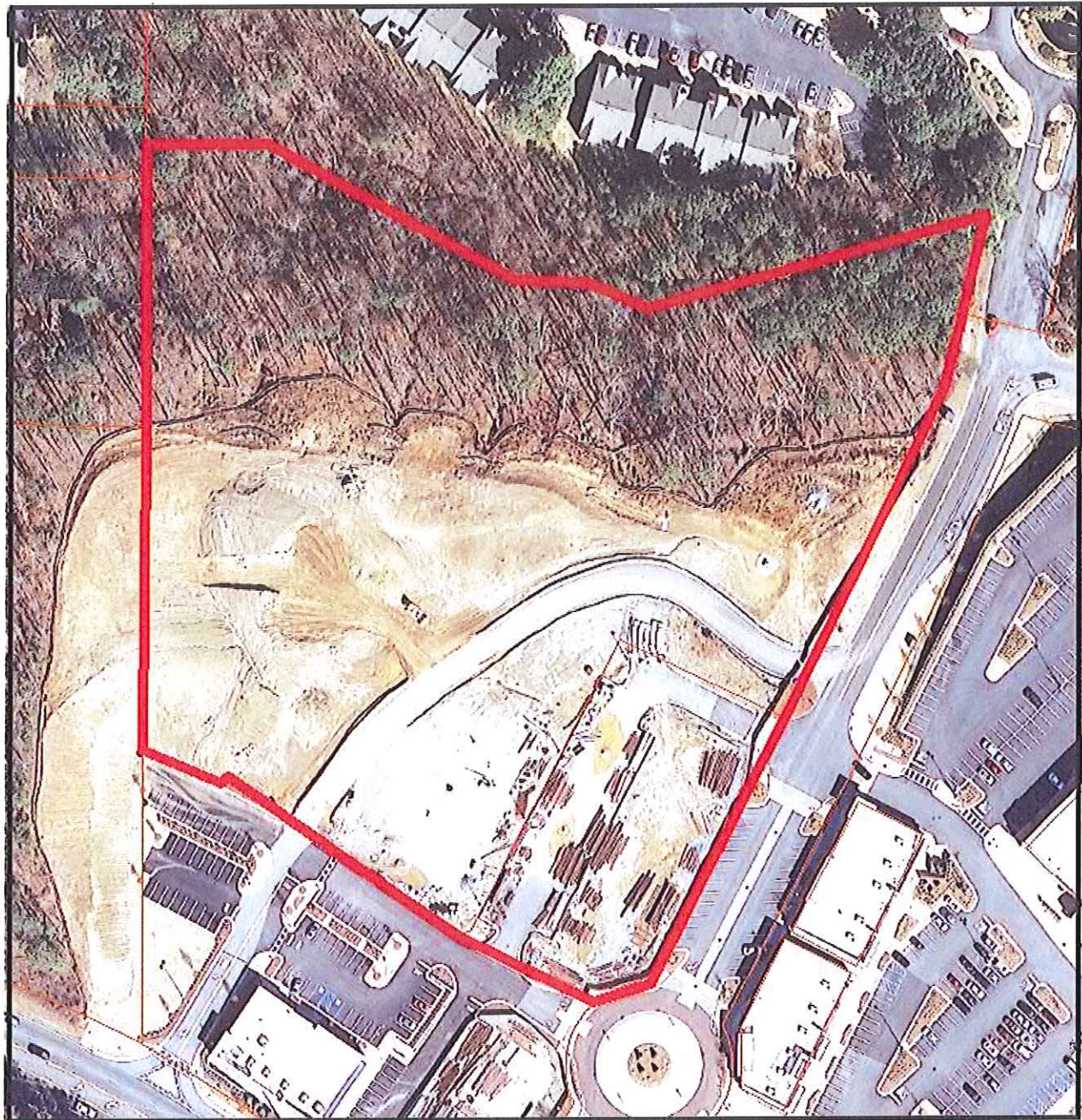
SUBJECT PETITION	Requested Zoning	Proposed Use	Land Area (Acres)	Number of Units	Density (Square Footage per Acre)
	Site Plan Amendment	Townhomes	7.533; 38 acres total site	62	8.2 upa; 1.6 upa (total site)
Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	FC-A	Champions Green Apartments	42.87 acres	428 units	9.9 upa
South	MPMUD	Commercial Development	3 acres; 38 acres (site)	9,900 SF	3,300 SF per acre; 260 SF per acre (site)
East	MPMUD	Commercial Development	38 acres	180,735 SF	4,756 SF per acre
West	FC-A	Vacant land and single family home	4 acres; .6 acres	1 home	1.6 upa

2. The owner/developer shall provide a steep slope analysis for review by the City of Roswell Engineering Department prior to the issuance of a Land Development permit.
3. All lighting shall meet the City of Roswell standards.
4. The owner/developer shall receive all necessary approvals from the Georgia Department of Transportation for the signalization improvements on Champions Green Parkway at Holcomb Bridge Road ("Signalization Improvements"). No certificate of occupancy shall be issued to the owner until the signalization improvements are constructed/installed and approved by the Georgia Department of Transportation (GDOT) and the City of Roswell unless the construction, installation, or approval of the improvements, is delayed by the City of Roswell or GDOT due to changes in scope, unforeseen conditions, or other reasons outside of the owner's control. The City agrees to use reasonable efforts to help the owner obtain signals and controls from GDOT. In the event approval is delayed, the owner shall post a payment and performance bond issued by a Surety licensed to do business in Georgia in the penal sum of 150% of the cost of completing the improvements. Said payment and performance bonds shall bind the owner and Surety to the City of Roswell for the faithful performance of the improvements within three (3) months of receipt of all required approvals.
5. Additional landscaping shall be provided within the development as approved by the Roswell Design Review Board with particular emphasis on screening adjacent to the residential areas.
6. Delivery times for all buildings shall be between 7:00 a.m. and 10:00 p.m.
7. The focal point for the development shall be reviewed and approved by the Design Review Board.
8. The owner/developer shall install a fire lane to be located around the rear of the anchor store as required by the Roswell Fire Department or by other means as approved by the Roswell Fire Department.
9. The owner/developer shall provide buffer averaging with regard to the residential units and the stream. The buffer averaging shall be reviewed and approved by the City of Roswell Engineering Department and the City of Roswell Public Works Department prior to the issuance of a Land Development permit.
10. The major anchor tenant as identified on Site Plan "A" shall be allowed one (1) wall sign not to exceed 306 square feet, the anchor tenants identified on Site Plan "A" as 1,2,3, and 4 shall be allowed one (1) square foot per linear foot of frontage up to 128 square feet. The major anchor and anchors 1,2,3, and 4, as identified on Site Plan "A", signs shall be reviewed and approved by the Design Review Board for all aspects other than the sizes as previously mentioned above. All other internal and external signage shall be reviewed and approved by the Design Review Board.
11. No outparcel shall have direct access to Holcomb Bridge Road.
12. The owner/developer shall provide no more than three (3) access points onto Holcomb Bridge Road, not including Champions Green Parkway as required by the Georgia Department of Transportation and the City of Roswell Transportation Department.
13. The owner/developer shall provide a traffic signal warrant study as per MUTCD and a detailed traffic signal plan for the intersections of Champions Green Parkway and Holcomb Bridge Road. The study should be per the latest plan and acceptable to GDOT.

14. The owner/developer shall provide a 20 scale roadway and a 30 scale signal plan of Holcomb Bridge Road at Champions Green Parkway, prior to the issuance of a Land Disturbance Permit as required by the Roswell Transportation Department. The signal plan shall be per GDOT standards and shall include provisions for connection to existing fiber optic communication system.
15. The owner/developer is responsible for all costs associated with the design, construction, equipment and installation of a traffic signal at the intersection of the Holcomb Bridge Road at Champions Green Parkway and the second traffic signal proposed at the southern access if approved and warranted by the City of Roswell and Georgia Department of Transportation.
16. The owner/developer is responsible for all costs associated with the design, construction, equipment and installation of a southbound right turn lane on Champions Green Parkway at the intersection of the Holcomb Bridge Road and Champions Green Parkway.
17. The owner/developer shall provide a 20 scale roadway plan and construct the northbound right turn lane at the Champions Green Parkway and Belmont Drive intersection. The plan should include all existing and proposed right of way along both sides of Champions Green Parkway at Belmont Drive, any proposed construction easements needed, and the existing and proposed striping along Champions Green Parkway at Belmont Drive.
18. The owner/developer shall provide a traffic signal warrant study per MUTCD and a detailed traffic signal plan for the intersection of Champions Green Parkway and Nesbit Ferry Road.
19. The owner/developer shall provide a 20 scale roadway and a 30 scale signal plan of Nesbit Ferry Road at Champions Green Parkway, prior to the issuance of a Land Disturbance Permit as required by the Roswell Transportation Department.
20. The owner/developer is responsible for all costs associated with the design, construction, equipment and installation of a dedicated northbound left turn lane along Nesbit Ferry Road onto Champion's Green Parkway.
21. The owner/developer is responsible for all costs associated with the design, construction, equipment and installation of a dedicated eastbound right turn lane along Champion's Green Parkway. onto Nesbit Ferry Road
22. The owner/developer is responsible for all costs associated with the design, construction, equipment and installation of a traffic signal at the intersection of the Nesbit Ferry Road at Champions Green Parkway.
23. All site access onto Holcomb Bridge Road shall be as approved by the Georgia Department of Transportation (GDOT).
24. No full movement internal intersection or edge of roundabout along Champions Green shall occur within 200 feet of Holcomb Bridge Road as measured from the stop bar or 250 feet from the intersection which ever is greater. If a roundabout is constructed, this distance shall be measured as required by GRTA.
25. No limited movement (right-in/ right-out) internal intersection shall occur within 150 feet of Holcomb Bridge Road as measured from the stop bar.
26. Provide a street stub and allow for future inter-parcel access between the western property line abutting the property labeled "Horseshoe Bend Village, Zoned OI" on the site plan.
27. Provide a sidewalk along one side of the internal drive connecting the proposed town homes to


Champion's Green Parkway.

28. Provide a concrete pad for a bus stop along Holcomb Bridge Road in the vicinity of the DRI property.
29. Existing left turn lane on HBR/SR 140 at the proposed right in / right out only access to the northwest section of the project shall be hatched to prevent any wrong turn into that access. (Coordinate with GDOT and RDOT).
30. Change the painted island at the proposed right in / right out only access to the northwest section of the project to a raised concrete island.
31. The sidewalk along Holcomb Bridge Road shall be within the right of way of Holcomb Bridge Road. The right of way shall be dedicated to GDOT as needed.
32. The sidewalk along Champion's Green Parkway shall be within the right of way of Champion's Green Parkway. The right of way shall be dedicated to the City Of Roswell as needed.
33. The owner/developer shall remove all existing billboards on the site prior to a certificate of occupancy.
34. The site shall contain a maximum of two (2) banks with drive-thru facilities.
35. There shall be a maximum of one (1) coffee shop with a drive-thru facility. There shall be no food preparation on the site at the coffee shop.
36. The applicant has agreed that the proposed coffee shop will not exceed 1,850 square feet.
37. The applicant shall include an additional sidewalk that will connect between shops 2 and the west sidewalk leading back to the major anchor.
38. The proposed townhouses shall be a minimum 2,400 square feet of living space.
39. The applicant shall be required to provide hardscape and landscaping along Holcomb Bridge Road, the roundabouts, and the gathering place as reviewed by the Mayor & Council at the meeting of January 8, 2007. The Design Review Board shall have final review and the ability to require additional landscaping.
40. The owner/developer shall be allowed to begin phase one construction of the major anchor and shops 2, 3, 4, 5, 6, and 8. The building permits and commencement of construction is required for all buildings in phase one prior to the commencement of construction for buildings in phase two. Also, prior to the issuance of building permits for the phase two junior anchor tenants 1, 2, 3, and 4, the sale or contract of sale including a deed restriction shall be completed on the townhome portion of the development. The deed restriction shall be reviewed by the City of Roswell attorney. All of the other buildings within the development shall be built at any time.
41. The City would like to convey their preference to the Georgia Department of Transportation (GDOT) and the Roswell Department of Transportation (RDOT) to have a trip-light to be located at the third entrance if a light is warranted and a right-in/right-out at the second (2<sup>nd</sup>) or middle entrance of the development.



1 in = 120 ft

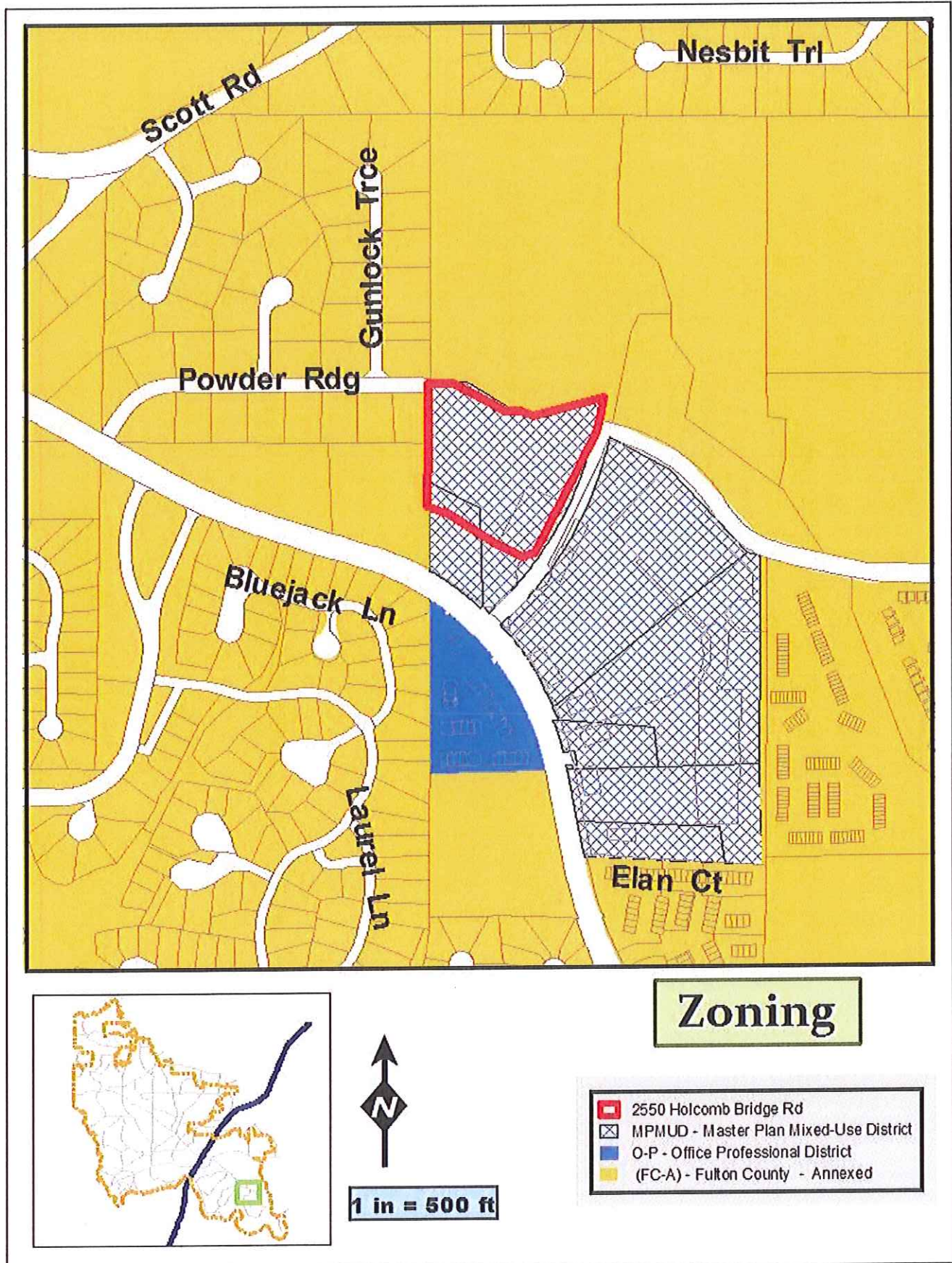
**Aerial**

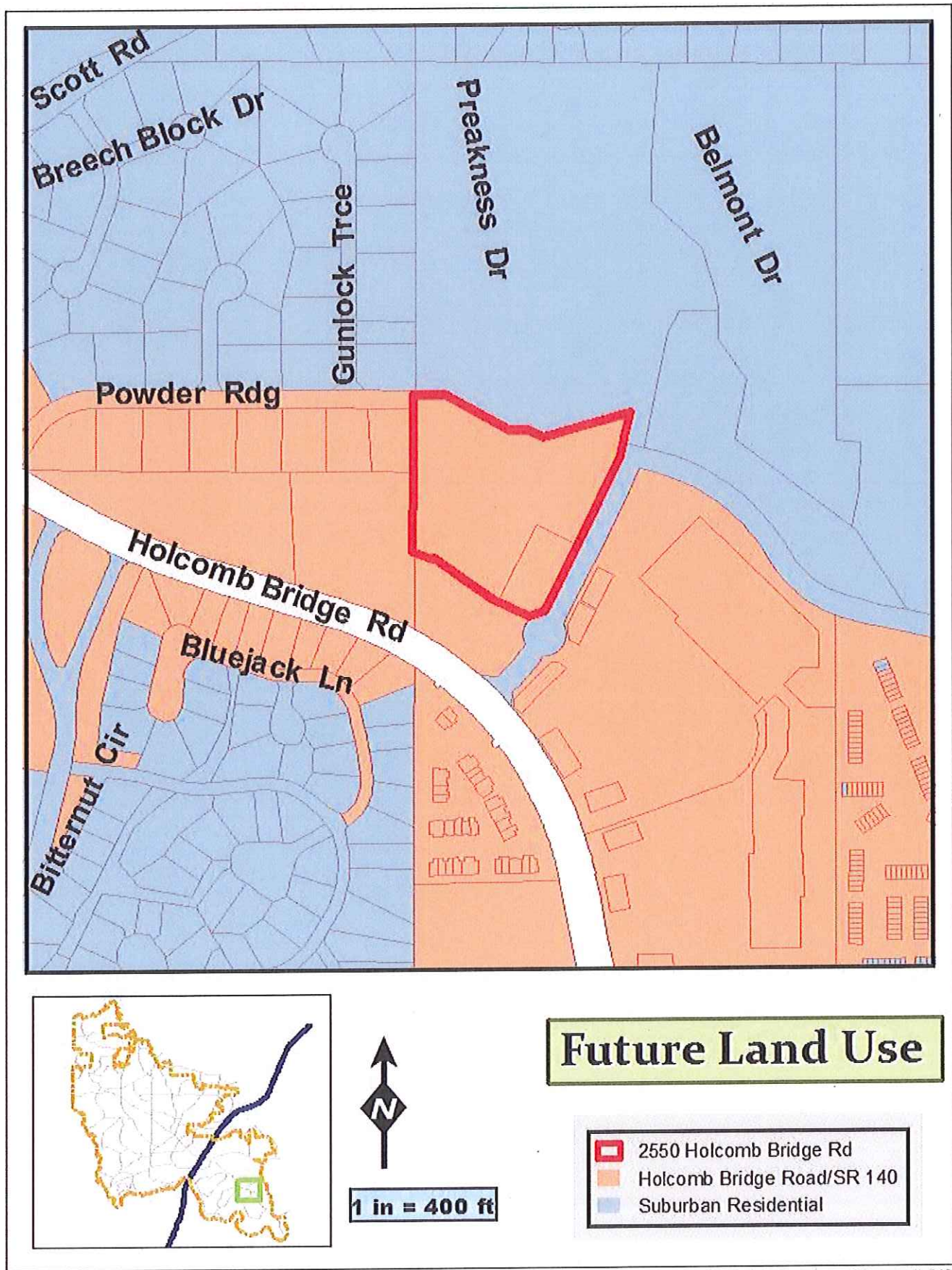
 2550 Holcomb Bridge Rd

Map Source: City of Roswell GIS  
Map Created by: Micah Stryker

Aerial Date: February 2010

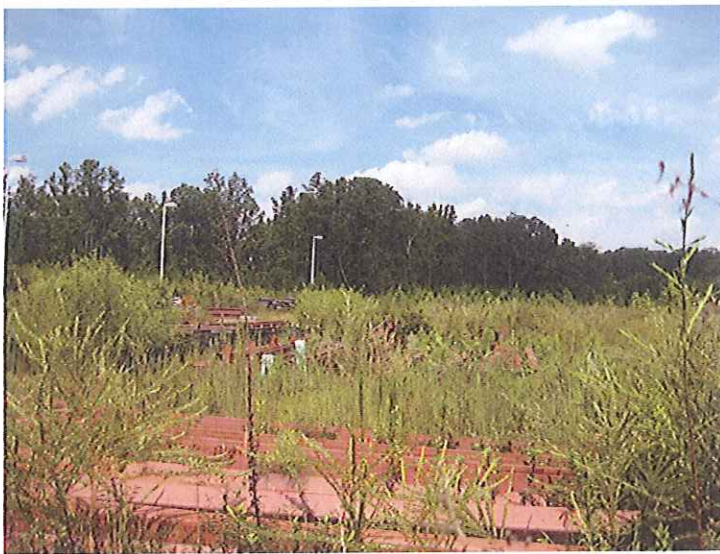
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Path: M:\Community Development\Micah\GIS\Micah\2550 HBR\2550 HBR Future Land Use Map.mxd

Map Source: City of Roswell GIS  
Map Created by: Micah Stryker



View of property



View of property



View of the property



View of the property



View to the north



View to the south



View to the east



View to the west



View of the property



View of the property

View of the property



## NOTICE OF PUBLIC HEARING

Case No: **Rezoning - 201302434**

Petitioner **The Providence Group of Georgia, LLC  
Mike Smith**

Location: **2550 Holcomb Bridge Rd.**

Land Lots: **783, 784**

Request: Applicant is requesting a change in the condition of Zoning Case RZ06-39 to allow for the residential portion of the project to be developed in accordance with a new site plan.

Public Hearings: **Neighborhood Mtg. - Sept. 17, 2013  
(Room 220) 6:30 p.m.**

**Planning Commission - Sept. 17, 2013  
(Council Chamber) 7:00 p.m.**

**Mayor & City Council - Oct. 14, 2013  
(Council Chamber) 7:00 p.m.**

Location: **ROSWELL CITY HALL,  
38 HILL STREET, ROSWELL, GA**

**For more information contact the Planning & Zoning Office, 38 Hill St.,  
Ste. G-30, Roswell, GA (770) 641-3774 or [www.roswellgov.com](http://www.roswellgov.com)**

#### **SITE PLAN ANALYSIS**

The site plan indicates 62 townhomes on the property. The parking proposed is 124 spaces to meet the minimum requirement. The request by the applicant is to change two conditions of zoning. The first one is to increase the number of units from 50 to 62 and the second is to change the square footage from 2,400 SF living space to 2,400 SF total space including the garage.

#### **DRB/HPC comments and Design Guidelines**

Not applicable

#### **LANDSCAPE PLAN ANALYSIS**

Not applicable

#### **VARIANCE CONSIDERATIONS**

Not applicable

## DEPARTMENT COMMENTS

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City of Roswell Environmental  
Department

- Please provide concept for compliance to City of Roswell stormwater ordinance.
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City of Roswell Engineering  
Division

- A post development steep slope study will be required with the LDP submittal. Fill slopes should not exceed 4:1 within 500 feet of state waters unless it can be shown that they will score 20 or below on a post-development steep slope analysis. Provide approximate heights of proposed retaining walls for DRB along with proposed construction methods and material samples.
  - E&S plans will need to provide additional protection for areas with scores of 25 and 30 on the steep slope analysis last revised April 2, 2007 by Haines Gipson & Associates. Additional protection must be approved by the city engineer and should be clearly delineated, detailed and specified for the initial LDP submittal.
  - Provide 20 foot or 30 foot combined easement for sanitary/drainage easements with at least 10 feet beyond the centerline of the pipes. This is required for all pipes traversing the parcel.
  - LDP applicant will be required to address the existing sediment pond and any other issues which are identified during the LDP Process.
  - A stormwater concept letter will be required with the LDP application.
  - Provide a copy of a current annual inspection report(s) for all stormwater bmps that are part of the overall development with the LDP application. Update contact information, as necessary. Maintenance shall be completed prior to LDP application or shall be included in the plans submitted for LDP.
  - All demolished pavements, utilities, etc. shall be removed from the site to a certified disposal site; unless specifications for it's use as a recycled product are provided. The on-site use of recycled products are allowed only at the discretion of the city engineer and/or chief building official.
  - Ensure that dead ends can meet the fire marshal's requirements for turning radii . Provide another means of access. Secure easements as necessary.
  - All infrastructure shall be installed and accepted or performance bonded prior to the issuance of building permits.
  - The existing 2:1 cut slope some of which is offsite should be inspected by the design engineer and additional stabilization provided as necessary on the ESPCP plans.
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Fiscal Impact

- Not applicable
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Archaeological

- Not applicable
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City of Roswell Fire Department	<ul style="list-style-type: none"> <li>• For the submittal for LDP, a fire flow test will must be conducted to determine if there is adequate water available for firefighting. The fire flow test must be conducted in accordance with the 2006 edition of the International Fire Code and appendix B.</li> <li>• The Fire flow test must include all PROPOSED fire hydrants.</li> <li>• The entrance gate must have a Knox Gate Switch over ride device installed to allow for fire department access. The gate must have a 20' clear width on both sides, it appears that the left side is not as wide as the right.</li> <li>• It must be understood that parking on the street will impede fire department access. There should be provisions written into the bylaws that prohibits parking on the street.</li> </ul>
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City of Roswell Transportation Department	• Provide sidewalk along lots 1 to 16
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Fulton County Department of Water Resources	Not applicable
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City of Roswell Arborist & Landscape Architect	Not applicable
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## CHRONOLOGICAL LISTING OF PLANS SUBMITTED

Plans submitted on August 12, 2013.

## STANDARDS OF REVIEW

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*1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

The request is to change two conditions. The proposed use is still townhomes for the site.

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*2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*

The townhomes will not adversely affect the exiting use as they were a part of the original development.

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*3. Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.*

The request is to change a condition. This is not a rezoning.

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*4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.*

This is a change of conditions. It is not a rezoning.

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*5. Whether the zoning proposal is in conformity with the policies and intent of the future development plan.*

The proposal is a part of the East Village Development and it conforms to the intent of the future development plan.

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*6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The request is to change conditions. It is not a rezoning.

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*7. Existing use(s) and zoning of subject property.*

The subject property is zoned MPMUD and is currently vacant, but it is a part of a East Village Development.

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*8. Existing uses and zoning of nearby property. (See page 5).*

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*9. An explanation of the existing value of the property under the existing zoning and/or overlay district classification.*

This is a request to change conditions. It is not a rezoning.

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*10. Whether the property can be used in accordance with the existing regulations.*

The property can be used in accordance with the existing regulations and conditions.

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*11. The extent to which the property value of the subject property is diminished by the existing zoning district and/or overlay district classification.*

The request to change two conditions will not change the zoning of the property.

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*12. The value of the property under the proposed zoning district and/or overlay district classification.*

This is a request to change a condition.

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*13. Suitability of the subject property under the existing zoning district and/or overlay district classification for the proposed use.*

The zoning is MPMUD and will not change with this request.

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*14. The suitability of the subject property under the proposed zoning district and/or overlay district classification.*

The request is to change two conditions. There will be no rezoning of the property.

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*15. The length of time the property has been vacant or unused as currently zoned.*

This is a request to change conditions.

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*16. A description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district.*

This is a request to change conditions.

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*17. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.*

The zoning of the property will not change with this request.

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*18. Possible effects of a change in zoning or overlay district map, or change in use, on the character of a zoning district or overlay district.*

There will be no change in zoning. The applicant is requesting to change conditions related to the approved use on the property.

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*19. Whether the proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.*

The property is already zoned, the request to change a condition will not affect the zoning.

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*20. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.*

This is a request to change conditions.

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*21. The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will carry out the purposes of these zoning regulations.*

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This request for a change of conditions will not affect the overall zoning scheme.

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*22. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.*

The request to change conditions does not affect any residential areas.

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*23. The amount of undeveloped land in the general area affected which has the same zoning or overlay district classification as the map change requested.*

This is not a rezoning, just a request to change conditions.