

A resolution recommending that the City of Roswell Mayor & City Council grant denial for property located in Land Lot 835 of the 1st District, 2nd 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 Planning Commission on April 17, 2012; and

WHEREAS: The Planning Commission is a recommending body to the Mayor and City Council; and

WHEREAS: The Planning Commission has reviewed the rezoning and conditional use 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 Planning Commission 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 Planning Commission has reviewed the zoning request based on the 2030 Comprehensive Plan character area Suburban Residential; and

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Planning Commission while in session on April 17, 2012 hereby ordains and recommends denial of this 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.

These are the reasons for denial.

1. The number of variances requested with the rezoning request in order to make the plan work.
2. The homes are too close to one another.
3. The extent of the project.
4. The attractiveness of the plan.

So effective this 17th day of April, 2012.


Cheryl Greenway, Planning Commission Chair