

State of Georgia
Fulton County

Case # 201300146

**A RESOLUTION RECOMMENDING THAT THE CITY OF ROSWELL
MAYOR AND CITY COUNCIL GRANT APPROVAL FOR PROPERTY
LOCATED IN LAND LOT 730 OF THE 1ST DISTRICT, 2ND SECTION
CONTAINING 3.08 ACRES OF THE REQUESTED REZONING AND
CONDITIONAL USE WITH CONCURRENT VARIANCES TO ALLOW
FOR A PRIVATE SCHOOL PER CASE #
RZ 201300146, CU 201300151 AND CV 201300149 LOCATED AT 2370 AND
2380 HOLCOMB BRIDGE 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 May 13, 2013; and

WHEREAS: The Mayor and City Council is the governing authority of the City of Roswell; and

WHEREAS: The Mayor and City Council has reviewed the rezoning and conditional use 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 rezoning and conditional use based on the 2030 Comprehensive Plan character area Holcomb Bridge Road SR 140 Corridor;

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Mayor and City Council while in session on May 13, 2013 hereby ordains and approves this said rezoning and conditional use with concurrent variances for the buffer and setback:

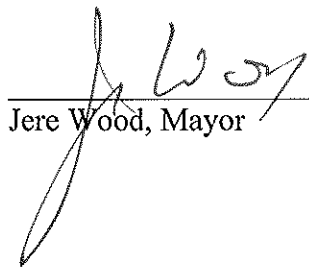
1. To allow for a 40' landscaped buffer along the eastern property line
2. To allow for a 25' landscaped buffer along the western property line
3. A reduction in the 50' setback to 47' at the eastern property line and 40' at the western property line.

For property at 2370 and 2380 Holcomb Bridge Road to allow for private school subject to the following conditions:

1. The property shall be developed in accordance with the site plan stamped "Received March 21, 2013 City of Roswell Community Development Department."

2. The school shall be limited to a maximum of 200 students.
3. The owner/developer shall install a tree buffer along the eastern property line abutting the single-family homes as agreed to by the applicant. The buffer shall be approved by the Roswell Design Review Board.
4. A combination plat of the two parcels shall be approved and recorded prior to the issuance of a Land Development Permit.
5. The owner/developer shall install a deceleration lane as approved by the Georgia Department of Transportation. The approval by GDOT shall be prior to the issuance of the Land Development Permit.
6. The owner/developer shall dedicate sufficient right-of-way as approved by the Roswell Transportation Department prior to the issuance of the Land Development Permit.

So effective this 13th day of May, 2013.



Jere Wood, Mayor

