

**A resolution recommending that the City of Roswell Mayor & City Council grant approval of the requested conditional use with concurrent variance to allow for greenspace/play area per Case # CU 201300576 and CV 201300577 located at 1200 Grimes 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 Planning Commission on May 21, 2013; and

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

**WHEREAS:** The Planning Commission has reviewed the 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

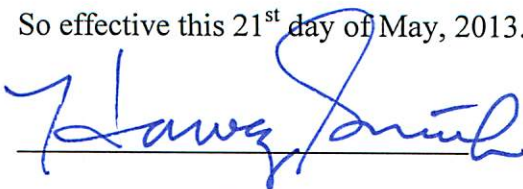
**WHEREAS:** The Planning Commission has reviewed the variance request based on the Authority to Grant Concurrent Variances found in Section 31.1.29 and the Criteria to Consider for Concurrent Variances found in Section 31.1.31 of the Roswell Zoning Ordinance; and

**WHEREAS:** The Planning Commission has reviewed the conditional use request based on the 2030 Comprehensive Plan character area Highway 9/Alpharetta Highway Commercial Corridor; and

**NOW THEREFORE, BE IT RESOLVED,** The City of Roswell Planning Commission while in session on May 21, 2013 hereby ordains and recommends approval of this said conditional use with a concurrent variance for property at 1200 Grimes Bridge Road with the following conditions:

1. The owner/developer develop the property in substantial accordance with the plan stamped "Received May 9, 2013 City of Roswell Community Development Department."
2. The perimeter fence indicated on the plan shall be approved by the Design Review Board.
3. The landscape/greenspace play area shall be approved by the Design Review Board.

So effective this 21<sup>st</sup> day of May, 2013.



Harvey Smith, Planning Commission Vice-Chair

State of Georgia  
Fulton County

**A RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION PLAT  
FOR ROSWELL MANOR.**

**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 21, 2013; and

**NOW THEREFORE, BE IT RESOLVED,** The City of Roswell Planning Commission while in session on May 21, 2013 hereby approves the Preliminary Subdivision Plat for Crabapple Manor with the following condition:

1. The site shall be developed according to the drawing entitled "Preliminary Plat for: Roswell Manor" by Engineering 303 revised and submitted May 10, 2013.

So effective this 21<sup>st</sup> day of May, 2013.



Harvey Smith, Planning Commission Vice-Chair