

STATE OF GEORGIA
FULTON COUNTY

Case # RZ12-05

A RESOLUTION BY THE CITY OF ROSWELL MAYOR & CITY COUNCIL GRANTING APPROVAL FOR PROPERTY LOCATED IN LAND LOT 1236 OF THE 1ST DISTRICT, 2ND SECTION CONTAINING 16.159 ACRES OF THE REQUESTED REZONING TO THE R-1 (SINGLE FAMILY ZONING) DISTRICT TO ALLOW FOR SINGLE FAMILY HOMES PER CASE # RZ12-05 LOCATED AT ETRIS ROAD @ KENT 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 August 13, 2012; and

WHEREAS: The Mayor and City Council has reviewed the rezoning 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 Mayor and City Council has reviewed the zoning request based on the 2030 Comprehensive Plan character area Suburban Residential; and

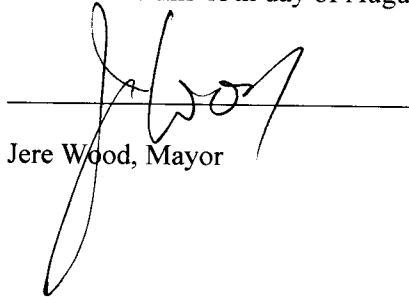
WHEREAS: The Planning Commission held a public hearing on July 17, 2012 and recommended denial of the rezoning and concurrent variances with a 3 to 1 vote; and

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Mayor and City Council while in session on August 13, 2012 hereby ordains and approves this said rezoning for property at Etris Road @ Kent Road to the R-1 zoning district to allow for single family homes subject to the following conditions.

1. The owner/developer shall develop the property in accordance with a revised site plan in compliance with the approved conditions which will be approved by the Mayor and City Council during the preliminary plat process.
2. The owner/developer shall remove the cul-de-sac at the end of Public Street A in order to have access from Kent Road as required by the Roswell Transportation Department.
3. The owner/developer shall dedicate sufficient right-of-way and construct Kent Road so that it is paved at a minimum of 22 feet wide to the entrance as required by the Roswell Transportation Department. This construction shall be completed prior to the approval of the final plat.
4. The owner/developer shall install a five (5) foot sidewalk along to the entrance as required by the City of Roswell Transportation Department. The owner/developer shall dedicate right-of-way to the City of Roswell to encompass the sidewalk.
5. The owner/developer shall dedicate sufficient right-of-way at the time of the final plat at the corner of Kent Road and Etris Road as required by the Roswell Transportation Department.
6. The shared drive for the four lots shall be a one way drive and connect to Etris Road as required by the Roswell Transportation Department.
7. The owner/developer shall have connectivity to the parcel located to the north on the tract one side of the property for future development. The developer shall completely build the stub-out street to the property line to be finished prior to the final plat. The stub-out street shall be shown on the preliminary and final plats. The owner/developer shall place a 4' x 4' sign identifying the end of the street as future connectivity.

8. A preliminary plat shall be completed and approved before submittal for the Land Development Permit.
9. The preliminary and final plat shall indicate a no access easement for all lots along both sides of Etris Road and for the lots along Kent Road.
10. The open space within the subdivision shall be listed in the Home Owner's Association covenants related to the maintenance of the area.
11. The Home Owner's Association documents must be recorded in conjunction with the final plat and prior to the issuance of the first single family home building permit.
12. A steep slope analysis shall be submitted and approved by the City Engineer prior to the submittal for the preliminary plat.
13. The owner/developer shall make appropriate lot adjustments to sufficiently comply with stormwater management requirements best management practices in a manner approved by the Public Works/Environmental Department prior to the submittal of the preliminary plat.
14. The owner/developer shall provide a landscaping and fencing plan along the western side of Etris Road behind lots 1-9, 31-34 and pond #2. The landscaping and fencing plan shall be approved by the Roswell Design Review Board.
15. There shall be a 20' landscape easement along the western side of Etris Road to be controlled by the Home Owner's Association.
16. There shall be a thirty (30) foot buffer along the northern property line of the western parcel.

So effective this 13th day of August, 2012.


Jere Wood, Mayor

