

State of Georgia  
Fulton County

Case # RZ12-09

**A RESOLUTION THAT THE CITY OF ROSWELL MAYOR & CITY COUNCIL GRANT APPROVAL FOR PROPERTY LOCATED IN LAND LOT 382 OF THE 1<sup>ST</sup> DISTRICT, 2<sup>ND</sup> SECTION CONTAINING 3.38 ACRES OF THE REQUESTED REZONING WITH CONCURRENT VARIANCES TO ALLOW FOR 15 SINGLE FAMILY ATTACHED HOMES PER CASE # RZ12-09 AND CV12-04 LOCATED AT CHATTAHOOCHEE STREET AND PINE STREET.**

**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 March 25, 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 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

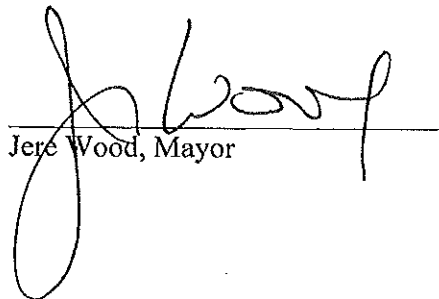
**WHEREAS:** The Mayor and City Council has reviewed the rezoning based on the 2030 Comprehensive Plan character area Suburban Residential; and

**NOW THEREFORE, BE IT RESOLVED,** The City of Roswell Mayor and City Council while in session on March 25, 2013 hereby ordains and approves this said rezoning with concurrent variances for lot coverage to not exceed 50% on each lot; front setback of 5 feet; and a 25' setback and 20' buffer abutting the R-2 property for property at Chattahoochee Street and Pine Street to allow for 15 single-family attached homes with the following conditions.

1. The owner/developer shall develop the property in accordance with the site plan stamped "Received March 21, 2013 City of Roswell Community Development Department"
2. The garages for the homes must be used for cars only. This must be specified in the Home Owner Association Documents.

3. The signage for the development must be located on its own parcel. This must be specified in the Home Owner Association Documents.
4. A preliminary plat for the property shall be required prior to the issuance of a Land Development Permit.
5. A final plat shall be recorded at the completion of each of the separate blocks built.
6. There shall be a 10' no access easement along Pine Street. This shall be shown on the preliminary and final plats.
7. The garages shall be setback a minimum of fourteen (14) feet from the front property line.
8. The front of the homes shall be a minimum of five (5) feet forward from the garage.
9. The architecture of the homes shall be substantially similar to the renderings provided to Mayor and City Council at the March 25, 2013 meeting.

So effective this 25<sup>th</sup> day of March, 2013.

  
Jere Wood, Mayor

