

State of Georgia  
Fulton County

Case # CU11-06

**RESOLUTION BY THE CITY OF ROSWELL MAYOR AND CITY COUNCIL APPROVING THE CONDITIONAL USE REQUEST FOR PARCELS LOCATED IN LAND LOT 613 OF THE 1<sup>ST</sup> DISTRICT, 2<sup>ND</sup> SECTION CONTAINING 2.243 ACRES WITH CONCURRENT VARIANCES TO ALLOW FOR A CHURCH WITH OFFICES AND DAYCARE PER CASE # CU11- 06 AND CV11-04 LOCATED AT 1565 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 February 13, 2012; 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 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 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 zoning request based on the 2030 Comprehensive Plan character areas GA/400 Node and Suburban Residential; and

**NOW THEREFORE, BE IT RESOLVED,** The Mayor and City Council while in session on February 13, 2012 hereby approved this said conditional use application with concurrent variances for property at 1565 Holcomb Bridge Road for a conditional use in a R-3 zoning district to allow for a church with offices and daycare subject to the following conditions.

1. To the plan stamped "received November 1, 2011, City of Roswell Community Development Department."
2. To allow for the church and accessory church uses on the property.

3. The maximum assembly area is determined by the approved site plan indicating 970 square feet. Should the assembly area exceed this amount, sufficient parking must be established on site or as part of a recorded agreement prior to the expansion of said assembly area.
4. The church owners shall install and maintain at least thirty (30) Evergreen trees along the southern and eastern boundaries of the subject property. The trees shall be six feet in height and placed six feet on center and they should be planted prior to December 31, 2012 as approved by the Design Review Board and the City Landscape Architect.
5. The southern and eastern boundaries of the property shall not be used for the children's play area.
6. The church owners shall coordinate with the homeowners regarding the configuration and materials for the fence.
7. A compliant pool cover shall be installed to cover the existing pool on the property.

So effective this 13<sup>th</sup> day of February, 2012.

  
Jere Wood, Mayor

