

**A resolution recommending that the City of Roswell Mayor & City Council grant approval for property located in Land Lot 730 of the 1<sup>st</sup> District, 2<sup>nd</sup> 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 Rd.**

**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 April 16, 2013; and

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

**WHEREAS:** The Planning Commission 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 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 rezoning and conditional use based on the 2030 Comprehensive Plan character area Holcomb Bridge Road SR 140 Corridor; and

**NOW THEREFORE, BE IT RESOLVED,** The City of Roswell Planning Commission while in session on April 16, 2013 hereby ordains and recommends approval of this said rezoning and conditional use with a concurrent variance for the buffer and setback 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 16<sup>th</sup> day of April, 2013.

  
Cheryl Greenway, Planning Commission Chair