

A resolution recommending that the City of Roswell Mayor & City Council grant approval for property located in Land Lot 407 of the 1st District, 2nd Section containing 1.8142 acres of the requested rezoning and conditional use with concurrent variances to the O-P (Office Professional) district to allow for a veterinary clinic per Case # RZ11-17, CU11-09 and CV11-07 located at 40 East Crossville 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 February 21, 2012; 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 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 zoning request based on the 2030 Comprehensive Plan character area Parkway Village; and

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Planning Commission while in session on February 21, 2012 hereby ordains and recommends approval of this said rezoning and conditional use with concurrent variances for property at 40 East Crossville Road to the O-P (Office Professional) zoning district to allow for a veterinary clinic subject to the following conditions.

1. To the plan stamped "received December 6, 2011, City of Roswell Community Development Department."
2. The veterinary clinic use shall be for interior only, no outside kennels or runs.
3. All signage on the property must conform to the Parkway Village requirements.
4. The applicant shall remove the first 30' of the asphalt drive on the western property line prior to receiving a certificate of occupancy for the business.

5. The applicant shall comply with the Parkway Village fencing requirements prior to receiving a certificate of occupancy for the business.

So effective this 21st day of February, 2012.


Cheryl Greenway, Planning Commission Chair