

**A resolution recommending that the City of Roswell Mayor & City Council grant approval for property located in Land Lots 782 & 783 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section containing 7.53 acres, for the requested change of conditions to allow for a townhouse development per Case # RZ 201302434 located 2550 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 Planning Commission on September 17, 2013; and

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

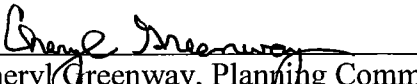
**WHEREAS:** The Planning Commission has reviewed the change of conditions request based on the Standards of Review found in Section 31.1.12, Table 31.1.4 of the Roswell Zoning Ordinance; and

**WHEREAS:** The Planning Commission has reviewed the change of conditions request 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 September 17, 2013 hereby ordains and recommends approval of this said change of conditions request to allow for a townhouse development at 2550 Holcomb Bridge Road with the following conditions.

1. To the site plan stamped "Received August 12, 2013 City of Roswell Community Development Department," for the residential parcel.
2. The townhomes shall be a minimum of 2,400 SF of living space, with at least 2,000 SF of that space to be heated and cooled.
3. All of the remaining conditions from the RZ06-39 approval which have not already been completed.

So effective this 17<sup>th</sup> day of September, 2013.

  
Cheryl Greenway, Planning Commission Chair