



Petition No. RZ11-18

HEARING & MEETING DATES			
Design Review Board Meeting	Neighborhood Meeting	Planning Commission Hearing	Mayor and City Council Hearing
N/A	1/19/12	2/21/12	3/12/12
APPLICANT/PETITIONER INFORMATION			
Property Owners	Petitioner	Representative	
John Giaquinto	Sherwin Williams	Martin L. Kueckelham	
PROPERTY INFORMATION			
Address, Land Lot, and District	2830 Holcomb Bridge Road, Land Lot 824		
Frontage and Area	185.45 feet; .895 acres		
Existing Zoning and Use	FC-Ac (underlying C-1 from Fulton County); commercial		
Overlay District	Riverbanks Campus District		
2030 Comprehensive Plan; Future Development Map	Holcomb Bridge Road State Route 140 Corridor		
Proposed Zoning	Not applicable		
INTENT			

The applicant is requesting for a change of conditions from the 1988 Fulton County rezoning of the subject site. The applicant is requesting that a condition related to signage be changed to allow for an additional ground sign.

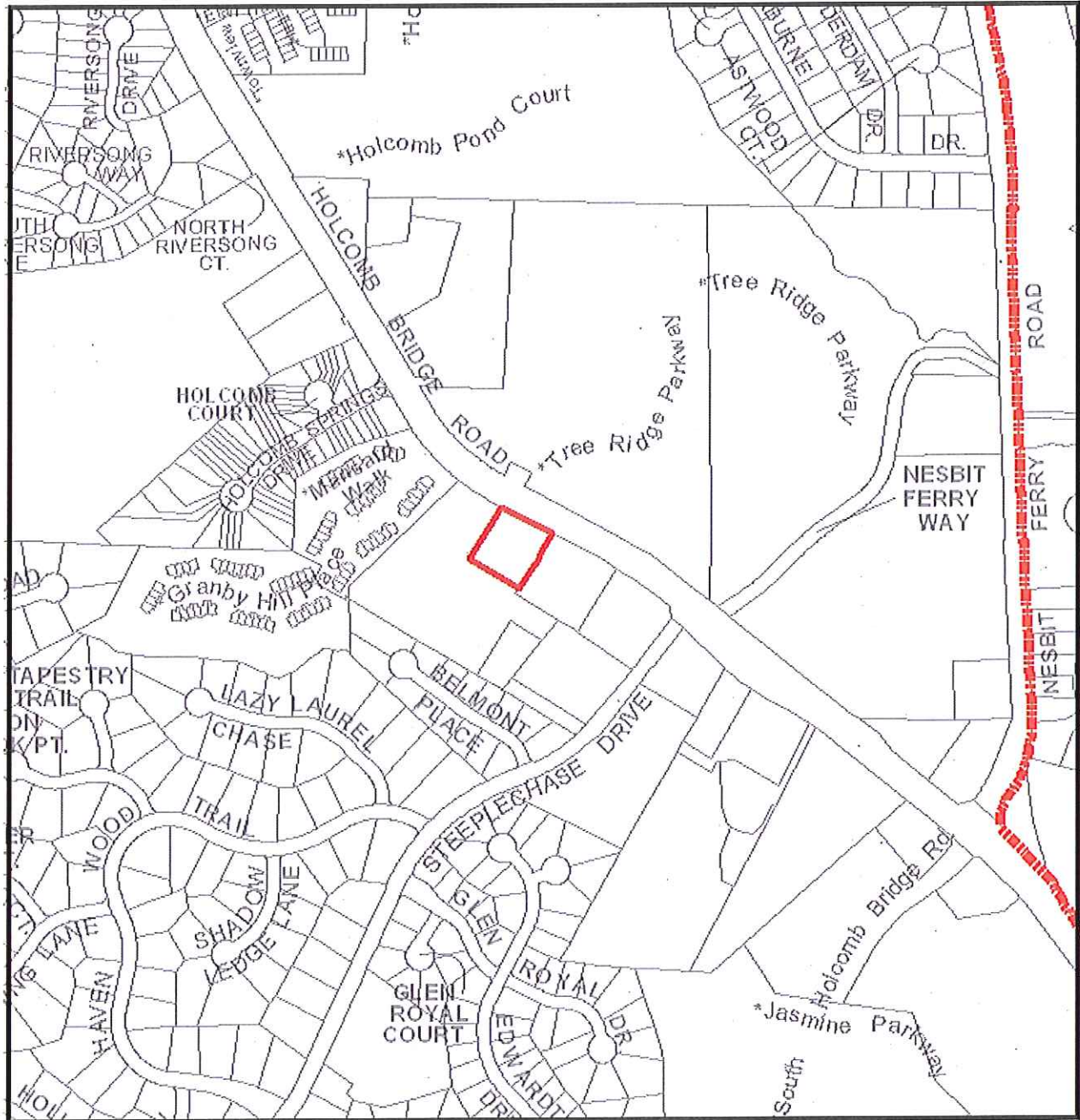
DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

RZ11-18 - Approval

PLANNING COMMISSION RECOMMENDATION



The Planning Commission recommended approval of the requested rezoning to remove a condition during their February 21, 2012 public hearing with the following conditions.

1. To the survey stamped "Received December 6, 2011 City of Roswell Community Development Department."
2. The ground sign must comply with Article 22 of the City of Roswell Zoning Ordinance.



1 in = 500 ft

Location

 2830 Holcomb Bridge Road
 City Limits

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STAFF RECOMMENDED CONDITIONS

It is recommended that this application for rezoning RZ11-18 be approved with the following conditions.

1. To the survey stamped "received December 6, 2011, City of Roswell Community Development Department."
2. The ground sign must comply with Article 22 of the City of Roswell Zoning Ordinance.

BACKGROUND

This parcel is a part of a larger tract which was rezoned in Fulton County in 1988 under Z88-217. The property was rezoned to commercial with conditions. One of the conditions related to the signage. That condition 3.f is as follows:

Condition 3.f under zoning case Z88-217 limits the free-standing identification signage on the entire property to no more than one double-faced pole sign/monument sign adjacent to Holcomb Bridge Road and having no more than 40 square feet of surface area per face and not to exceed a height of 4 feet from finished grade measured from the base of the sign structure.

In 1991 under case M91-40 in Fulton County, the applicant requested the modification of four conditions. Condition 3.f was one of the conditions. According to the notes from Fulton County, the planning staff was recommending denial of this requested change.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION RZ11-18	Requested Zoning	Proposed Use	Land Area (Acres)	Number of Units	Density (Square Footage per Acre)
	N/A	Ground sign for a retail establishment	.895 acres		
Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	FC-A	Apartments across Holcomb Bridge Road	36.1 acres	360 units	9.97 units per acre
South	FC-A	Mini-storage and Pet Med	4.53 acres; and	79,450 SF; and	17,538 SF per acre; and
East	FC-A	Strip retail center which includes a Waffle House	1.47 acres	10,639 SF	7,237 SF per acre
West	FC-A	Mini-storage	4.53 acres	79,450 SF	17,538 SF per acre

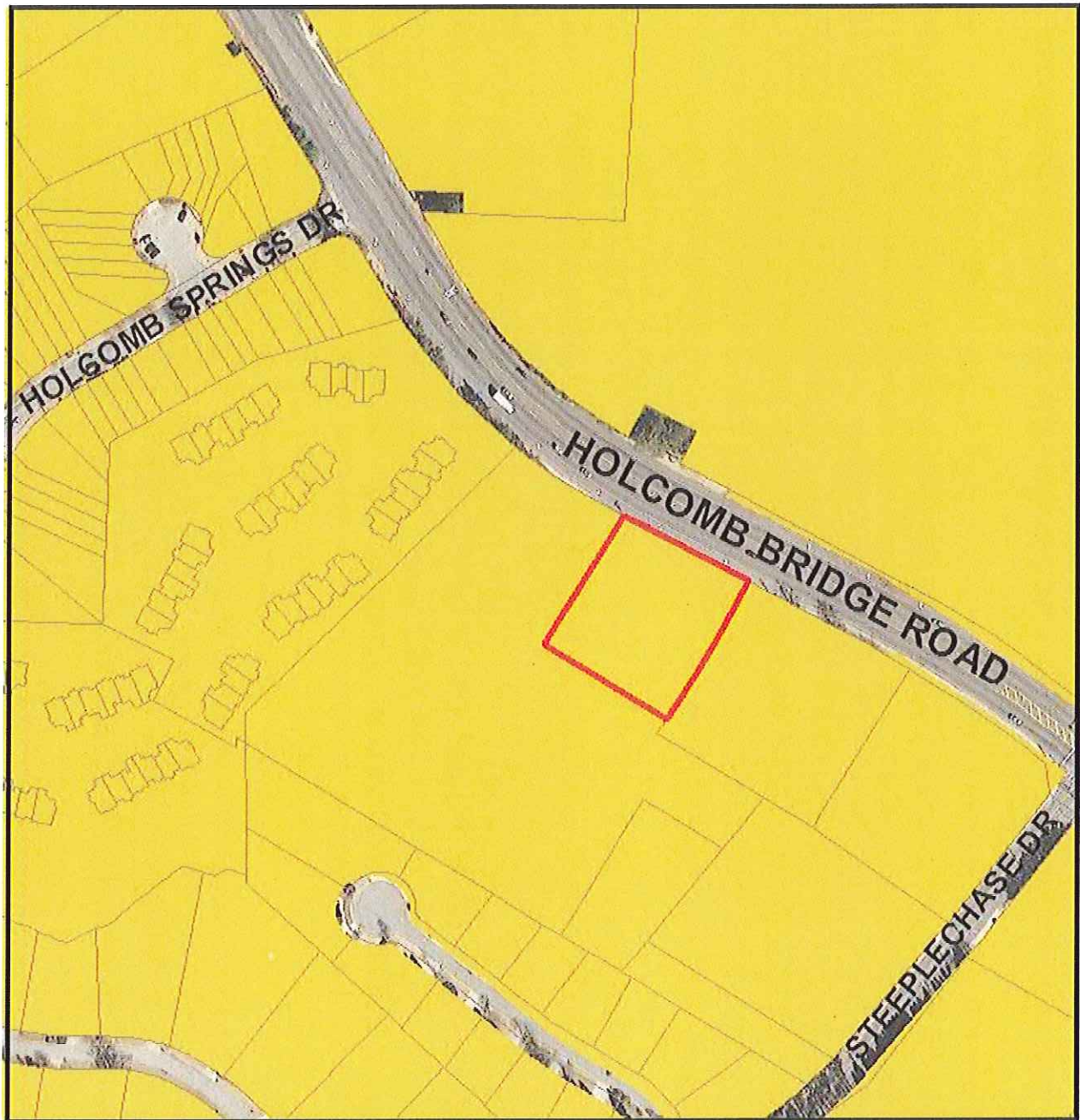


1 in = 200 ft

Aerial

2830 Holcomb Bridge Road

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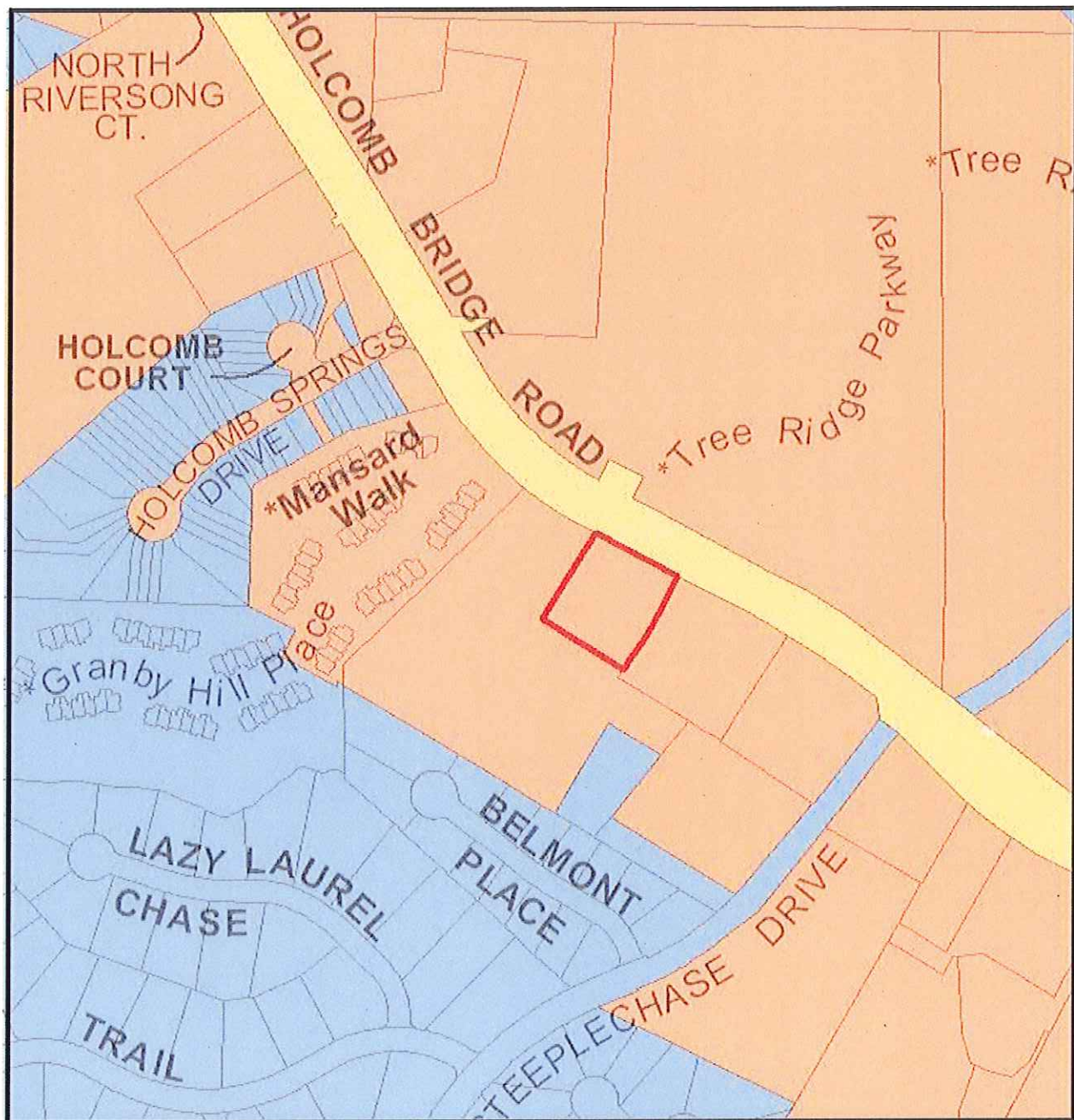


1 in = 200 ft

Zoning

- 2830 Holcomb Bridge Road
- (FC-A) - Fulton County - Annexed

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1 in = 300 ft

Future Development

- 2830 Holcomb Bridge Road
- Future Development Category
- GA 400/Holcomb Bridge Node
- Holcomb Bridge Road/SR 140
- Suburban Residential

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View of property



View of front of property



View of the property



View of the property



View of the ground sign and building to the east of the subject parcel



View of the entrance to the apartments across Holcomb Bridge Road



View of a storage facility located west and south of the subject parcel



View of one of the two ground signs on the entire tract



SITE PLAN ANALYSIS

The applicant is requesting a change of zoning conditions from the original approval by Fulton County in 1988. The applicant is requesting that one condition relating to the number of signs allowed be changed. Condition 3.f from Fulton County limits the free-standing identification signage on the entire property to no more than one double-faced pole sign/monument sign adjacent to Holcomb Bridge Road and having no more than 40 square feet of surface area per face and not to exceed a height of 4 feet from finished grade.

The Sherwin Williams store would like to have its own ground sign on their own parcel of property.

DRB/HPC comments and Design Guidelines

Not applicable

LANDSCAPE PLAN ANALYSIS

The applicant will need to comply with Article 16.2.5 in the Roswell Zoning Ordinance regarding seasonal color around ground signs.

VARIANCE CONSIDERATIONS

Not applicable

DEPARTMENT COMMENTS

City of Roswell Environmental
Department

No comment

City of Roswell Engineering
Division

No comment

Fiscal Impact

Not applicable

Archaeological

Not applicable

City of Roswell Fire Department

No comment

City of Roswell Transportation
Department

The sign shall be placed no closer than one foot from the state
right-of-way and shall not obstruct any driveway line of sight.

Georgia Department of
Transportation

Not applicable

City of Roswell Arborist &
Landscape Architect

Comply with Section 16.2.5 Seasonal Color in the Zoning Ordinance for
ground signs.

CHRONOLOGICAL LISTING OF PLANS SUBMITTED

Plans submitted on December 6, 2011.

STANDARDS OF REVIEW

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The request is to allow for another ground sign on property that was rezoned by Fulton County in 1988. The original rezoning only allowed for one ground sign for the entire tract of land. Since that time, the parcels have been split and there are two ground signs located on the entire property.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The request for a ground sign will not adversely affect the adjacent properties.

3. Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.

The FC-A zoning, underlying C-1 in Fulton County will not change with this request.

4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

The request for a ground sign will not cause a burdensome use of existing streets, transportation facilities, utilities or schools.

5. Whether the zoning proposal is in conformity with the policies and intent of the land use plan.

The property is located in the Holcomb Bridge Road State Route 140 Corridor.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The request is not to change the zoning. The request is to allow for a ground sign on a tract of land which is now its own parcel, but at the time of the rezoning in Fulton County, the property was all on parcel.

7. Existing use(s) and zoning of subject property.

The property is zoned FC-A (Fulton-County-Annexed) with the underlying zoning of C-1 placed on the property in 1988 by Fulton County. The property is being used by a Sherwin Williams paint store.

8. Existing uses and zoning of nearby property. (See page 5).

9. An explanation of the existing value of the property under the existing zoning and/or overlay district classification.

10. Whether the property can be used in accordance with the existing regulations.

The property can be used in accordance with the existing regulations.

11. The extent to which the property value of the subject property is diminished by the existing zoning district and/or overlay district classification.

The existing zoning is not changing. The request is to change a condition related to signage on the property.

12. The value of the property under the proposed zoning district and/or overlay district classification.

The zoning of the property will not change with this request to change a condition.

13. Suitability of the subject property under the existing zoning district and/or overlay district classification for the proposed use.

The property currently exists. There is no ground sign located on this parcel.

14. The suitability of the subject property under the proposed zoning district and/or overlay district classification.

There is no proposed zoning request. The request is to change a condition to allow for another ground sign.

15. The length of time the property has been vacant or unused as currently zoned.

The Sherwin-Williams company is currently located at the site.

16. A description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district.

The zoning of the property will remain the same.

17. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.

This is not a rezoning request.

18. Possible effects of a change in zoning or overlay district map, or change in use, on the character of a zoning district or overlay district.

There will be no change in the zoning related to this request to change a condition.

19. Whether the proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

The request for additional sign will not change the zoning.

20. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

The request for an additional sign may not have an impact on the environment.

21. The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will carry out the purposes of these zoning regulations.

The request is for the removal of a zoning condition to allow for an additional sign.

22. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

The request is for the removal of a zoning condition to allow for an additional sign.

23. The amount of undeveloped land in the general area affected which has the same zoning or overlay district classification as the map change requested.

There is no zoning change requested.