

State of Georgia  
Fulton County

Case #RZ12-08

**A RESOLUTION THAT THE CITY OF ROSWELL MAYOR AND CITY COUNCIL GRANT APPROVAL FOR PROPERTY LOCATED IN LAND LOT 612 OF THE 1<sup>ST</sup> DISTRICT, 2<sup>ND</sup> SECTION CONTAINING 16.24 ACRES OF THE REQUESTED SITE PLAN AMENDMENT WITH CONCURRENT VARIANCES TO ALLOW FOR AN 81 SINGLE FAMILY ATTACHED HOMES PER CASE # RZ12-08 AND CV12-03 LOCATED AT 1580 OLD ALABAMA 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 March 11, 2013; 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 site plan amendment based on the Standards of Review found in Section 31.1.12, Table 31.1.4 of the Roswell Zoning Ordinance; and

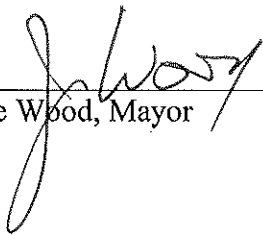
**WHEREAS:** The Mayor and City Council has reviewed the variance request based on the Authority to Grant Concurrent Variances found in Section 31.1.29 and the Criteria to Consider for Concurrent Variances found in Section 31.1.31 of the Roswell Zoning Ordinance; and

**WHEREAS:** The Mayor and City Council has reviewed the site plan amendment based on the 2030 Comprehensive Plan character area Suburban Residential;

**NOW THEREFORE, BE IT RESOLVED,** The City of Roswell Mayor and City Council while in session on March 11, 2013 hereby ordains and approves this said site plan amendment with concurrent variances for lot coverage up to 50% with a minimum of 25% overall; reduction in the front setback from 30 feet to 10 feet for lots 1-25 with the garages to be setback a minimum of 5 feet from the front plane of the house; on the remainder of the lots the front setback shall be 10 feet with a minimum of 15 feet for the garages for property at 1580 Old Alabama Road to allow for 81 single-family attached homes subject to the following conditions.

1. The owner/developer shall develop the property in accordance with the site plan stamped "Received February 20, 2013 City of Roswell Community Development Department."
2. A preliminary plat for the property shall be required prior to the issuance of a Land Development Permit.
3. A final plat shall be recorded prior to the sale of any homes.
4. A 5' sidewalk to be added on the inner-loop of the development with a 2' landscape strip to be installed prior to the sale of the homes.
5. The owner/developer will install a five foot pedestrian access shown on the location on the attached exhibit identified as zoning condition sketch 3-8-13. The access shall be shown on the preliminary and final plats.

So effective this 11<sup>th</sup> day of March, 2013.

  
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Jere Wood, Mayor

