

A resolution recommending that the City of Roswell Mayor & City Council grant approval for the requested rezoning with a conditional use and concurrent variances to allow for a Bed and Breakfast per Case # RZ 201300928, CU 201300929, and CV201300930 located at 10485 Woodstock 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 June 18, 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 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 requests 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 request based on the 2030 Comprehensive Plan character area Suburban Residential; and

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Planning Commission while in session on June 18, 2013 hereby ordains and recommends approval of this said rezoning with a conditional use and concurrent variances

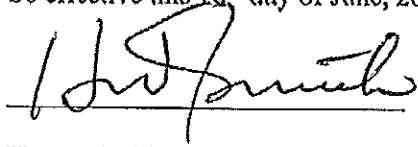
1. To the 50' foot building setback when abutting residentially zoned property.
2. To the 40' buffer requirement when abutting residentially zoned property.

for property at 10485 Woodstock Road with the following conditions.

1. The property shall be rezoned to O-P (Office Professional).
2. The property shall be used only as a Bed and Breakfast.
3. The Bed and Breakfast shall only have overnight guests Thursday evening through Sunday evening.
4. The project shall be developed in accordance with the site plan stamped "Received April 2, 2013 City of Roswell Community Development Department."
5. The structure may not be expanded or enlarged.
6. The owner of the property to the south shall have a say in the design approval for the screening between the two properties.

7. The parking pad shall be expanded to allow for a turn-around so that vehicles are not forced to back into the driveway or Woodstock Road.

So effective this 18th day of June, 2013.

A handwritten signature in black ink, appearing to read "Harvey Smith", written over a horizontal line.

Harvey Smith, Planning Commission Vice-Chair