

A resolution recommending that the City of Roswell Mayor & City Council grant approval for property located in Land Lots 677 & 712 of the 1st District, 2nd Section containing 5.0 acres of the requested rezoning, conditional use and concurrent variances to allow for a retirement residence per Case # RZ 201301214, CV 201301216 and CU 201301219 located on the corner of Holcomb Bridge Road and Scott 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 August 15, 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 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 rezoning 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 August 15, 2013 hereby ordains and recommends approval of this said rezoning and conditional use with concurrent variances for

1. To the 40' setback and buffer along the northern property line
2. To allow for the parking to be one space per 2.3 beds

to allow for a retirement residence at the corner of Holcomb Bridge Road and Scott Road with the following conditions.

1. The owner/developer shall develop the subject property in substantial accordance with the site plan stamped "Received August 2, 2013 City of Roswell Community Development Department."
2. A stormwater concept plan, approved by the Public Works Department, shall be completed prior to the submittal for the Design Review Board.

3. The owner/developer must submit a plat to the City of Roswell and it must be recorded prior to the issuance of a Land Disturbance Permit. The plat must clearly identify all buffers, easements and utilities on the property.
4. A landscape buffer plan shall be provided along both the north property line and Centennial Way to be designed to the satisfaction of the neighboring Home Owner's Association in terms of density, character and screening of site lighting of adjacent residences.
5. Construction of the eight (8) parking spaces in the northeast quadrant of the development shall be identified on the Land Development Plan as future parking until such time the owner provides the city with notification and the city gives them authorization to construct them.

So effective this 15th day of August, 2013.


Cheryl Greenway, Planning Commission Chair