

STATE OF GEORGIA

FULTON COUNTY

First Reading: June 11, 2018

Second Reading: July 9, 2018

AN ORDINANCE OF THE CITY OF ROSWELL GEORGIA TO AMEND ARTICLE 4, CORRIDOR AND NODES DISTRICT, SECTION 4.2.2, DISTRICT HEIGHT REQUIREMENTS TO CREATE AN OVERLAY IN THE CC (COMMERCIAL CORRIDOR) ZONING IN THE GA 400/HOLCOMB BRIDGE ROAD AREA TO ALLOW FOR ADDITIONAL HEIGHT FOR HOTEL AND OFFICE USES

WHEREAS, the Constitution of the State of Georgia provides in Article IX, Section II, Paragraph IV thereof, that the governing authority of the City may adopt plans and exercise the power of zoning; and

WHEREAS, to promote the health, safety and welfare of the citizens of Roswell; and

WHEREAS, the Mayor and Council will update the Unified Development Code regarding the usage and location for office and hotel use within the GA 400/Holcomb Bridge Road node area within the CC (Commercial Corridor zoning); and

NOW, THEREFORE, the Mayor and Council of the City of Roswell, Georgia, pursuant to their authority, do hereby amend the Unified Development Code (UDC), which is incorporated by reference.

1.

Amend Article 4, Corridor and Nodes District, Section 4.2.2, District Height Requirements, by adding Letter E with the dimensional requirements as follows.

1. For office and hotel uses only, a maximum of 8 stories/ 96 feet shall be allowed in the CC (Commercial Corridor) district located within the GA 400/Holcomb Bridge Road node area.
2. Eight (8) foot sidewalks along all road frontages shall be installed with the project.
3. The minimum streetscape area shall total fifteen (15) feet as approved by the Design Review Board.
4. A height bonus of two (2) additional stories shall be approved by the Mayor and Council if the project includes a public benefit, with sole discretion by the Mayor and City Council regarding the public benefit.

2.

Further, it shall be unlawful for any person to change or amend, by addition or deletions, any part of portion of such Code, or to insert or delete pages, or portions thereof, or to alter or tamper with such Code in any manner whatsoever which cause the law of the City of Roswell to be misrepresented thereby. Any person violating this section shall be punished as provided in Section 1.1.3 of the City of Roswell Code of Ordinances.

3.

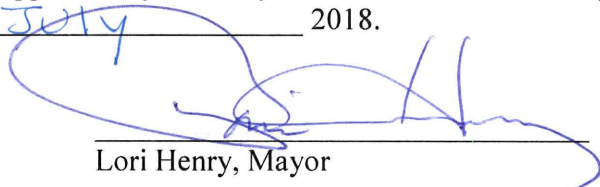
Severability. Should any court of competent jurisdiction declare any section or part of this Ordinance invalid or unconstitutional, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

4.

Repeal of Conflicting Provisions. All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

This Ordinance shall take effect and be in force upon adoption, the public welfare demanding it.

The above Ordinance was read and approved by the Mayor and Council of the City of Roswell, Georgia, on the 9th day of July 2018.


Lori Henry, Mayor

Attest:


Marlee Press, City Clerk

SEAL



Regular Agenda

Community Development Department - Councilmember Michael Palermo

- 1. Approval of a Text Amendment to the Unified Development Code (UDC), Article 4, Corridor and Nodes District, Section 4.2.2, District Height Requirements, to allow for additional height for properties zoned CC (Commercial Corridor) in the GA 400/Holcomb Bridge Road area for office and hotel use. (Second Reading)**

Ordinance No. 2018-07-09

This was approved as written. This amends Article 4, Corridor and Nodes District, Section 4.2.2, District Height Requirements, by adding Letter E with the dimensional requirements as follows.

1. For office and hotel uses only, a maximum of 8 stories/ 96 feet shall be allowed in the CC (Commercial Corridor) district located within the GA 400/Holcomb Bridge Road node area.
2. Eight (8) foot sidewalks along all road frontages shall be installed with the project.
3. The minimum streetscape area shall total fifteen (15) feet as approved by the Design Review Board.
4. A height bonus of two (2) additional stories shall be approved by the Mayor and Council if the project includes a public benefit, with sole discretion by the Mayor and City Council regarding the public benefit.

RESULT: APPROVED ON SECOND READING [UNANIMOUS]

MOVER: Michael Palermo, Councilmember

SECONDER: Marcelo Zapata, Councilmember

IN FAVOR: Groer, Judy, Palermo, Tyser, Willsey, Zapata