



Board of Zoning Appeals

Regular Meeting
<http://www.roswellgov.com/>
~Agenda~

Chair Jahanzeb Jabbar
Vice Chair Mark Schumacher
Board Member John Hannah
Board Member G. Wilson "Rocky" Horde
Board Member Rob Huey
Board Member Ian Kowalski
Board Member Dan Seger

Tuesday, February 10, 2026

7:00 PM

City Hall - Council Chambers

**** Possible Quorum of Mayor and City Council ****

Welcome

I. Call to Order

II. 2026 BZA Calendar

III. 2026 BZA Elections - Chair & Vice Chair

1. Election of Chair

2. Election of Vice Chair

IV. Agenda Items

**3. SBVA-1125-000004 – 11446 Alpharetta Highway – Stream Buffer
Variance**

V. Minutes

4. October 16, 2025 BZA Minutes

VI. Adjournment



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # - 10275

MEETING DATE: February 10, 2026
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Public Hearing

SBVA-1125-000004 11446 Alpharetta Highway

Item Summary:

Stream Buffer Variance request to encroach into the 150-foot City Impervious Setback.

Committee or Staff Recommendation:

Staff recommends approval of the Stream Buffer Variance request to encroach into the 150-foot City Impervious Setback.

Financial Impact:

N/A

Presented by:

Osmany Ordonez



MEMO

To: Roswell Board of Zoning Appeals

From: Osmany Ordonez, Engineering Manager

Date: February 10, 2026

Subject: SBVA-1125-000004, 11446 Alpharetta Hwy

Background:

The applicant is Case Atlanta, LLC, property owner of Rick Case Genesis dealership at 11446 Alpharetta Hwy, Roswell, GA. The property is zoned as CH (Commercial Heavy). The lot size is 2.75 acres. The applicant is requesting from the City of Roswell: *a variance to encroach into the 150-foot City Impervious Setback.*

Public Comments:

There were no public comments at the time this report was submitted.

Factors for determining buffer variance approval:

The following factors are considered in determining whether to issue a variance to the city impervious setback:

a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.

The property has an irregular shape and is predominantly occupied by the Rick Case dealership building along with its associated parking areas. The terrain slopes downward toward the rear of the lot, where it meets the perennial stream known as Foe Killer Creek. Approximately 60% of the property falls within the FEMA Flood Zone AE.

The perennial stream runs east to west along the rear property line. When applying the required 100-foot undisturbed stream buffer and the 150-foot impervious surface setback, these protected zones collectively cover nearly 55% of the entire lot.

b. The location and extent of the proposed buffer or setback intrusion.

The proposed improvements within the impervious setback, including the building expansion, total approximately 2,178 square feet. These improvements have been carefully located outside the 100-foot undisturbed stream buffer and the floodplain zone to minimize overall environmental impacts. Additionally, no encroachment is proposed within the 25-foot undisturbed State buffer.

c. Whether alternative designs are possible which require less intrusion or no intrusion.

The applicant has coordinated with City staff ahead of submitting the application for a variance request. During that coordination, staff provided information about the stream buffers, the impervious setback, and the city's stormwater requirements. The applicant also developed an alternative plan that avoids intrusion into the impervious setback; however, this option would require relocating the building expansion to the south side of the existing structure. This



relocation is not feasible due to encroachment on the driveway access easement shared with the adjacent property.

This thorough coordination and exploration of alternatives demonstrate efforts to minimize impacts and comply with City requirements while addressing site constraints.

d. The long-term and construction water-quality impacts of the proposed variance.

The applicant does not anticipate any negative impacts to the stream, property, or adjacent properties from the encroachments. The applicant will be providing runoff reduction as required by the city's stormwater ordinance and has minimized the impacts on the property. In addition, the applicant will install an infiltration trench (water quality gravel pit) to account for all added impervious surfaces inside the stream impervious setback, effectively improving water quality even further. The storm water infiltration practice will be designed to provide runoff reduction volume for 1.5x the square footage of the total impervious buffer intrusion of 2178 sq. ft.

e. Whether issuance of the variance is at least as protective of natural resources and the environment.

Issuing the variance can be considered at least as protective of natural resources and the environment if it maintains or enhances the safeguards provided by existing regulations, such as stream buffers, floodplain protections, and impervious setbacks. Locating the improvements outside critical buffers and flood zones, minimizing encroachments, and adhering to stormwater management requirements help reduce potential impacts.

Staff Comments:

Engineering – Approved

Stormwater – Approved

Tree –Approved

Planning & Zoning - Approved

Staff Recommendation:

Staff recommends approval of the variance to encroach into the 150-foot impervious setback. The proposed plan incorporates enhanced post-construction best management practices that exceed the minimum requirements. Additionally, the project compensates for the new impervious surface by removing an equivalent amount on the site, thereby maintaining the overall impervious surface balance.



David White, PE
500 Sun Valley Dr, Ste H3
Roswell, GA 30076

November 17, 2025

City of Roswell
38 Hill St
Roswell, GA 30075

Re: Genesis Renovation, 150' Stream Buffer Variance.

To whom it may concern:

On behalf of the project owner, Case Atlanta LLC, this Letter of Intent is submitted to request approval of a 150' Stream Buffer Variance associated with the renovation and minor building expansion of the existing Genesis dealership along Highway 9.

Project Background

The existing dealership was developed prior to the adoption of current stream buffer regulations and is therefore recognized as a grandfathered, nonconforming condition. Portions of the building and associated improvements are located within the 150-foot stream buffer. The proposed project includes modernization of the facility and two small building expansions necessary to meet current Genesis brand standards.

The expansion is limited in scope and is designed to remain within the existing developed footprint, without pushing new disturbance farther into the protected buffer.

The building is located above the floodplain, and the project includes measures to ensure runoff reduction and land disturbance are minimized. Any associated adjustments to stormwater design are specifically intended to:

- Maintain natural drainage patterns,
- Prevent increased runoff velocity or volume, and
- Avoid additional disturbance outside the existing footprint.

No new clearing, grading, or disturbance is proposed beyond already impacted areas.

Compliance with Article 13.11.17 of the Roswell Unified Development Code

This variance request satisfies the approval criteria as follows:

1. No harm to public health, safety, or welfare
Improvements do not alter floodplain function and do not increase encroachment toward the natural stream corridor.
2. Variance is the minimum necessary
Due to the existing building's placement, renovations cannot occur without a variance, yet the proposed work remains confined to previously developed areas.
3. Hardship is related to property conditions, not applicant action
Existing conditions predate current regulations; the applicant is not creating the need for relief.
4. No additional buffer intrusion is proposed
The improvement area remains within the already established disturbance limits.

The requested 150' Stream Buffer Variance enables modernization of an existing dealership while avoiding new environmental impact and preserving the integrity of the adjacent stream buffer. The project has been thoughtfully designed to maintain current development boundaries while improving the operational and aesthetic condition of the property.

We appreciate the City's review and look forward to working collaboratively with staff throughout the design and permitting process.

Best regards,

David White, PE
permits@civilogistix.com
(404) 594-4403 x101

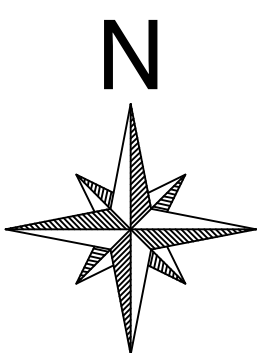
civilogistix.com



RICK CASE GENESIS OF ROSWELL
11446 ALPHARETTA HWY
ROSWELL, GA 30076

REVISIONS _____

Packet Pg. 6



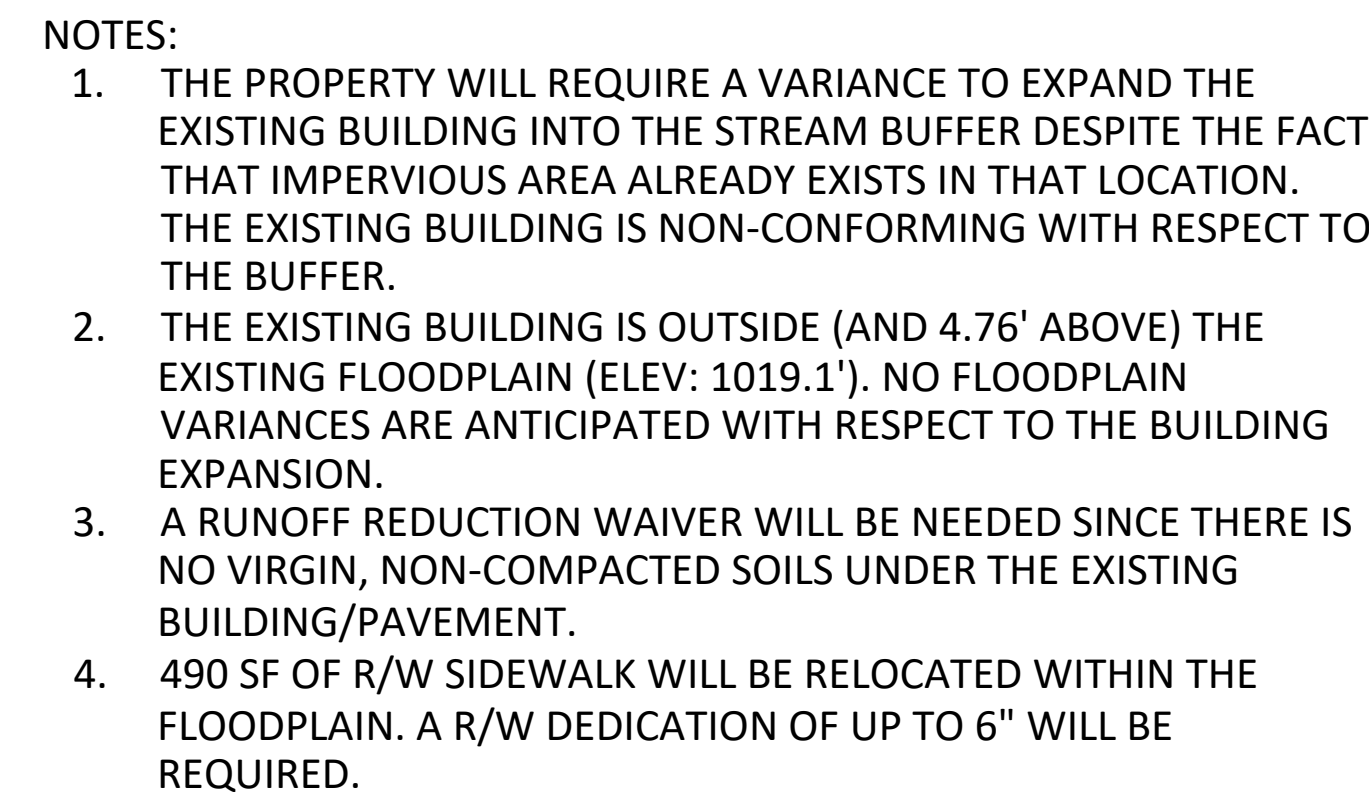
ROSWELL TERRACES LLC
PARCEL #12 -2250-0547-043-8

NOTES:
1. THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENT PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

CP2
25413

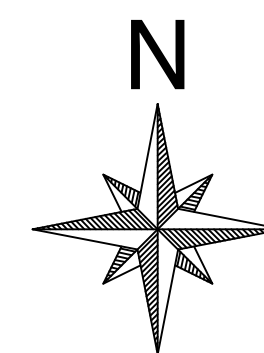
REVISIONS

Packet Pg. 7



NOTES:

1. THE PROPERTY WILL REQUIRE A VARIANCE TO EXPAND THE EXISTING BUILDING INTO THE STREAM BUFFER DESPITE THE FACT THAT IMPERVIOUS AREA ALREADY EXISTS IN THAT LOCATION. THE EXISTING BUILDING IS NON-CONFORMING WITH RESPECT TO THE BUFFER.
2. THE EXISTING BUILDING IS OUTSIDE (AND 4.76' ABOVE) THE EXISTING FLOODPLAIN (ELEV. 1019.1'). NO FLOODPLAIN VARIANCES ARE ANTICIPATED WITH RESPECT TO THE BUILDING EXPANSION.
3. A RUNOFF REDUCTION WAIVER WILL BE NEEDED SINCE THERE IS NO VIRGIN, NON-COMPACTED SOILS UNDER THE EXISTING BUILDING/PAVEMENT.
4. 490 SF OF R/W SIDEWALK WILL BE RELOCATED WITHIN THE FLOODPLAIN. A R/W DEDICATION OF UP TO 6" WILL BE REQUIRED.



NOTES:

1. THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION PROVIDED BY THE CLIENT. THE PREPARED DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS ARE THE RESPONSIBILITY OF THE CLIENT. ANY CHANGES TO THE SITE PLAN MUST BE REVIEWED BY AN ATTORNEY.

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name:
Drainage Basin Name: Rick Case Genesis

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area									
Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total
Impervious	98		0.35	98		98		98	0.35
Select a land cover type...		0		0		0		0	0.00
Select a land cover type...		0		0		0		0	0.00
Select a land cover type...		0		0		0		0	0.00
Select a land cover type...		0		0		0		0	0.00
Local Jurisdiction Input									0.00
Other									0.00
Total	0.00		0.35		0.00		0.00		0.35
HSG = hydrologic soil group								Impervious (ac)	0.35
								Weighted CN	98
								Potential Max Soil Retention, S _{pot} (in)	0.20

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area									
Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total
Impervious	98		0.30	98		98		98	0.30
Open space - Poor condition (grass cover < 50%)	68		0.05	79		86			0.05
Select a land cover type...		0		0		0		0	0.00
Select a land cover type...		0		0		0		0	0.00
Select a land cover type...		0		0		0		0	0.00
Local Jurisdiction Input									0.00
Other									0.00
Total	0.00		0.35		0.00		0.00		0.35
								Impervious (ac)	0.30
								Rv	0.82
								Weighted CN	95
								Potential Max Soil Retention, S _{pot} (in)	0.49

Conservation Area Credits

Scenario 1: Natural Conservation Area *See the GSMM Volume 2, Section 2.3.3.3 for more information.		Scenario 3: Soil Restoration *See the GSMM Volume 2, Section 4.23 for more information.	
Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.		Check the box if a portion of the post-developed area employs <u>soil restoration</u> and is protected by a conservation easement or equivalent form of protection.	
<div></div> Area (ac) of development protected by a conservation easement or equivalent form of protection.	Note: The green cell will unlock if the Scenario 1 box above is checked	<div></div> Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.	Note: The green cell will unlock if the Scenario 3 box above is checked
Scenario 2: Site Reforestation/Revegetation *See the GSMM Volume 2, Section 4.22 for more information.		Scenario 4: Site Reforestation/Revegetation & Soil Restoration *See the GSMM Volume 2, Section 4.22 and 4.23 for more information.	
Check the box if a portion of the post-developed area employs <u>site reforestation/revegetation</u> and is protected by a conservation easement or equivalent form of protection.		Check the box if the same portion of the post-developed area employs <u>site reforestation/revegetation and soil restoration</u> , and is protected by a conservation easement or equivalent form of protection.	
<div></div> Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.	Note: The green cell will unlock if the Scenario 2 box above is checked	<div></div> Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.	Note: The green cell will unlock if the Scenario 4 box above is checked
Total Conservation Area Credit (acres)		0.00	

Water Quality Goals

Target Runoff Reduction Storm (in)	1.00	Total Site Area for Water Quality Volume (acres)	0.35	(MITIGATION TREATMENT +0.5x)
		Target Runoff Reduction Volume (cf)	1,044	(IMPERVIOUS IN BUFFER: 0.05 AC)
		Target Water Quality Volume (cf)	1,252	RRv: +91 CF = 1,135 CF
				WQ: +109 CF = 1,362 CF
		Disturbed Area (Ac)	0.25	0.10
		Impervious Area (Ac)	0.25	0.05
		RRv (CF)	862	182
		WQv (CF)	1035	218
		Outside Buffer		
		Inside Buffer		
		WQ Mitigation		
		Total		0.35

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations					WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ _v from Direct Drainage (cf)
BMP 1	Infiltration Trench	0.05	0.30					1,044	0	1,044	100%	0	1,044	1,252
BMP 2	Select a BMP...							0	0	0	N/A	0	0	0
BMP 3	Select a BMP...							0	0	0	N/A	0	0	0
BMP 4	Select a BMP...							0	0	0	N/A	0	0	0
BMP 5	Select a BMP...							0	0	0	N/A	0	0	0
BMP 6	Select a BMP...							0	0	0	N/A	0	0	0
BMP 7	Select a BMP...							0	0	0	N/A	0	0	0
BMP 8	Select a BMP...							0	0	0	N/A	0	0	0
BMP 9	Select a BMP...							0	0	0	N/A	0	0	0
BMP 10	Select a BMP...							0	0	0	N/A	0	0	0
TOTAL		0.05	0.30	0.00				1,044				0		1,252
UNTREATED AREA (acres)		0.00	0.00											
		Target Runoff Reduction Volume (cf)	1,044											
		Target Achieved?	No											
		Remaining Runoff Reduction Volume (cf)	1,044											
		Target Water Quality Volume (cf)	1,252											
		% TSS Removal Achieved	100%											
		Target Achieved?	Yes!											
		Remaining TSS Removal %	0%											

STORMWATER NARRATIVE

THE PROJECT WILL DISTURB APPROXIMATELY 0.35 ACRES OF EXISTING IMPERVIOUS AREA. PROPOSED CONDITIONS INCLUDE 0.30 ACRES OF IMPERVIOUS AREA AND 0.05 ACRES OF PERVIOUS AREA, RESULTING IN A NET IMPERVIOUS REDUCTION.

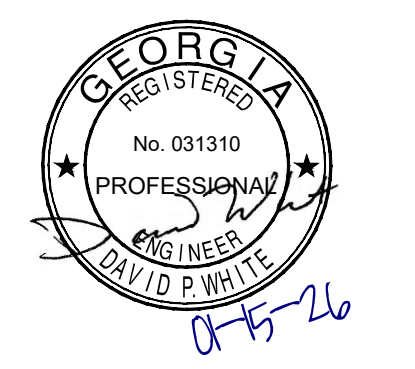
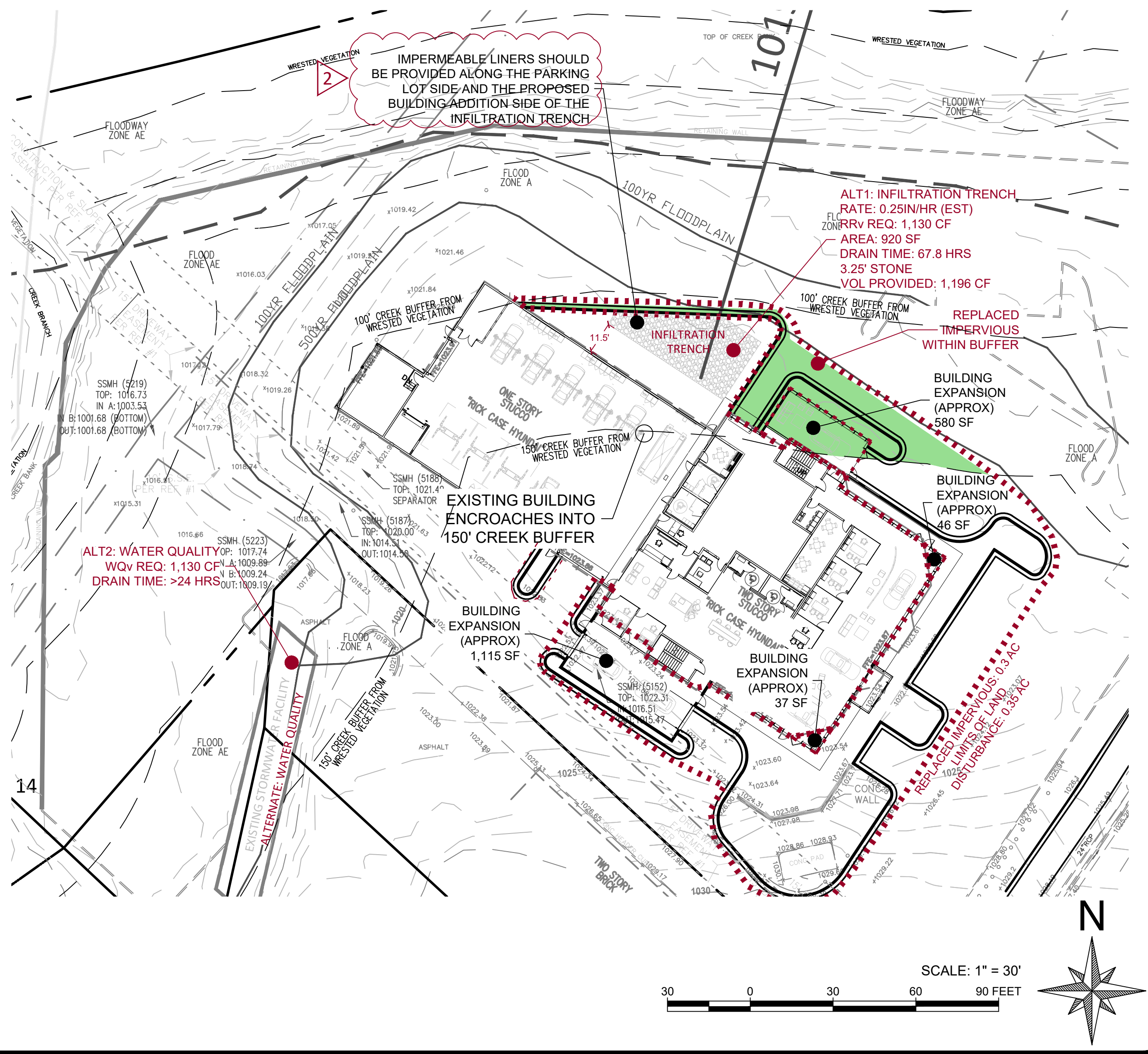
APPROXIMATELY 0.10 ACRE OF DISTURBANCE OCCURS WITHIN THE 150' STREAM BUFFER. 0.05 ACRE OF IMPERVIOUS AREA WILL BE REPLACED AND 0.05 ACRE OF PERVIOUS AREA IS PROPOSED, RESULTING IN A 50% REDUCTION IN IMPERVIOUS AREA WITHIN THE 150' BUFFER.

REQUIRED RUNOFF REDUCTION VOLUME (RRV) AND WATER QUALITY VOLUME (WQV) WERE CALCULATED FOR THE SITE. DRAINAGE AREAS WERE SEPARATED INTO BUFFER AND NON-BUFFER AREAS.

FOR THE STREAM BUFFER AREA, A +50% MITIGATION FACTOR WAS APPLIED TO THE CALCULATED RRV AND WQV REQUIREMENTS. ALL REQUIRED VOLUMES ARE SUMMARIZED IN THE TABLE TO THE LEFT.

STORMWATER TREATMENT IS PROVIDED BY A PROPOSED INFILTRATION TRENCH LOCATED IN THE NEW PERVIOUS AREA ADJACENT TO AND NORTH OF THE BUILDING. THE TRENCH IS SIZED USING A CONSERVATIVE INFILTRATION RATE OF 0.25 IN/HR. IF INFILTRATION TESTING DOES NOT SUPPORT THIS RATE, THE REQUIRED WQV WILL BE TREATED IN THE EXISTING STORMWATER POND, AS SHOWN ON THE PLANS.

Infiltration Trench Design Calculations			
RRv-Req	1135	cf	Runoff Reduction Vol. Req'
i	0.25	in/hr	Infiltration Rate
t	72	hr	Max Recovery time
h	18	in	Depth recover in 72-hr
A-Min	756.6667	sf	Infiltration Area Required
A-Prop	920	sf	Infiltration Area Provided
t-Prop	59.22		Actual Recovery Time
D-stone	3.25	ft	Depth of Stone
RRv-Prop	1196	sf	Runoff Reduction Volume Provided

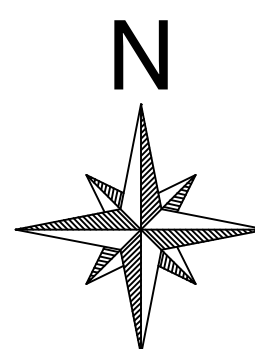
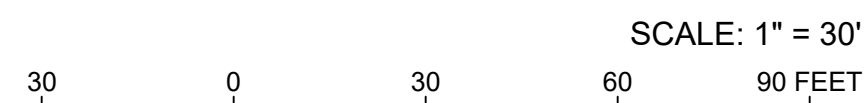


civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

STORMWATER STRATEGY CALCS
RICK CASE GENESIS OF ROSWELL
11446 ALPHARETTA HWY
ROSWELL, GA 30076

C302
25413
JANUARY 2, 2026
REVISIONS
1 INFILTRATION UPDATE
01-07-26
2 IMPERM. LINERS NOTE
01-15-26

Buffer	Area (SF)
150' Creek Buffer	4,334 SF
100' Creek Buffer	109 SF





SUBMITTAL SUMMARY REPORT (SBVA-1125-000004) FOR CITY OF ROSWELL, GA

PERMIT ADDRESS: 11446 Alpharetta Hwy
Roswell, GA 30076

PARCEL: 12 -2170-0507-041-7

APPLICATION DATE: 11/20/2025

EXPIRATION DATE: 11/20/2026

SQUARE FEET: 0

VALUATION: \$0.00

DESCRIPTION: To request approval of a 150' Stream Buffer Variance associated with the renovation and minor building expansion of the existing Genesis dealership along Highway 9.

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	David White	civilogistix	500 Sun Valley Dr, Ste H3 Roswell, GA 30076
Owner	STEVEN T ELLIS		3678 NORTH PEACHTREE ROAD ATLANTA, GA 30341
Representative	Ana Guevara	Civilogistix LLC	

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED
General Condition	Fire Review not needed.	Robert Major	12/10/2025		Yes
SUBMITTAL	STARTED	DUE	COMPLETE	STATUS	
SBV Review v.	11/25/2025	12/11/2025	12/12/2025	Requires Re-submit	
SBV Review v.	01/08/2026	01/15/2026	01/15/2026	Requires Re-submit	
SBV Review v.	01/16/2026	01/26/2026	01/27/2026	Approved	

SUBMITTAL DETAILS

SBV Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building Division (Building Division)	Don Fouts	12/11/2025	11/26/2025	Approved
Engineering (Engineering)	Osmany Ordenez	12/11/2025	12/11/2025	Requires Re-submit
Comments	See corrections comments			
Corrections	General (Not Resolved) - Engineering requires that we meet prior to submittal of the variance to discuss items needed in order to take the case to the Board for approval. Please reach out to 770-594-6196 to schedule the meeting.			
Fire (Fire)	Robert Major	12/11/2025	12/10/2025	No Requirements
Comments	Fire Review not needed.			
P&Z Variance (Planning & Zoning)	Richard Sykes	12/11/2025	12/11/2025	Approved
Comments	Planning & Zoning does not have any comments for this SBV.			
Stormwater (Stormwater)	Adam Watts	12/11/2025	12/12/2025	Requires Re-submit
Comments	Adam Watts awatts@roswellgov.com 770-641-3711 Comments Below: 1. Show the location of the stormwater management facility and the location of where you are providing runoff reduction or water quality. 2. A waiver of runoff reduction cannot be granted. You must provide runoff reduction or water quality. A waiver of detention can be granted per the GSMM(Georgia Stormwater Management Manual).			
Transportation (Transportation)	Serge Osse	12/11/2025	11/26/2025	Approved with Comments
Comments	Transportation has no comment on this stream buffer variance request.			
Tree (Tree)	Laura Sommet	12/11/2025	12/09/2025	Approved with Comments
Comments	No trees removed/impacted			

SBV Review v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Osmany Ordenez	01/15/2026	01/14/2026	Requires Re-submit
Comments	See markups and corrections			

Attachment: Application Summary (SBVA-1125-000004 11446 Alpharetta Highway)

SUBMITTAL SUMMARY REPORT (SBVA-1125-000004)

4.1.e

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Osmany Ordonez	01/15/2026	01/14/2026	Requires Re-submit
<i>Corrections</i>	General (Not Resolved) - 1. In all plans show/label the 100-ft undisturbed City buffer. It's important to show that the proposed improvements do not encroach this buffer. 2. Provide existing conditions survey. In the existing conditions, provide a table that indicates the total amount (square feet) of intrusion into the buffers before the proposed improvements. 3. What happened with the Alternate plan that shows the proposed improvements outside the buffers? I thought I saw one at some point. Explain why the alternate plan is not feasible. 4. See markups on drawings.			
P&Z Variance (Planning & Zoning)	Richard Sykes	01/15/2026	01/14/2026	Approved
<i>Comments</i>	Planning and Zoning does not have any comments for this Stream Buffer Variance.			
Stormwater (Stormwater)	Coleman Cleveland	01/15/2026	01/15/2026	Requires Re-submit
<i>Comments</i>	Coleman Cleveland ccleveland@roswellgov.com			
<i>Corrections</i>	General (Not Resolved) - Please provide callout for impermeable liners on the parking lot and building addition sides of the proposed infiltration trench.			

eREVIEW SESSION FILES: 25413 WQ 01-07-26_v1.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Osmany	Replace WQ spreadsheet with a table indicating total new or replaced impervious/pervious in square feet and also new or replaced impervious/pervious (square feet) of buffer intrusion. The total new or replaced gets treated for RRV as required per code and the intrusion area gets treated for 1.5 times or 50% extra. For example if it's 1000 SF x 1.5 times = 1,500 SF. Having the entire WQ spreadsheet may create some confusion for the board. These are not engineers. You want to make it very simple to show how much RRV is required and how much RRV extra is provided as mitigation.	01/14/2026 7:33	PM25413 WQ 01-07-26_v1.pdf	
Osmany	Also, provide a x-sectional detail of the proposed infiltration trench.	01/14/2026 7:50	PM25413 WQ 01-07-26_v1.pdf	

SBV Review v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Osmany Ordonez	01/27/2026	01/27/2026	Approved
<i>Corrections</i>	General (Resolved) - 1. In all plans show/label the 100-ft undisturbed City buffer. It's important to show that the proposed improvements do not encroach this buffer. 2. Provide existing conditions survey. In the existing conditions, provide a table that indicates the total amount (square feet) of intrusion into the buffers before the proposed improvements. 3. What happened with the Alternate plan that shows the proposed improvements outside the buffers? I thought I saw one at some point. Explain why the alternate plan is not feasible. 4. See markups on drawings.			
P&Z Variance (Planning & Zoning)	Richard Sykes	01/26/2026	01/22/2026	Approved
<i>Comments</i>	Planning and Zoning have no comments on this SBV.			
Stormwater (Stormwater)	Coleman Cleveland	01/26/2026	01/16/2026	Approved
<i>Corrections</i>	General (Resolved) - Please provide callout for impermeable liners on the parking lot and building addition sides of the proposed infiltration trench.			

Attachment: Application Summary (SBVA-1125-000004 11446 Alpharetta Highway)



City of Roswell
Board of Zoning Appeals
AGENDA ITEM REPORT

ID # - 10304

MEETING DATE: February 10, 2026
DEPARTMENT: Board of Zoning Appeals
ITEM TYPE: Minutes

October 16, 2025 BZA Minutes

Item Summary:

October 16, 2025 BZA Minutes



Board of Zoning Appeals

Regular Meeting
<http://www.roswellgov.com/>
 ~Minutes~

Chair Jahanzeb Jabbar
 Vice Chair Mark Schumacher
 Board Member John Hannah
 Board Member G. Wilson "Rocky" Horde
 Board Member Rob Huey
 Board Member Ian Kowalski
 Board Member Dan Seger

Thursday, October 16, 2025

7:00 PM

City Hall - Council Chambers

**** Possible Quorum of Mayor and City Council ****

Welcome

I. Call to Order

The meeting was called to order at 7:00 PM by Vice Chair Mark Schumacher.

Chair Jahanzeb Jabbar: Absent, Vice Chair Mark Schumacher: Present, Board Member John Hannah: Present, Board Member G. Wilson "Rocky" Horde: Present, Board Member Rob Huey: Present, Board Member Ian Kowalski: Absent, Board Member Dan Seger: Present, Planner II Richard Sykes: Present, Engineering Manager Osmany Ordóñez: Present.

II. Agenda Items

1. BZA20253920 - Mission Hills Court/ Liberty Square Park – Stream Buffer Variance

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Schumacher, Vice Chair
SECONDER:	Dan Seger, Board Member
IN FAVOR:	Hannah, Horde, Huey, Schumacher, Seger
ABSENT:	Jahanzeb Jabbar, Ian Kowalski

III. Minutes

2. September 9, 2025 BZA Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Huey, Board Member
SECONDER:	John Hannah, Board Member
IN FAVOR:	Hannah, Horde, Huey, Schumacher, Seger
ABSENT:	Jahanzeb Jabbar, Ian Kowalski

IV. Adjournment

The meeting was adjourned at 7:15 PM.