



Planning Commission

Special Called Meeting
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~Agenda~

Chair Kitty Singleton
Vice Chair Eric Schumacher
Commissioner Jason Frazier
Commissioner Pooja Gardner
Commissioner Robert Mayer
Commissioner Gurtej Narang
Commissioner Carol Williams

Friday, April 10, 2026

1:00 PM

City Hall - Room 220

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

Welcome

I. Call to Order

II. Text Amendments

1. Consideration of a Text Amendment to the Unified Development Code, Article 9, Use Provisions, Section 9.6.6., Warehouse and Distribution and to Article 6, Employment Districts, Section 6.5.2., Use Table

III. Adjournment



City of Roswell

Planning Commission Special Called

AGENDA ITEM REPORT

ID # - 10243

MEETING DATE: April 10, 2026

DEPARTMENT: Community Development

ITEM TYPE: Public Hearing

Consideration of a Text Amendment to the Unified Development Code, Article 9, Use Provisions, Section 9.6.6., Warehouse and Distribution and to Article 6, Employment Districts, Section 6.5.2., Use Table

Item Summary:

This is a text amendment to the Unified Development Code (UDC) regarding Section 9.6.6. - Warehouse and Distribution and Section 6.5.2. Use Table - Industrial Uses.

The addition of language in the text amendment is proposed to clarify the Warehouse and Distribution Use and Use Standards as described in the UDC and modify the Industrial Use, All warehouse and distribution, to be a Conditional Use in the IX, Industrial Flex, Zoning District.

Committee or Staff Recommendation:

Staff recommends approval

Financial Impact:

N/A

Recommended Motion:

Motion to approve

Presented by:

Jeannie Peyton



To: Planning Commission

From: Jeannie Peyton, Planning & Zoning Director

Date: April 2, 2026

Subject: Proposed Text Amendment to UDC 9.6.6. – Warehouse and Distribution and UDC 6.5.2. – Use Table

Enclosed please find the proposed amendment to the Unified Development Code, UDC, for ARTICLE 9. – USE PROVISIONS, Sec. 9.6.6. – Warehouse and Distribution and ARTICLE 6. – EMPLOYMENT DISTRICTS, Sec. 6.5.2.-Use Table.

Staff is bringing a text amendment forward for Planning Commission consideration and Mayor and Council approval, that is a revision of the Use Provision for “Warehouse and Distribution” and makes the “Industrial Use, All warehouse and distribution”, a conditional use in the IX, Industrial Flex, Zoning District.

Staff recommends approval of the proposed text amendment and will forward any recommendations of the Planning Commission to the Mayor and Council for this matter.

Please reference the attached items for:

UDC ARTICLE 9. – USE PROVISIONS,
Sec. 9.6.6. – Warehouse and Distribution,
the revision of 9.6.6. A. Defined, and
the addition of 9.6.6.C. Use Standards

UDC ARTICLE 6. – EMPLOYMENT DISTRICTS,
Sec. 6.5.2.-Use Table,
the modification of Industrial Uses, All warehouse and distribution in IX

STATE OF GEORGIA

First Reading: 2026
Second Reading: 2026

CITY OF ROSWELL

ORDINANCE TO AMEND CHAPTER 9 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROSWELL REGARDING WAREHOUSE AND DISTRIBUTION

WHEREAS, State law provides that the governing authority of each municipal corporation shall have legislative power to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property and affairs; and

WHEREAS, the Mayor and Council have determined that it is in the best interest of the public health, safety and welfare that s; and

WHEREAS, the Mayor and Council wish to amend the Unified Development Code to provide for such uses and regulations:

NOW, THEREFORE, the Mayor and Council of the City of Roswell, pursuant to their authority, do hereby adopt the following amendments:

1.

Chapter 9, Use Provisions of the Unified Development Code of the City of Roswell, Georgia is hereby amended by modifying Section 9.6.6, Warehouse and Distribution which shall read as follows:

Sec. 9.6.6. - Warehouse and Distribution

A. **Defined.** A facility involved in the storage or movement of physical goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.

1. Warehouse and Distribution explicitly excludes the following:

- a. Data and digital storage centers
- b. Trailer or box-truck storage as a primary, stand-alone use.

2. Warehouse and Distribution includes the following:

- a. Bulk storage, including nonflammable liquids, cold storage plants, frozen food lockers, household moving and general freight storage.
- b. Distribution of products and merchandise
- c. Parcel services
- d. Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred.
- e. Temporary trailer storage, drop-off lot.

B. **Use Standards.** Where warehouse and distribution is allowed as a limited use, it is subject to the following:

1. Outdoor areas used for the loading, parking, and storage of tractor trailers must be screened using a Type C or D buffer (see Sec. 10.2.4) along all shared property lines, except for abutting warehouse and distribution or light industrial use.
2. Outdoor areas used for the loading, parking, and storage of tractor trailers using a Type C or D buffer (See Sec. 10.2.4) along all property lines abutting a public right-of-way.

C. **Use Standards.** Where warehouse and distribution is allowed in IX – Industrial Flex as a conditional use, it is subject to the following:

1. Property must have direct vehicular access to a state highway.
2. Warehouse maximum size shall be 25,000 square feet. Warehouse size may exceed 25,000 square feet only if light manufacturing is the principal use on the site and the warehouse serves as accessory to production.

2.

Chapter 6, Employment Districts of the Unified Development Code of the City of Roswell, Georgia is hereby amended by modifying Section 6.5.2 Allowed Uses which shall read as follows:

Sec. 6.5.2 Use table

	OR-	OP-	IX-	IL-	Definition/Standards
Industrial Uses					
All light industrial, except as listed below:	—	—	P	P	9.6.1.A.
Contractors storage	—	—	L	L	9.6.1.C.
Detention center, jail, prison (private)	—	—	—	C	9.6.1.D.
Distillery	—	C	C	C	9.6.1.E.
Microbrewery	—	—	P	P	9.6.1.F.
Winery	—	—	P	P	9.6.1.G.
All light manufacturing	C	P	P	P	9.6.2.A.
All research and development	P	P	P	P	9.6.3.A.
All self-service storage	—	—	—	P	9.6.4.A.
All vehicle service and repair, as listed below:					9.6.5.A.
Car wash	—	—	—	C	9.6.5.B.
Vehicle repair, minor	—	—	L	L	9.6.5.C.
Vehicle repair, major	—	—	L	L	9.6.5.D.
Vehicle repair, commercial vehicle	—	—	—	P	9.6.5.E.
All warehouse and distribution	—	—	P C	P	9.6.6.A.

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.

3.

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

4.

Renumbering. It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Roswell, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

This Ordinance shall take effect and be in force from and after the day of its 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 ____ day of _____ 2026.

Mary Robichaux, Mayor

Attest:

Nancy Long, City Clerk

SEAL

Attachment: Staff memo PC 041026_TA UDC 9.6.6 packet (Text Amendment to the Unified Development Code, Section 9.6.6.)