



Planning Commission

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

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

Tuesday, May 19, 2026

7:00 PM

City Hall - Council Chambers

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

Welcome

I. Call to Order

II. Agenda Items

- 1. PL20252326 - 0 Old Roswell Road Pope & Land – Request for rezoning**

III. Minutes

- 2. April 21, 2026 Planning Commission Minutes**
- 3. February 17, 2026 Planning Commission Minutes**
- 4. December 5, 2025 Planning Commission Special Called Minutes**

IV. Adjournment



City of Roswell
Planning Commission
AGENDA ITEM REPORT

ID # - 10108

MEETING DATE: May 19, 2026

DEPARTMENT: Planning Commission

ITEM TYPE: Public Hearing

Rezoning request for 0 Old Roswell Road Pope & Land (PL-20252326)

Item Summary:

The applicant, Dennis Webb, for Pope & Land Enterprises, submitted an application to rezone approximately 10 acres of land from CX (Commercial mixed use) to OR (Office Residential). After the rezoning process, the applicant will need to apply for a Stream Buffer Variance to allow +/- 38,850 square feet of encroachment into the City of Roswell's 100- and 150-foot stream buffer and impervious setback. The proposed development would consist of 62 town homes.

Committee or Staff Recommendation:

Staff recommends denial of the rezoning request.

Financial Impact:

N/A

Recommended Motion:

N/A

Presented by:

Jeannie Peyton, Planning & Zoning Director



Community Development Department | Planning & Zoning Division

Case Number	PL-20252326
Hearing & Meeting Dates	Neighborhood Meeting – April 7, 2026 Planning Commission – May 19, 2026 Mayor & Council – June 22, 2026
Request	Legislative Review - Zoning Map Amendment (Rezoning)
Applicant/Representative	Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP 404-815-3620 djwebb@sgrlaw.com
Owner	P&L North Village L.P.
Property	Located on the east side of Old Roswell Road, north of the intersection of Old Roswell Road and Old Ellis Road (west of Old Roswell Road) / Lakewood Parkway (east of Old Roswell Road)
Address	0 Old Roswell Road
Parcel Number	12 -2360-0604-012-0
Site Acreage	9.9869
Access proposed	Old Roswell Road
Current Zoning	CX, Commercial Mixed Use
Current Use	Undeveloped, Wooded Lot
Proposed Zoning	OR, Office Residential
Proposed Use	Townhome development
Character Area <i>2040 Comprehensive Plan Future Development Map</i>	Industrial/Flex

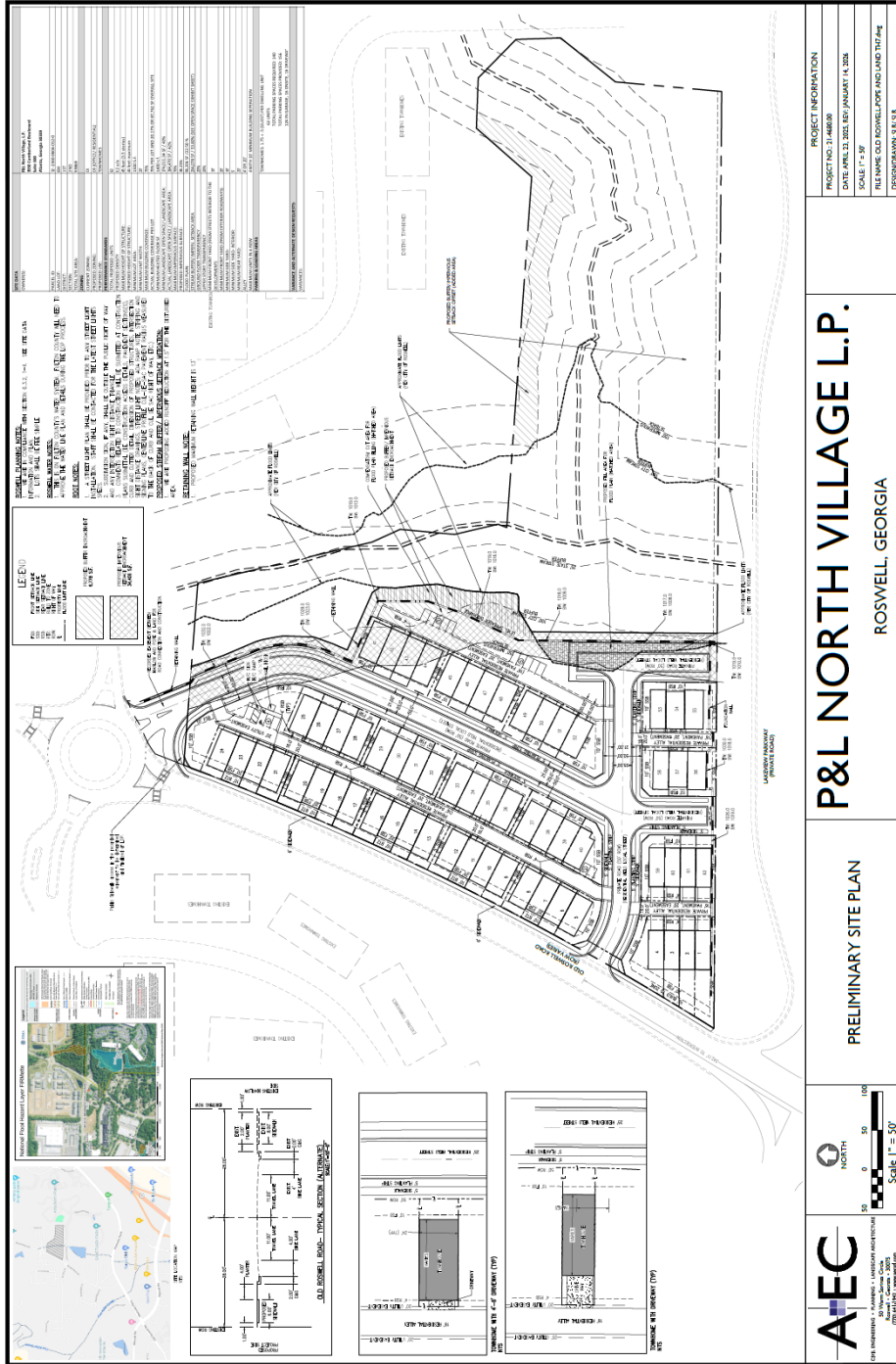


Staff Recommendation

Based on the analysis of this case, the Community Development Department recommends **denial** of the request to rezone from CX, Commercial Mixed Use to the OR, Office Residential.



Proposed Site Plan



Attachment: PL-20252326_0 Old Roswell Road_Staff Report PC (PL- 20252326 Rezoning - 0 Old Roswell Road)



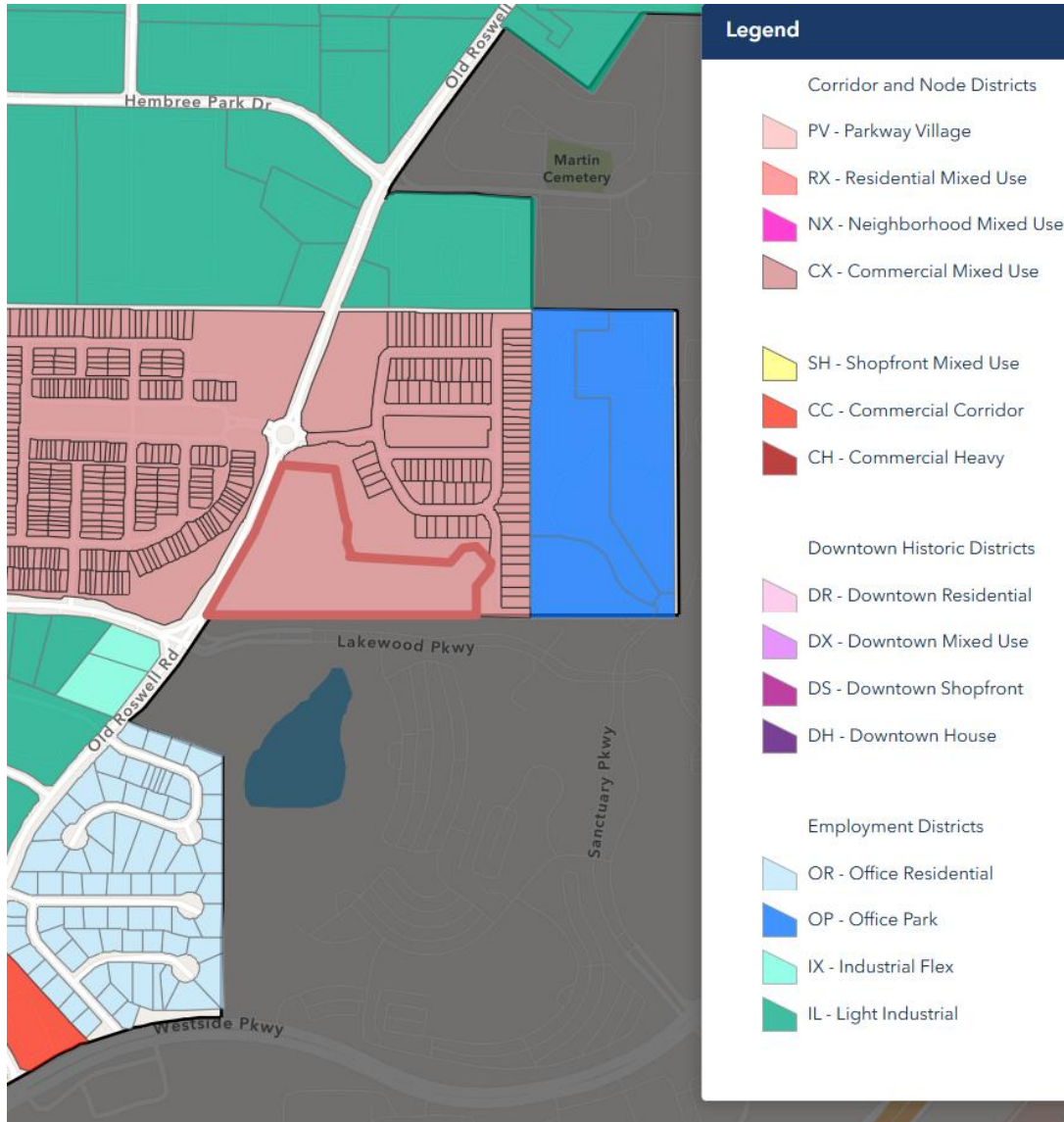
Aerial Map



Attachment: PL-20252326_0 Old Roswell Road_Staff Report PC (PL- 20252326 Rezoning - 0 Old Roswell Road)



Zoning Map



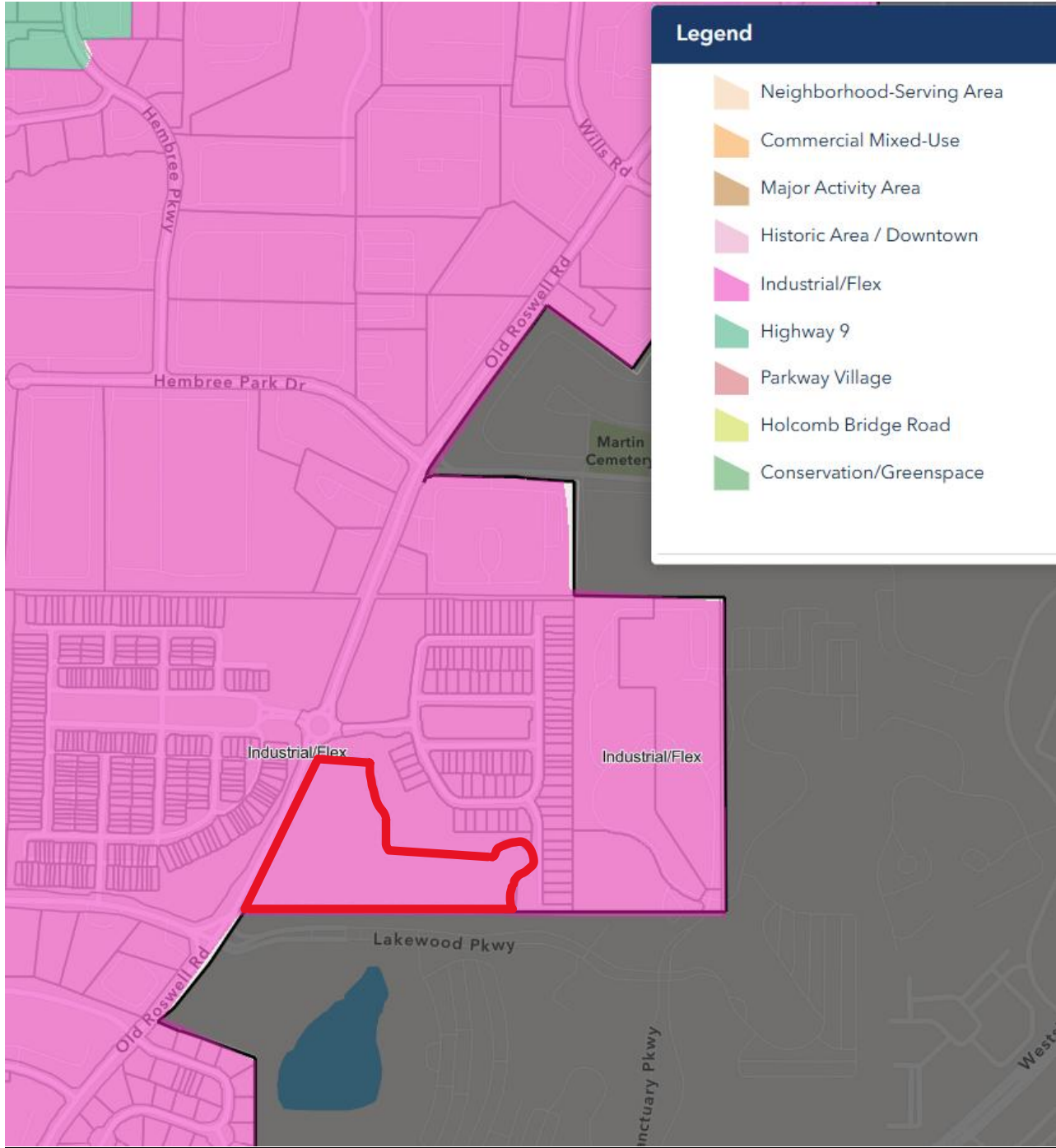
Description of Adjacencies

	ZONING	USE
NORTH	CX – Commercial Mixed Use	Townhouse
EAST	CX – Commercial Mixed Use	Townhouse
SOUTH	City of Alpharetta	Office
WEST	CX – Commercial Mixed Use	Townhouse

Attachment: PL-20252326_0 Old Roswell Road_Staff Report PC (PL- 20252326 Rezoning - 0 Old Roswell Road)



Future Land Use Map



Attachment: PL-20252326_0 Old Roswell Road_Staff Report PC (PL- 20252326 Rezoning - 0 Old Roswell Road)



Proposal

The applicant is requesting to rezone the property at 0 Old Roswell Road from the current CX, Commercial Mixed Use zoning district to the OR, Office Residential zoning district to develop a 62 unit townhome community on the 9.9869 acre site.

2040 Comprehensive Plan Character Area

The property is located within the Industrial/Flex Character Area. The proposed zoning request to OR, Office Residential, would be a Compatible Future Zoning district in the Industrial/Flex Character Area of the 2040 Comprehensive Plan if it included a variety of uses.

The vision for the Industrial/Flex Character Area in the 2040 planning horizon, is that the cluster of industrial and heavy commercial development will continue to function as an office and business distribution district. The plan anticipates that uses in the area could be flexible as long as transitions are provided to new uses as economic demand changes. New uses forecasted included mixed use developments with residential and office development.

The plan highlights the fact that this Character Area is not located along a major gateway or adjacent to Roswell's many cultural or recreational assets. It concludes, therefore, [that] it is ideally situated to continue functioning as an employment center within the City limits with an additional mix of uses.

Site Plan Analysis

The 9.9869 acre track is currently undeveloped and heavily wooded. There are no existing streetscape improvements along Old Roswell Road adjacent to the property. The site is adjacent to the townhome development Harlow East to the north and east. The townhome development Harlow West is across Old Roswell Road to the west. There is a gated office park development, Sanctuary, to the south that is located in the City of Alpharetta.

The applicant is proposing to develop 62 rear loaded townhomes on the western portion of the site. There are no requested variances with this application. The plan proposes that the development encroach into the stream buffer on the eastern portion of the site. Parts of the development proposed to encroach include four (4) townhomes and proposed roads on the east side of the development. Should the rezoning be approved, the applicant will be required to apply for a stream buffer variance for the final proposed encroachment into the Stream Buffer. At this time, the proposed encroachment into the 100' City Stream Buffer is proposed to be 6,778 square feet and the encroachment into the 50' Impervious Setback is proposed to be 34,406 square feet. The applicant is proposing to meet all other regulations of the UDC, Unified Development Code, at the time of development. There is a proposed retaining wall along the eastern side of the development that will require Mayor and Council approval for a retaining wall over 6 feet. The maximum height of the proposed retaining wall is 13 feet high. The face of the retaining wall would face the undeveloped eastern portion of the site and the adjacent townhome development of Harlow East.



Standards of Review (Approval Criteria)

1. The zoning map amendment corrects an error or meets the challenge of some changing condition, trend or tract.

The proposed zoning map amendment would not correct an error or meet the challenge of a changing condition, trend or tract. The current CX, Commercial Mixed Used, zoning district is intended to provide for a mix of residential, retail, service and commercial uses.

2. The zoning map amendment substantially conforms with the Comprehensive Plan.

The proposed zoning map amendment to OR, Office Residential, could be considered a compatible district in the Industrial/Flex Character Area of the 2040 Comprehensive Plan if the project met the OR, Office Residential definition. However, the proposed townhouse use does not meet the vision of the Character Area as it calls for this area to continue function as an employment center in the City. OR is intended to provide for a variety of office and employment uses while allowing for housing and limited retail and service-related options.

3. The zoning map amendment substantially conforms with the stated purpose and intent of this Unified Development Code.

*The proposed zoning map amendment does not conform with the stated purpose and intent of the Unified Development Code's stated purposes of the OR, Office Residential zoning district, that is intended to provide for a variety of office **and** employment uses while allowing for housing. While the UDC points out that OR is not intended to provide for areas exclusively dominated by office or employment uses, it is intended for a balance of employment and housing options with access to convenience retail services and goods.*

The OR district falls within the "Employment Districts" section of the UDC, Unified Development Code, not in the "Residential Districts" section. Without a mix of employment activity, the proposed stand-alone residential fails to meet the OR intent.

4. The zoning map amendment will reinforce the existing or planned character of the area.

The zoning map amendment would not reinforce the existing or planned character of the area. The proposed map amendment and townhome use would provide for a dominant use of residential in an area the Comprehensive Plan identifies as an employment center. According to the Economic Development Department, "the subject property occupies a strategically important location within the broader Mansell corridor and adjacent to the emerging Mansell Overlook/ former General Motors redevelopment area identified within the City's Comprehensive Growth Plan [draft] and long-term economic development strategy. The Comprehensive Growth Plan [draft] identifies this area as a major employment center, northern gateway to the City, and an area anticipated to evolve with a mix of employment, industrial-flex, healthcare, and supporting mixed-use activity."



5. The subject property is appropriate for the development allowed in the proposed district.

As proposed, stand alone residential is not appropriate. Further, the subject property has site constraints that make it not appropriate for the development requested in the proposed district. The site is encumbered by a stream and flood plain. The applicant is proposing a development that would encroach into the 100' City Stream Buffer by 6,778 square feet and into the 50' Impervious Setback by 34,406 square feet. The plan also proposes road development within the existing floodplain on the site.

6. There are substantial reasons why the property cannot be used according to the existing zoning.

There are no substantial reasons why the property cannot be used according to the existing zoning. The CX zoning district allows for uses such as medical, office, and research and development that would further the vision of the Comprehensive Plan and City's adopted Economic Development Strategy for this location and area as an employment center with a mix of uses.

7. There is a need for the proposed use at the proposed location.

There is no need for the proposed use at the proposed location. The property is currently undeveloped and surrounded by both townhouse and office uses along with light industrial and warehouse/distribution nearby along Old Ellis Road. Further, according to the Economic Development Department, "the subject property occupies a strategically important location within the broader Mansell corridor and adjacent to the emerging Mansell Overlook/ former General Motors redevelopment area identified within the City's Comprehensive Growth Plan [draft] and long-term economic development strategy."

8. The City and other service providers will be able to provide sufficient public facilities and services, including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

The City and other service providers would be able to provide sufficient public facilities and services for development on the site while maintaining sufficient levels of service to existing development.

9. The zoning map amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.

The zoning map amendment and proposed development would significantly impact the natural environment regarding the encroachment into the existing stream buffers and floodplain on the site.



10. The zoning map amendment will not have a significant adverse impact on property in the vicinity of the subject property.

The zoning map amendment could have a significant adverse impact on property in the vicinity of the subject property. The proposed use would add 62 additional single family townhomes to the area. These additional residential units would shift the balance of this Industrial/Flex Character Area to residential and eliminate the opportunity for the area to develop with the balance of uses that the City has called for in both the UDC and the Comprehensive Plan and the City's Economic Development Strategy (2024). The current draft 2045 Comprehensive Plan reinforces this vision even more strongly. It states, "The primary northern gateway into the City and the key job center for our target industries, including technology, aerospace, or healthcare. The "Mansell" area has the most redevelopment potential in the area, "Highway 9" is an automotive and commercial corridor, and "Employment Center" is the primary jobs cluster within the City."



SUBMITTAL SUMMARY REPORT (PL-20252326) FOR CITY OF ROSWELL, GA

PERMIT ADDRESS: 0 OLD ROSWELL RD
ALPHARETTA, GA 30009

PARCEL: 12 -2360-0604-012-0

APPLICATION DATE: 05/28/2025

EXPIRATION DATE:

SQUARE FEET: 0

VALUATION: \$0.00

DESCRIPTION: P&L North Village Townhomes Dennis Webb/Smith, Grambrell & Russell

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	NORTH VILLAGE L P P&L		3330 CUMBERLAND BLVD STE 300 ATLANTA, GA 30339
Owner	NORTH VILLAGE L P P&L		3330 CUMBERLAND BLVD STE 300 ATLANTA, GA 30339
Property Owner	NORTH VILLAGE L P P&L		3330 CUMBERLAND BLVD STE 300 ATLANTA, GA 30339
Representative		Smith, Gambrell & Russell, LLP	1105 W PEACHTREE ST NE 1000 Atlanta, GA 30309

Rezone Reviews v.6

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building Division (Building Division)	Rhonda Donehoo-Faulkner	01/22/2026	01/16/2026	Approved with Conditions
Engineering (Engineering)	Osmany Ordonez	01/22/2026	01/22/2026	Approved with Comments
<i>Comments</i>	See conditions for Engineering			
Fire (Fire)	Robert Major	01/22/2026	01/22/2026	Approved
<i>Comments</i>	Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263 Your plans have been approved. Please see below for comments and requirements. The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimum Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.			
GIS (GIS)	Nancy Velez	01/22/2026	01/15/2026	Approved
P&Z Rezoning (Planning & Zoning)	Angela Rambeau	01/22/2026	01/21/2026	Approved
<i>Comments</i>	Meets requirements of the UDC, OK to proceed to the public hearings			
Sanitation (Sanitation)	Nick Pezzello	01/22/2026	01/15/2026	Approved
Stormwater (Stormwater)	Erica Koh	01/22/2026	01/22/2026	Approved with Conditions
<i>Comments</i>	Erica Koh, ekoh@roswellgov.com Approval of rezoning does not mean approval of stormwater for LDP purposes.			
Transportation (Transportation)	Serge Osse	01/22/2026	01/15/2026	Approved with Comments
<i>Comments</i>	Transportation recommends approval (Comments related to rezoning submittal are addressed)			
Tree (Tree)	Laura Sommet	01/22/2026	01/20/2026	Approved with Conditions
<i>Comments</i>	See Conditions - 1. Per updated hammerhead design, Tree #2876 (26" specimen poplar in good condition) may be retained. Show preserved or provide justification for removal. Must provide justification for removal per UDC 12.1. of specimen trees with written explanation. 2. Comments that do not pertain to rezoning - 1. Street trees and landscape will be reviewed during LDP per UDC Article 12 and 11.4.7. Replacement trees should be located outside of any proposed easements and at least 8'-10' from proposed retaining walls. Street trees to be located outside of any required site triangles.			

Attachment: PL-20252326_0 Old Roswell Road_Staff Report PC (PL- 20252326 Rezoning - 0 Old Roswell Road)



CITY OF ROSWELL, GA PLAN CONDITIONS REPORT (PL-20252326)

Plan Type: Rezoning - Roswell	Project:	App Date: 05/28/2025
Work Class: Rezoning	District:	Exp Date:
Status: In Review	Square Feet: 0.00	Completed:
Valuation: \$0.00	Assigned To: Rambeau, Angela	Approval
Description: P&L North Village Townhomes Dennis Webb/Smith, Grambrell & Russell		Expire Date:
Parcel: 12 -2360-0604-012-0 Main	Address: 0 OLD ROSWELL RD Main	Zone:
ALPHARETTA, GA 30009		

CATEGORY	CONDITION	CREATED	CREATED BY
General	General Condition	1/20/2026	Laura Sommet
Description: Approved with Conditions			
Comments: 1. Per updated hammerhead design, Tree #2876 (26" specimen poplar in good condition) may be retained. Show as preserved or provide justification for removal. Must provide justification for removal per UDC 12.1. of specimen trees with written explanation.			
General	General Condition	1/10/2026	Robert Major
Description: Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263 Your plans have been approved. Please see below for comments and requirements. The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimum Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.			
Building	Rhonda Donehoo-Faulkner	1/8/2026	Rhonda Donehoo-Faulkner
Description: Reviewer: Rhonda Donehoo-Faulkner, Registered Architect, Building Division, 770-817-6726, rdonehoofaulkner@roswellgov.com			
Building	4. Separate application	1/8/2026	Rhonda Donehoo-Faulkner
Description: A separate application is required for all other structures, including buildings, accessory structures, and retaining walls. Submittals must include full construction documents and/or complete cross-section details for each structure.			
General	General Condition	11/12/2025	Nancy Velez
Description: GIS Comments for Site Plan			
Comments: At LDP, the site plan will need road names and address numbers.			
General	General Condition	11/6/2025	Osmany Ordonez
Description: Engineering comments for Rezoning			
Comments: 1. Engineering/Land Development Division will not support the approval of the Stream Buffer variance because it finds that lots 41-44 and the 5 parking spaces behind these lots do not represent a hardship that warrants encroachment of the stream buffer/imperious setback. It will support encroachments for property access and public safety access. 2. At LDP, a flood study will be required for the areas that encroach the future floodplain as required per Section 12.7 Floodplain Ordinance of the UDC.			
General	General Condition	10/29/2025	Erica Koh
Description: Comments will be made at LDP			
Comments: These comments are for LDP, not for rezoning: 1. A hydro study with all WQ calculations and modeling illustrating post flow rates are less than pre flow rates will be required for LDP approval. 2. BMP Maintenance Agreement will be required for the underground detention 3. A note will be added to the final plat indicating that the private roads shall not become public unless detention is removed from beneath the road and placed somewhere else on site and all stormwater culverts are brought to Roswell standards.			

Attachment: PL-20252326_0 Old Roswell Road_Staff Report PC (PL-20252326 Rezoning - 0 Old Roswell Road)

RECEIVED

2.1.b


By City of Roswell Planning & Zoning at 2:10 pm, Sep 22, 2025

APPLICATION FORMS

1st Amended

Attachment: PL-20252326_0 Old Roswell Road_0 Old Roswell Road_Application Owner Signature (PL- 20252326 Rezoning - 0 Old Roswell Road)

APPLICATION INTAKE**In Person:** 8:00 am – 4:30 pm**By Email:** planningandzoning@roswellgov.com**Rezoning Application**

Application Number: 20252326			
*Before submitting an application, you must schedule a pre-application conference with the Community Development Department discuss the procedures, standards and regulations required for approval. *			
Date of Preapplication Meeting: <u>02/25/2025</u>			
Type of Request: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Rezoning with Concurrent Variance			
Number of Variances Requested:			
PROJECT DESCRIPTION			
Name of Project: P&L North Village		Current Zoning: CX	
Project Address: 0 Old Roswell Road		Proposed Zoning: OR	
City/State/Zip: Roswell, GA 30009		Total Acreage: 9.9869	
Parcel ID: 12 236006040120			
Current use: Undeveloped			
Proposed use: Townhome community			
CONTACTS			
Applicant/Representative	Name/Company Name: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP		
	Address: 1105 W Peachtree St NE, Ste 1000		
	City: Atlanta	State: GA	Zip: 30309
	Email: djwebb@sgrlaw.com	Phone: 404-815-3620	
Property Owner	Name/Company Name: P&L North Village L.P.		
	Address: 3330 Cumberland Blvd, Ste 300		
	City: Atlanta	State: GA	Zip: 30339
	Email: djwebb@sgrlaw.com	Phone: 404-815-3620	
<i>I hereby certify that all information provided herein is true and correct.</i>			
			09/02/2025
Applicant Signature: Property Owner or Owner's Representative			Date

Attachment: PL-20252326_0 Old Roswell Road_Application Owner Signature (PL-20252326 Rezoning - 0 Old Roswell Road)

***Refer to Section 13.4 of the Unified Development Code for rezoning requirements**City of Roswell • 38 Hill Street • Suite G-30 • Roswell, Georgia 30075 • 770-817-6720 • www.roswellgov.com
Planning and Zoning Division Application • Rev 1/10/2025



Analysis Requirements

REZONING APPLICATIONS: Applicants are required to respond to criteria 1 through 10 pursuant to the Unified Development Code, section 13.4.7, letter B.

CONCURRENT VARIANCE APPLICATIONS: Please Complete the Concurrent Variance Justification, questions 1 – 8 pursuant to the Unified Development Code, section 13.4.8.

Rezoning questions:

- 1. The zoning map corrects an error or meets the challenge of some changing condition, trend or fact.

See Letter of Intent

- 2. The zoning map amendment substantially conforms with the Comprehensive Plan.

See Letter of Intent

- 3. The zoning map amendment substantially conforms with the stated purpose and intent of this UDC.

See Letter of Intent

- 4. The zoning map amendment will reinforce the existing or planned character of the area.

See Letter of Intent

- 5. The subject property is appropriate for the development allowed in the proposed district.

See Letter of Intent

- 6. There are substantial reasons why the property cannot be used according to the existing zoning.

See Letter of Intent

Attachment: PL-20252326_0 Old Roswell Road_Application Owner Signature (PL- 20252326 Rezoning - 0 Old Roswell Road)



Concurrent Variance Justification, If Required

An applicant requesting consideration of a Concurrent Variance to any provision of the Unified Development Code shall provide written justification that there are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape, topography that are not applicable to other lands or structures in the same district. In making this determination, the City Council shall consider all of the following criteria:

1. A literal interpretation of the provisions of this UDC would effectively deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which this property is located.
2. Granting the requested variance will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the property is located.
3. The requested variance will be in harmony with the purpose of the intent of this UDC and will not be injurious to the neighborhood or to the general welfare.
4. The special circumstances are not the result of the actions of the applicant.
5. The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure.
6. The variance does not permit a use of land, buildings, or structures, which is not permitted by right in the zoning district.
7. The variance does not reduce the lot size below the minimum lot size allowed in the zoning district.
8. The variance does not increase the maximum allocation of sign area or the maximum area of an allowed sign.



Checklist

- Application including signed and notarized signature of property owner. All materials and information as specified in this checklist are required. Zoning application requirements are covered in Article 13 of the Roswell Unified Development Code.
- Surveys/Plans: Digital submission of each item as a separate PDF is required.**
- Application fee(s) payable to the City of Roswell;
- Written analysis of how the proposed action compares to the decision criteria specified for deciding on the subject type of application. See Analysis Requirements Questions in the Zoning application. Complete Concurrent Variance Justification, if required, for Concurrent Variance.
- Signed Applicant Campaign Disclosure Statement;
- Legal description of subject property;
- Letter of intent describing the proposed use of the property or other action requested;
- A Traffic Impact Study may be required, if determined to be required, it must be a part of the application at the time of submittal
- Steep Slopes Analysis, if required; if determined to be required, it must be a part of the application at the time of submittal;
- Proof of Stormwater Concept Meeting – this must be submitted with the application at the time of submittal;
- Survey plat of property sealed by the surveyor showing ALL of the following:
- Property bearings and distances;
 - Abutting property owners including across streets;
 - The zoning of abutting property;
 - The current zoning of subject property;
 - The change in zoning requested;
 - The proposed use of property;
 - Special conditions made part of the request;
 - Other information as required by the Planning & Zoning Director
- Site Plan of the property drawn at an appropriate engineering scale with information on the proposed use and improvements including ALL of the following:
- Property lines; Existing and proposed buildings and structures;
 - Parking and internal circulation;
 - Screening walls, fences and easements;
 - Landscaping and buffers, including tree survey and tree protection;
 - Preliminary grading and drainage (conceptual);
 - Proposed locations of retaining walls and estimated wall height;
 - Provisions for outdoor lighting (See Article 10.4);
 - Other information as required by the Zoning Director
- A Development Statistics Summary Chart with percent (%) coverage including:
- Maximum and proposed height of any structure;
 - Maximum and proposed gross sq. footage of the building area (non-residential only);
 - Maximum and proposed number of dwelling units, and minimum; and proposed square footage of heated floor area for any dwelling unit (residential only);



- Area of site (total acres or sq. feet = 100%);
- Proposed lot coverage of building area (square feet and %);
- Proposed square footage of landscaped area (square feet and %);
- Proposed impervious surface (square feet and %);
- Existing and proposed parking spaces (number and %);
- Flood plain (sq. feet and %);
- Undeveloped and/or open space (sq. feet and %);
- Provision of the Zoning Ordinance requested to be varied, and number of variances requested.
- Archaeological Report/Study, if required.

Tree protection measures. Required elements:

- Tree Protection Plan;
- Tree Survey;
- Tree Replacement Plan;

The applicant must address all of sections 12.1.3, Letter B and indicate the justification for this section on the plans or as part of the application letter of intent.

The below signature acknowledges that the Unified Development Code has been made available for review. This signature acknowledges that I have had the mandatory pre-application meeting and that all of the items that are required must be submitted or the application is deemed incomplete and rejected.

04/24/2025

Signature of Applicant

Date

Fee Schedule – Rezoning	
Rezoning base (first five acres) * + Starred items below	\$1,500
Additional acreage (\$7,000 max)	\$100/acre
Concurrent Variance (residential) *	\$250
Concurrent Variance (non-residential)	\$500
*Advertising	\$300
*Public notice signs	\$120/sign

Attachment: PL-20252326_0 Old Roswell Road_Application Owner Signature (PL-20252326 Rezoning - 0 Old Roswell Road)

*Refer to Section 13.4 of the Unified Development Code for rezoning requirements
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 Planning and Zoning Division Application • Rev 1/10/2025

OWNER AUTHORIZATION

Attachment: PL-20252326_0 Old Roswell Road_0 Old Roswell Road Rezoning - 0 Old Roswell Road



SIGNATURE PAGE

Please complete this Property Owner Signature Page for ALL applications. READ CAREFULLY BEFORE SIGNING.

- I understand that failure to supply all required information... I understand that preliminary approval of my design plan... I understand that representation associated with this application... I have read the provisions of the Georgia Code Section 36-67A-3... I understand that due to a sewer allocation system controlled by Fulton County, sewerage capacity may not be available.

Check one:
[] Sanitary Sewer
[] Septic Tank

I respectfully petition that this property be considered as described in this application

From Use District: Commercial Mixed-Use (CX) To Use District: Office Residential (OR)

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be considered accordingly. Additionally, applicant further acknowledges and fully understands all above statements made by the City of Roswell.

PROPERTY OWNER SIGNATURE (REQUIRED FOR ALL APPLICATIONS)

Paul North Village, LLC
I hereby certify that all information provided herein is true and correct.

[Handwritten Signature]

Owner of Property (Signature)

3330 Cumberland Blvd Ste 300, Atlanta, GA, 30339

Street Address, City, State, Zip

3/26/25

Date

770-980-0808

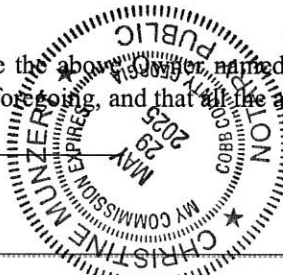
Phone

NOTARY

Personally appeared before me the above named Thomas Borrero who on oath says that he/she is the Applicant for the foregoing, and that all the above statements are true to the best of his/her knowledge.

[Handwritten Signature]

Notary Public (Signature)



Thomas Borrero

3/26/2025

Date

5/29/2025

Date Commission Expires

ATTORNEY / AGENT (IF APPLICABLE)

[Handwritten Signature]

Attorney/Agent (Signature)

1105 W Peachtree St NE Ste 1000, Atlanta, GA, 30309

Street Address, City, State, Zip

03/12/2025

Date

404-685-6920

Phone

Attachment: PL-20252326_0 Old Roswell Road_Application Owner Signature (PL-20252326 Rezoning - 0 Old Roswell Road)

TRACT "C"

All that tract or parcel of land lying and being in Land Lots 593 and 604 of the 1st District, 2nd Section, Fulton County, Georgia, City of Roswell and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the South line of Land Lot 593 with the Southeasterly Right-of Way line of Old Roswell Road (Right-of-Way varies); thence, Northeasterly along said Southeasterly Right-of-Way line of Old Roswell Road (Right-of-Way varies) the following courses and distances: Along an arc of a curve to the left an arc distance of 144.35 feet, said arc having a radius of 3608.57 feet with a chord distance of 144.34 feet and a chord bearing of North 31 degrees 02 minutes 14 seconds East to a point, North 29 degrees 34 minutes 48 seconds East a distance of 95.24 feet to a point, North 26 degrees 34 minutes 16 seconds East a distance of 92.75 feet to a point, North 26 degrees 07 minutes 12 seconds East a distance of 91.78 feet to a point, North 24 degrees 31 minutes 47 seconds East a distance of 85.71 feet to a point, North 23 degrees 42 minutes 22 seconds East a distance of 57.18 feet to a point, North 22 degrees 35 minutes 10 seconds East a distance of 60.56 feet to a point, North 21 degrees 56 minutes 08 seconds East a distance of 59.30 feet to a point, North 21 degrees 18 minutes 17 seconds East a distance of 47.56 feet to an iron pin set; thence, leaving said Southeasterly Right-of-Way line of Old Roswell Road (Right-of-Way varies), South 85 degrees 33 minutes 10 seconds East a distance of 235.58 feet to a point located on the centerline of a stream; thence, Southerly, along centerline of said stream the following courses and distances: South 13 degrees 13 minutes 57 seconds East a distance of 229.41 feet to a point, South 24 degrees 36 minutes 10 seconds East a distance of 36.19 feet to a point, South 05 degrees 27 minutes 41 seconds a distance of 69.08 feet to a point, South 13 degrees 31 minutes 40 seconds East a distance of 55.57 feet to a point, South 20 degrees 29 minutes 08 seconds West a distance of 12.88 feet to a point; thence, leaving said centerline of stream, South 86 degrees 32 minutes 17 seconds East a distance of 183.52 feet to a point; thence, South 85 degrees 48 minutes 03 seconds East a distance of 163.78 feet to a point; thence, South 84 degrees 48 minutes 10 seconds East a distance of 100.24 feet to a point; thence, North 41 degrees 16 minutes 23 seconds a distance of 93.28 feet to a point; thence, South 87 degrees 30 minutes 18 seconds East a distance of 64.21 feet to a point; thence, South 45 degrees 50 minutes 40 seconds East a distance of 68.03 feet to a point; thence, South 01 degrees 48 minutes 48 seconds East a distance of 56.46 feet to a point; thence, South 38 degrees 56 minutes 58 seconds West a distance of 88.77 feet to a point; thence, South 05 degrees 20 minutes 36 seconds West a distance of 125.61 feet to a point located on the South line of Land Lot 604; thence, North 89 degrees 17 minutes 22 seconds West, along said South line of Land Lot 604 a distance of 596.98 feet to a point; thence, North 89 degrees 17 minutes 22 seconds West, along the South line of Land Lots 604 and 593 a distance of 587.21 feet to an iron pin set on the Southeasterly Right-of-Way line of Old Roswell Road (Right-of-Way varies) and the POINT OF BEGINNING.

Said Tract "C" containing 9.9869 acres in area as shown on ALTA/ACSM LAND TITLE SURVEY for EAH Acquisitions, LLC, CRP EAH ORR, LLC, and their successors and assigns, and CHICAGO TITLE INSURANCE COMPANY dated November 20, 2014, prepared by Bates-Long & Associates, containing seal and certification of Fred Wilson Long, registered Georgia Land Surveyor No. 1685.

RECEIVED

2.1.d

By City of Roswell Planning & Zoning at 2:11 pm, Sep 22, 2025

LETTER OF INTENT

Attachment: PL-20252326_0 Old Roswell Road_Letter of Intent (PL- 20252326 Rezoning - 0 Old Roswell Road)

FIRST AMENDED
LETTER OF INTENT

and

Other Material Required by
The City of Roswell Unified Development Code
for the
Rezoning

of

P&L NORTH VILLAGE, L.P.

for

±9.9869 Acres of Land
located in
Land Lot 236, 12th District, Fulton County
Address: Old Roswell Road

From CX-8 to OR

Submitted for Applicant by:

Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Attachment: PL-20252326_0 Old Roswell Road_Letter of Intent (PL- 20252326 Rezoning - 0 Old Roswell Road)

I. INTRODUCTION

This Application seeks to rezone a ±9.9869-acre tract of land (Parcel ID 12 236006040120) located in Land Lot 236, 12th District of Fulton County (“Subject Property”). The Subject Property is currently zoned CX-8 (Commercial Mixed Use-8 stories) and is undeveloped. The Applicant, P&L North Village, L.P. (“Applicant”), seeks to develop the Subject Property for sixty-two (62) townhome units and appurtenant site improvements (“Proposed Development”). The Applicant also seeks a variance, submitted under a separate and concurrent application, to allow for an encroachment into the City of Roswell’s (the “City”) stream buffer and impervious setback.

The Applicant is a wholly owned subsidiary of Pope & Land Enterprises, Inc. (“Pope & Land”), one of the Southeast’s leading and largest private office, mixed-use and land development and investment companies. Pope & Land traces its origins back to 1958. In the decades since, Pope & Land has been involved in numerous marquee developments in and around Atlanta, including the Cities of Roswell and Alpharetta, as well as the State of Georgia and the Southeastern United States. For example, the Atlanta Braves chose Pope & Land as a joint venture partner to develop the Battery, the \$500,000,000 mixed-use project adjoining Truist Park.

Pope & Land has been involved in the Subject Property since 2008, when it was part of a larger tract that totaled ±72.36 and was zoned R-1 Residential. In and around that time, Pope & Land presented to the City a plan for the entire ±72.36 acres that envisioned a mixed-use development similar to Pope & Land’s award-winning development nearby in Alpharetta, known as Milton Park. The plan showed approximately 500,000 square feet of office space, 400,000 square feet of multifamily development and 50,000 square feet of retail space. It also proposed office buildings as tall as eight-stories, which were heights already established nearby at Sanctuary Park.

The City had secured a grant from Atlanta Regional Commission (“ARC”) to study and create a mixed-use zoning category that included for-rent multifamily, just like that proposed at that time by Pope & Land. After years of cooperation and collaboration with Pope & Land and with the benefit of the grant-funded study, the City initiated both a Comprehensive Plan and Zoning Map Amendment in 2014 intended in part to facilitate the mixed-use development. At the final hearing, however, and just before the vote, a member of the City Council proposed a zoning condition that restricted building heights to three-stories, thwarting the proposed mixed-use development and severely limiting future options for the Subject Property.

The owners of the ±72.36 acres had originally contracted to sell it to Pope & Land in 2008, or six years prior to the City’s rezoning to CX. Now, after the last-minute zoning change and years of perceived starts and stops from the City, the owners lost patience and forced Pope & Land to buy the property as zoned, including the three-story height limitation. Pope & Land subsequently entered into an agreement with Edwards Andrews Homes (“EAH”) for the entire ±72.36 acres to be developed with three-story townhomes.

During the Land Disturbance permitting process, EAH chose not to develop the ±9.9869 Subject Property. Hence, the ±72.36 acres site was subdivided, with ± 62.38 acres to be developed as the residential community known as Harlow and the remaining Subject Property to be retained by Pope & Land. Not long after EAH announced its plans for the Harlow project and without input from or notice to Pope & Land, the City changed the height restriction from three stories to eight stories. Several years after that, the City also amended the CX district requirements to require that any project with a mix of uses must first develop or concurrently develop 51% of a site with commercial uses.

The Applicant has looked at development options under the current CX-8 district, including two 8- to 10-story buildings containing a 350-room hotel and senior housing. But for many reasons—including the fact that it is surrounded by three-story townhomes on three sides—the Subject Property is no longer appropriate for eight-story heights nor substantive nonresidential uses. Further, most of the Subject Property ($\pm 53.8\%$ of the overall area) consists of stream buffers which also impacts its development potential. In fact, the hotel and senior housing concepts required costly structured parking due to the limited buildable area and would still result in an encroachment into the stream buffers.¹ In short, all of these factors combine to make the Subject Property unattractive for mixed-use development in CX-8. Therefore, Pope & Land has revisited the property’s development concept and has formed a plan for an attractive 62-unit townhome development (“Proposed Development”). The Proposed Development is less intense than the allowed eight story commercial previous hotel/senior housing use.

To allow the Proposed Development the Applicant requests a rezoning from CX-8 to OR (Office Residential). The current CX-8 district allows townhome development, however it requires 51% of the square foot area of the development to be commercial/retail.² Again, and as noted in the paragraphs above, the Subject Property is not suitable for non-residential uses and even if it were the limited buildable area prohibits more intense development and adequate parking for commercial/retail development. Consequently, the Subject Property is unlikely to be developed for mixed-use under the current CX-8 district. Instead, the Applicant is requesting a rezoning to OR, which is compatible with the current zoning in the area and allows a townhome residential development that aligns with and complements the existing, adjacent development.

¹ The Preliminary Site Plan for P&L Village by AEC, dated 12/20/2021, reflected Roswell’s older 50-foot and 75-foot buffer and setback requirements. When updated for the current 100-foot buffer and 150-foot setback portions of the parking structure and building encroach into to the buffer.

² See *Roswell UDC* § 4.2.1.C.

The area surrounding the Subject Property is characterized by a mix of residential and office uses. To the north, west (across Old Roswell Road) and east the property borders the Harlow townhome development, zoned CX-8. The Harlow townhomes are entirely residential and do not contain a commercial component that is required by the CX-8 district. The permitting and construction of the Harlow townhomes, however, was initiated prior to the City's updates to the CX district and exists as a legally nonconforming development.³ To the west, the Subject Property abuts the right-of-way of Old Roswell Road. To the south of the Subject Property are parcels within the Sanctuary Park office development, located within the City of Alpharetta and zoned Light Industrial, however, there is not enough land located between the water features of Sanctuary Park and the private road of Lakeside Parkway to facilitate a commercial development. Further south is a residential subdivision located at Dassow Court and Rappahannock Drive that is zoned OR and contains a mix of single-family detached, duplex, and townhome residences. As evidenced by the existence of existing residential townhomes and OR zoning in the area, the Applicant's proposal will be compatible and harmonious with the character of development in the area.

The proposed townhomes will be a maximum of 3 stories or 45-feet in height on minimum 1,500 square foot lots. The units will be rear loaded with access from alleyways and fronting on internal drives or along Old Roswell Road. Each unit will have a two-car garage, with an additional 16 onsite spaces and 16 driveway spaces for a total of 156 parking spaces. The site will have two curb-cuts on Old Roswell Road, one at the southern end of the property's frontage and another at the roundabout. The Proposed Development will incorporate ±250,711 square feet

³ In 2014, the Roswell UDC allowed standalone townhome residential as a permitted use in the CX district. The UDC was subsequently updated to require the current mixed component of 51% commercial/retail.

of open space (57% of the property) including preserving $\pm 70,778$ square feet on the eastern portion of the property for additional undisturbed buffer area.

This document is submitted as a Letter of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, and an impact analysis of the factors listed in the City of Roswell's Unified Development Code ("UDC") § 13.4.7.C. A survey plat of the Subject Property and a proposed site plan have been filed simultaneously with this Application, along with other required materials.

II. REZONING ANALYSIS

The criteria considered by the City of Roswell in granting a rezoning are listed in UDC § 13.4.7.C. The requested rezoning should be granted because all applicable criteria are met.

A. THE ZONING MAP CORRECTS AN ERROR OR MEETS THE CHALLENGE OF SOME CHANGING CONDITION, TREND OR FACT.

As noted in the paragraphs above, the Subject Property was rezoned by the City in 2014 to CX-8 which requires a mixed-use development. Previous concepts were considered for the property, including senior housing and hotel use. None of the mixed-use concepts materialized, due to the residential nature of the area, lack of commercial traffic on the roadways, etc. however. The site's substantial amount of stream buffers impacts the property's suitability for intense uses that are envisioned under the CX-8 zoning and area for adequately parked commercial/retail uses is limited. Instead, the Applicant is proposing a rezoning to OR to allow a fitting compatible and appropriate residential townhome development. The proposed townhomes are compatible with the surrounding uses, including the existing Harlow townhome development to the north, west and east, and works better within the Subject Property's confines than a more intense mixed-use development.

B. THE ZONING MAP AMENDMENT SUBSTANTIALLY CONFORMS WITH THE COMPREHENSIVE PLAN.

The Subject Property is within the Industrial Flex (IF) character area according to the Roswell 2040 Comprehensive Plan (“Comp Plan”). The IF character area notes several compatible zoning districts, including the proposed OR district. The Comp Plan describes the IF character area as a cluster of industrial and heavy commercial development, however, it also recognizes the need for other uses to meet the changing demands:

The uses in the area will be flexible however, allowing transitions to new uses as economic demand changes. These new uses may include mixed residential and office development.⁴

As noted in the paragraphs above, the envisioned development of property has transitioned over time away from a more intense mixed-use development to the current proposal for townhome residential. This is due in part to the site constraints, but also due to the growing demand for high quality housing in the area. The Applicant’s proposal aligns well with this transition in the development market.

Additionally, the Subject Property is well positioned within the geographical limits of the IF character area. The areas at the core of the IF character area, located further north along Old Roswell Road and west along Old Ellis Road, are developed with more intense commercial and industrial uses. The Subject Property, however, is on the edge of the IF character area and adjacent to existing residential. The location on the edge of the IF character area and away from existing commercial and industrial, makes the Subject Property well positioned for less intense residential development.

⁴ See *Roswell 2040 Comprehensive Plan*, pg. 168.

C. THE ZONING MAP AMENDMENT SUBSTANTIALLY CONFORMS WITH THE STATED PURPOSE AND INTENT OF THIS UDC.

Yes. The Roswell UDC § 1.1.2 notes that the intent and purpose of the UDC is to: A) promote and protect the public health, safety and welfare of the citizens of Roswell; B) ensure that the vision set forth in the Comprehensive Plan is implemented by the City's development regulations; C) promote environmental, economic and social sustainability; D) protect the physical environment, historic character and natural resources for all citizens; E) preserve, protect and enhance the City's employment base; F) promote development patterns that support safe, effective and multi-modal transportation options; and G) provide a system for the development of lands and the accurate recording of land titles.

The proposed townhomes will provide a fitting and compatible residential development that is in harmony with the existing surrounding development. Also, the proposed development and OR zoning align with the vision set forth in the Comprehensive Plan (see Paragraph II.2 above). In addition, the townhomes will provide residences in proximity to nearby employees, thereby preserving and enhancing the City's employment base. Thus, the Proposed Development aligns with many of the stated intents and purposes of the UDC.

D. THE ZONING MAP AMENDMENT WILL REINFORCE THE EXISTING OR PLANNED CHARACTER OF THE AREA.

The area surrounding the Subject Property is characterized by a mix of residential, commercial, industrial and office uses. The proposed townhomes are similar to the Harlow townhome development to the north, west and east and will maintain the mixed-use character of the area. Accordingly, a grant of the proposed rezoning will reinforce the character of the area.

E. THE SUBJECT PROPERTY IS APPROPRIATE FOR THE DEVELOPMENT ALLOWED IN THE PROPOSED DISTRICT.

Yes. The requested OR district allows a “variety of office and employment uses while allowing for housing and limited retail and service-related options” and to “provide for a balance of employment and housing options.”⁵ The proposed townhomes directly align with the Roswell UDC’s stated intent of the OR district. As noted previously, the overall area is characterized by a mix of existing and commercial uses with existing townhome residential to the north, west and east. The proposed townhomes are comparable in size, scale, layout and characteristics to the existing Harlow townhomes to the north, west and east. As a consequence, the Proposed Development will blend harmoniously with the existing development in the area

F. THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED ACCORDING TO THE EXISTING ZONING.

As noted in the previous paragraphs, the stream buffers on the property significantly limit the amount of buildable area on the property. The limited buildable severely restricts the feasibility for more intense mixed-use developments and any commercial uses will likely require structured parking. The need for structured parking has made a mixed-use development on the property unattractive and the Subject Property has remained undeveloped.

G. THERE IS A NEED FOR THE PROPOSED USE AT THE PROPOSED LOCATION.

There has been a growing demand for high-quality housing in the area, which is also recognized in Roswell’s long-term planning documents. The Comp Plan specifically calls for an increase in housing and targeting younger residents and the aging population⁶, two groups that are the target market for townhome development. Younger professionals often seek townhomes as an

⁵ See Roswell UDC § 6.1.1.

⁶ See Roswell 2040 Comprehensive Plan, pg. 121.

entry into the housing market, while empty nesters see townhomes as an option to downsize lower maintenance requirements (e.g. yard maintenance). Accordingly, the Proposed Development will provide upscale housing stock, while meeting the goals of Roswell's long-term planning documents.

H. THE CITY AND OTHER SERVICE PROVIDERS WILL BE ABLE TO PROVIDE SUFFICIENT PUBLIC FACILITIES AND SERVICES INCLUDING SCHOOLS, ROADS, RECREATION FACILITIES, WASTEWATER TREATMENT, WATER SUPPLY AND STORMWATER FACILITIES, POLICE, FIRE AND EMERGENCY MEDICAL SERVICES, WHILE MAINTAINING SUFFICIENT LEVELS OF SERVICE TO EXISTING DEVELOPMENT.

The Proposed Development will have sufficient access to public roads and will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition, to calculate the anticipated number of vehicular trips. The 62 proposed townhomes (ITE Category 230 – Townhomes) are expected to generate ± 360.22 trips during a weekday, ± 27.28 trips during the AM weekday peak hour, and ± 32.24 trips during the PM weekday peak hour. However, when the Proposed Development is compared to the 350-room hotel (ITE Category 310 – Hotel) and 260 units of senior housing (ITE Category 252 – Senior Adult Housing-Attached) envisioned under the current zoning⁷, there net reduction in the number of trips. The Proposed Development will generate $\pm 3,656.18$ less trips on a weekday, ± 298.12 less trips during the AM weekday peak hour, and ± 317 less trips during the PM weekday peak hour. Accordingly, the Proposed Development will result in a dramatic improvement on traffic compared to what is allowed under the current zoning.

⁷ The development planned for the current CX-8 zoning is depicted on the plan titled P&L North Village L.P., prepared by AEC and dated October 27, 2021.

The school-age children in the development will attend Hembree Springs Elementary School, Northwestern Middle School, and Milton High School. The Fulton County Schools capacity and enrollment data indicates that Hembree Springs Elementary School and Milton High School are under capacity and Northwestern Middle School is currently at capacity.⁸ Fulton County Schools, however, predicts enrollment to decline at Northwestern Middle School such that it will be under capacity by the 2026-2027 school year. As a result, by the time residents start to occupy the proposed townhomes, the schools will be under capacity. Regardless, the proposed townhomes are not expected to overly-burden local schools since the target market for townhome residential is younger professionals or empty nesters, which are demographics that tend not to have school-age children.

As for utilities, the Subject Property have access to water and sewer.

I. THE ZONING MAP AMENDMENT WILL NOT SIGNIFICANTLY IMPACT THE NATURAL ENVIRONMENT, INCLUDING AIR, WATER, NOISE, STORMWATER MANAGEMENT, WILDLIFE AND VEGETATION.

The Proposed Development will be encroaching into a portion of the onsite stream buffers. The Applicant, however, is setting aside an additional $\pm 70,778$ square feet of undisturbed buffer area elsewhere on the site to offset any impacts. In other words, the Applicant is replacing an equal amount of buffer plus an additional $\pm 19,943$ square feet, or $\pm 39\%$, above the total encroachment, so that there will be a net gain of protected stream buffer area on the site after development. Applicant has submitted a separate variance request concurrent with its rezoning application. In addition, the Applicant is proposing the installation of water quality measures and underground stormwater detention, which will treat and detain the runoff from the development

⁸ See *Fulton County Schools Historical and Projected Enrollment 2020-2028*.

before it is discharged from the site. The stormwater management will slow runoff from the site to rates at or below existing conditions, thereby eliminating any potential negative impacts.

J. THE ZONING MAP AMENDMENT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON PROPERTY IN THE VICINITY OF THE SUBJECT PROPERTY

No. As noted in the previous paragraphs the proposed townhomes are completely compatible with the surrounding residential uses.

III. NOTICE OF CONSTITUTIONAL CHALLENGE TO UNDERLYING ZONING AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits that the current zoning classification of the Subject Property and any proposed intervening district is unconstitutional and that rules relative to the Subject Property owner's right to use the Property established in the City of Roswell Unified Development Code, to the extent they prohibit this use, constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to allow this use would constitute a taking of private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The Applicant respectfully submits that the City Council's failure to approve the requested rezoning would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Subject Property's owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to allow the development in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

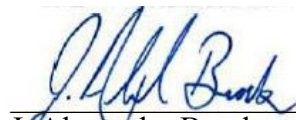
Opponents to this request, if any, lack standing; have failed to exhaust administrative remedies; and have waived their rights to appeal by failing to assert legal and constitutional objections.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests approval of the Rezoning set out above. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Roswell.

This 28th day of July, 2025.

Respectfully submitted,



J. Alexander Brock
Dennis J. Webb, Jr.
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

RECEIVED

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By City of Roswell Planning & Zoning at 2:11 pm, Sep 22, 2025

TRAFFIC IMPACT STUDY

Attachment: PL-20252326_0 Old Roswell Road Traffic Impact Study (PL- 20252326 Rezoning - 0 Old Roswell Road)

Steven Rowe

From: Serge Osse <sosse@roswellgov.com>
Sent: Tuesday, June 17, 2025 7:39 AM
To: Sherry Hearn
Cc: Steven Rowe
Subject: RE: 20252326, P&L North village Townhomes

Good morning, Sherry
A traffic impact Study would be required if your development generates a minimum 750 ADT or 100 PHT. 74 townhomes do not generate that many trips. Therefore, a traffic impact study is not warranted.
Thank you,



Serge Osse, E.I.T

Engineering Coordinator
Department of Transportation
City of Roswell, Georgia | www.roswellgov.com
Direct: 770-594-6428 | Department: 770-594-6420



sosse@roswellgov.com



From: Sherry Hearn <sch@aecatl.com>
Sent: Monday, June 16, 2025 1:28 PM
To: Serge Osse <sosse@roswellgov.com>
Cc: Steven Rowe <slr@aecatl.com>
Subject: 20252326, P&L North village Townhomes

EXTERNAL EMAIL

Serge,
Good afternoon. I am working on the comments for the P&L North Village Townhomes. There is a comment from Planning regarding a traffic impact study. We did not get verification if one was required at the pre-app meeting. Can you please let us know if one is required and if one is not required, can you please verify that as well.

Thanks so much,

Attachment: PL-20252326_0 Old Roswell Road_Traffic Impact Study (PL- 20252326 Rezoning - 0 Old

Sherry Hearn, CNU-A | Associate



50 Warm Springs Circle
Roswell, GA 30075

Direct 678-990-2390 | Cell 470-910-1753 | Office 770-641-1942 | Fax 770-998-6924

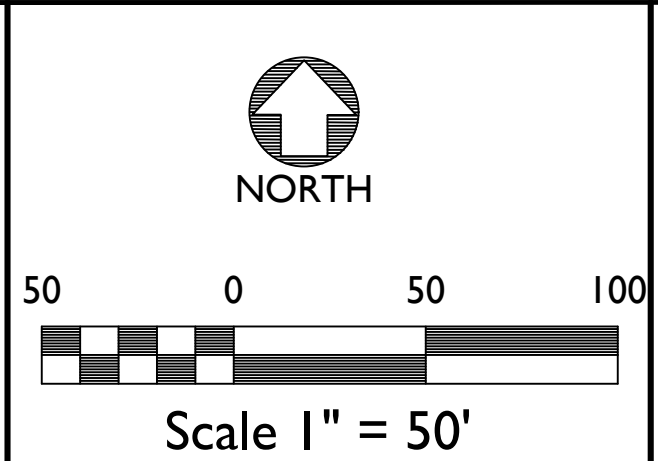
sch@aecatl.com | www.aecatl.com   

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Attachment: PL-20252326_0 Old Roswell Road_Traffic Impact Study (PL-20252326 Rezoning - 0 Old

STEEP SLOPE ANALYSIS

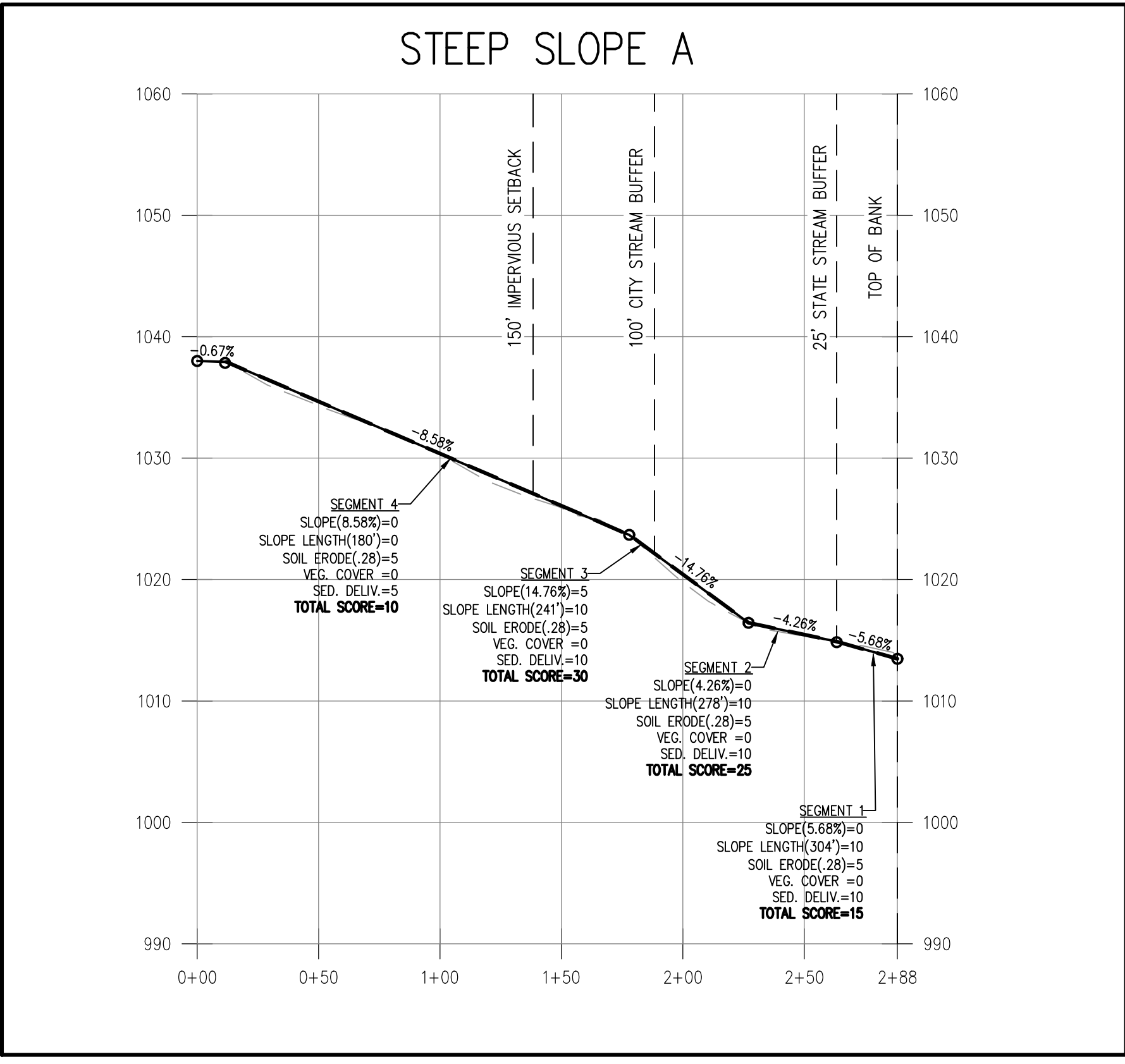


STEEP SLOPE ANALYSIS

P&L NORTH VILLAGE L.P.

ROSWELL, GEORGIA

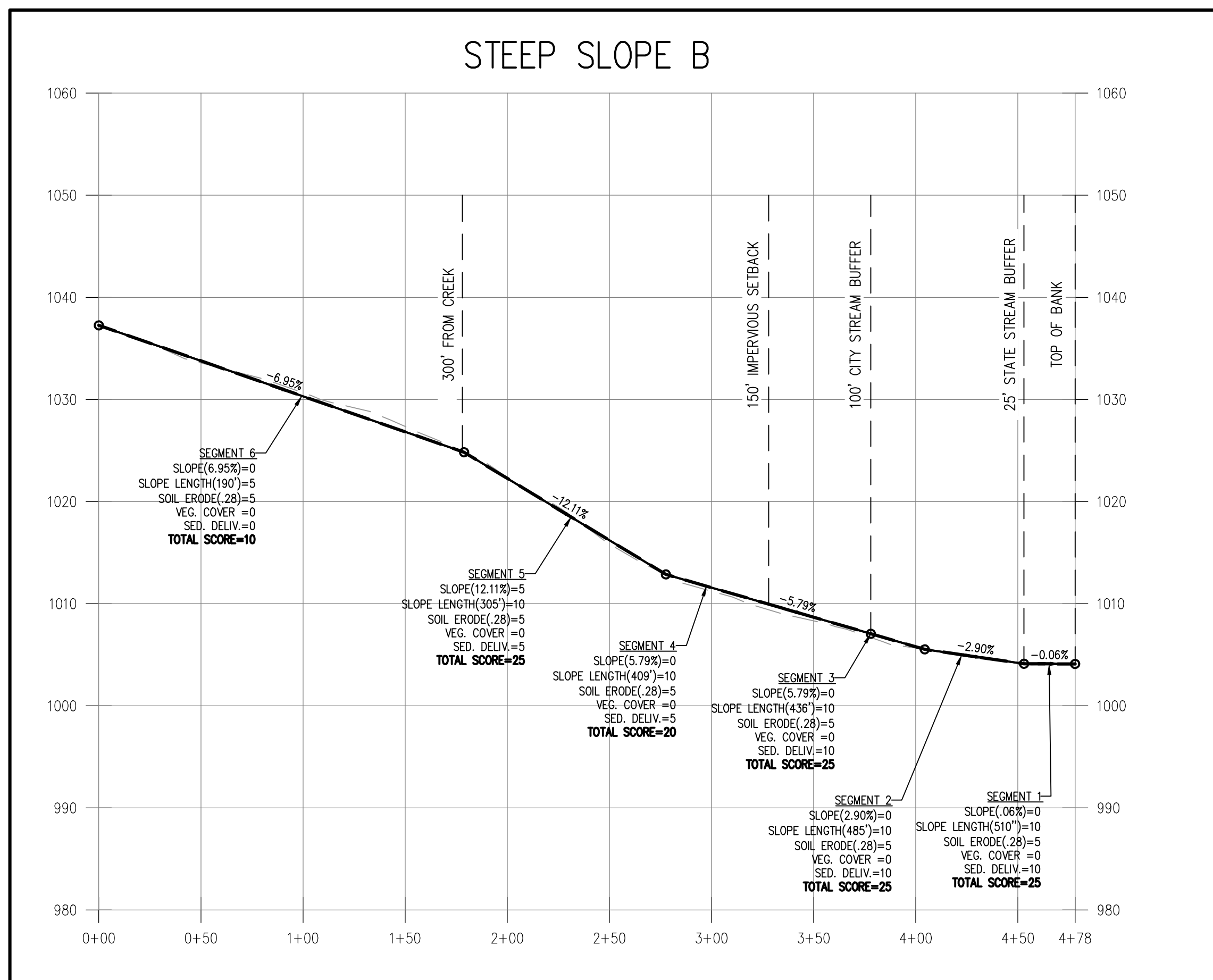
PROJECT INFORMATION	
PROJECT NO.:	21-4680.00
DATE:	APRIL 28, 2025
SCALE:	1" = 50'
FILE NAME:	OLD ROSWELL-POPE AND LANDTH6 SSA.dwg
DESIGN/DRAWN:	SLR/ SLR



STEEP SLOPE EVALUATION TABLES

SLOPE NUMBER: A

SEGMENT	1	2	3	4
FACTOR:	VALUE	SCORE	VALUE	SCORE
SLOPE	5.68%	0	4.26%	0
SLOPE LENGTH	304'	10	278'	10
K FACTOR	0.28	5	0.28	5
VEGETATIVE COVER	FOREST	0	FOREST	0
SEDIMENT DELIVERY	100'	10	100'	10
TOTAL SCORE		25	25	30



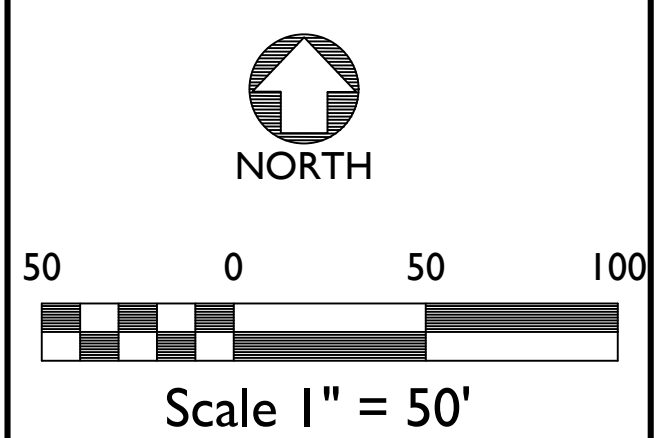
STEEP SLOPE EVALUATION TABLES

SLOPE NUMBER: B

SEGMENT	1	2	3	4
FACTOR:	VALUE	SCORE	VALUE	SCORE
SLOPE	0.60%	0	2.90%	0
SLOPE LENGTH	510'	10	485'	10
K FACTOR	0.28	5	0.28	5
VEGETATIVE COVER	FOREST	0	FOREST	0
SEDIMENT DELIVERY	100'	10	100'	10
TOTAL SCORE		25	25	30

SLOPE NUMBER: B

SEGMENT	5	6		
FACTOR:	VALUE	SCORE	VALUE	SCORE
SLOPE	12.11%	5	6.95%	0
SLOPE LENGTH	305'	10	190'	10
K FACTOR	0.28	5	0.28	5
VEGETATIVE COVER	FOREST	0	FOREST	0
SEDIMENT DELIVERY	100-300	5	300+	0
TOTAL SCORE		25	15	0



STEEP SLOPE PROFILES

P&L NORTH VILLAGE L.P.
ROSWELL, GEORGIA

PROJECT INFORMATION

PROJECT NO.:	21-4680.00
DATE:	APRIL 28, 2025
SCALE:	1" = 50'
FILE NAME:	OLD ROSWELL-POPE AND LANDTH6 SSA.dwg
DESIGN/DRAWN:	SLR/ SLR

RECEIVED

2.1.g

By City of Roswell Planning & Zoning at 2:11 pm, Sep 22, 2022

STORMWATER CONCEPT REVIEW

Attachment: PL-20252326_0 Old Roswell Road_0 Old Roswell Road_Proof of Stormwater Concept (PL- 20252326 Rezoning - 0 Old Roswell Road)

April 24, 2025

RE: Old Roswell Townhome Site / P&L North Village. – Stormwater Concept Meeting Complete

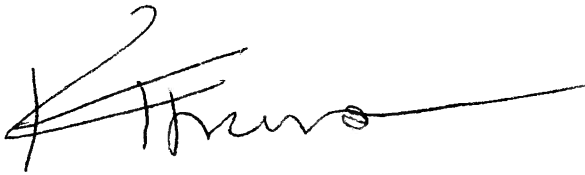
This email confirms that the **Stormwater Concept Meeting**, required by the City of Roswell prior to obtaining a Land Disturbance Permit, has been completed.

As part of this process, the applicant has demonstrated an understanding of the requirements for the Stormwater Concept Plan as outlined in the **City of Roswell's Unified Development Code (Section 12.5)** and the **Georgia Stormwater Management Manual (Blue Book)**.

Finally, please note that the City's acceptance of a stormwater management concept plan does not guarantee an approval for the Land Disturbance Permit (LDP) unless all applicable standards of the City of Roswell Unified Development Code including Sec. 12.5 for Stormwater Management ordinance, City's Standard Construction Specifications, and the latest edition of the Georgia Stormwater Management Manual (GSMM) are met during the LDP design review process.

We appreciate your cooperation and attention to these requirements. If you have any further questions or need additional assistance, please don't hesitate to reach out.

Thank you,



Krista Thomas
Stormwater Reviewer
City of Roswell

RECEIVED

2.1.h

By City of Roswell Planning & Zoning at 2:11 pm, Sep 22, 2025

ARCHEOLOGICAL STUDY

Attachment: PL-20252326_0 Old Roswell Road Archeological study (PL- 20252326 Rezoning - 0 Old Roswell Road)

R.S. Webb & Associates

Cultural Resource Management Consultants
 2800 Holly Springs Parkway • P.O. Drawer 1319
 Holly Springs, Georgia 30142
 Phone: 770-345-0706 • Fax: 770-345-0707

August 12, 2025

Mr. Thomas J. Barranco
 Pope & Land Enterprises, Inc.
 3225 Cumberland Boulevard, Suite 400
 Atlanta, Georgia 30339

**Subject: Preservation Ordinance Compliance Assessment
 North Village Tract (Tax Parcel 12 236006040120)
 Roswell, Fulton County, Georgia
 R.S. Webb & Associates No. 25-804-003**

Dear Mr. Barranco:

BACKGROUND

R.S. Webb & Associates (RSWA), a professional cultural resources management firm, conducted a preliminary archeological site records review for the proposed North Village - Roswell Site in Roswell, Fulton County, Georgia. RSWA gained access to the Georgia Archaeological Site File (GASF) and associated records via Georgia's Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) in order to determine if recorded archeological sites are located within 100 feet of proposed land disturbance or development, per Roswell Unified Development Code Section 12.8.

The project area is approximately 10 acres located astride an unnamed tributary of Foe Killer Creek, northeast of the intersection of Old Roswell Road and Old Ellis Road in north Fulton County. The project area is found on the USGS Roswell, Georgia quadrangle map (Figure 1).

RESULTS

According to GASF records, there are no recorded archeological sites located within 100 feet of the project area. The closest recorded archeological site, 9FU274, is situated approximately 2,231 feet southeast. Site 9FU274 is a historic artifact scatter near a former house site; this archeological site was recommended as not eligible for the NRHP in 1997.

CLOSING COMMENTS

Mr. Barranco, thank you for the opportunity to work with Pope & Land Enterprises, Inc. on this project. If you have any questions concerning our findings, please contact Mr. Steve Webb at 770- 345-0706.

Sincerely,

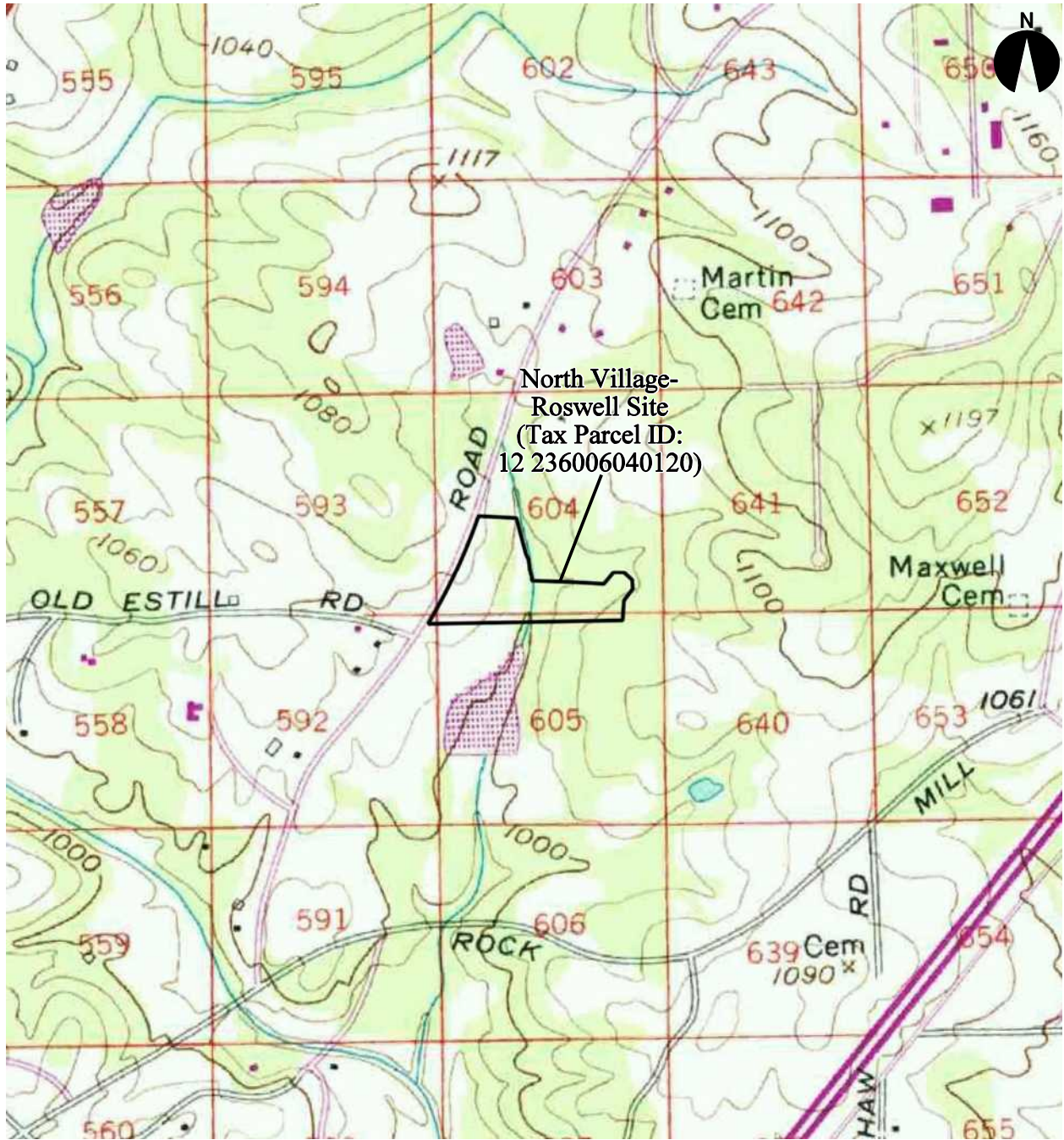
R.S. WEBB & ASSOCIATES



Neil J. Bowen
 Historian

Attachment: Figure 1

Attachment: PL-20252326_0 Old Roswell Road_Archeological study (PL- 20252326 Rezoning - 0 Old Roswell Road)



Map Reference: 7.5-Minute USGS Quadrangle
 Roswell (1956 PR 1985), Georgia

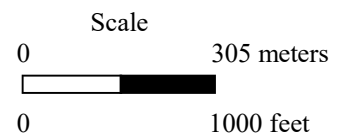
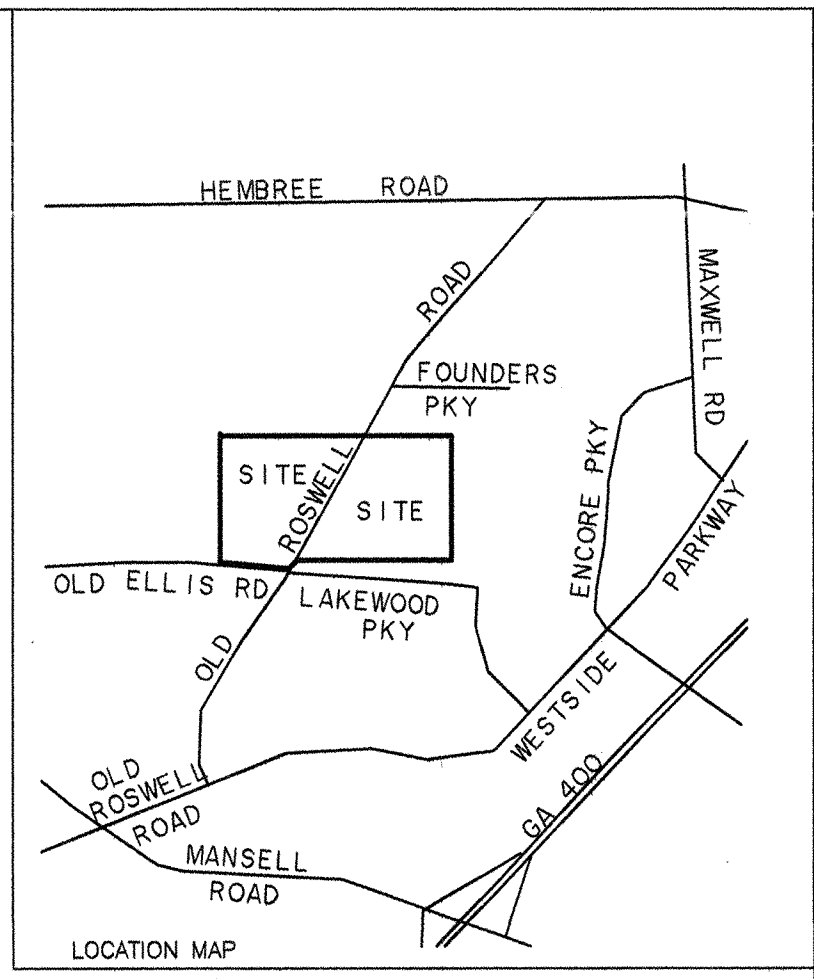


Figure 1 North Village-Roswell Site Location Map

- COMMENTS TO TITLE EXCEPTIONS AS NOTED IN CHICAGO TITLE INSURANCE COMPANY'S ALTA COMMITMENT NO. 04-140282, EFFECTIVE DATE AUGUST 14, 2014 at 5:00 p.m. SCHEDULE B-SECTION 2, EXCEPTIONS
- Easement from S.T. Sprull to Georgia Power Company, dated October 21, 1949, recorded in Deed Book 2485, Page 572, Fulton County, Georgia records. DOES NOT AFFECT THE PROPERTY.
 - Easement from K.K. Sutton to Georgia Power Company, dated October 17, 1950, recorded in Deed Book 2584, Page 667, aforesaid Records. DOES NOT AFFECT THE PROPERTY.
 - Easement from S.T. Sprull to Georgia Power Company, dated October 17, 1950, recorded in Deed Book 2584, Page 668, aforesaid Records. DOES NOT AFFECT THE PROPERTY.
 - Easements contained in Right of Way Deed from Thurmond Still, Jess B. Cook, Earl Mansell, Karol Jones, KK Sutton and et. al. dated April 24, 1958, recorded in Deed Book 3383, Page 449, aforesaid Records. DOES NOT AFFECT THE PROPERTY.
 - Easements contained in Right of Way Deed from S.T. Sprull et. al. dated April 24, 1958, recorded in Deed Book 3383, Page 452, aforesaid Records. DOES NOT AFFECT THE PROPERTY.
 - Easement from KK Sutton to Georgia Power Company, dated September 25, 1958, recorded in Deed Book 3390, Page 506, aforesaid Records. DOES NOT AFFECT THE PROPERTY.

- Easement from Ethel W. Sprull to Georgia Power Company, dated May 3, 1977, recorded in Deed Book 6770, Page 354, aforesaid Records. DOES AFFECT THE PROPERTY, TRACT "B" ONLY, AS SHOWN ON THE SURVEY. Note: By letter dated September 19, 2014, Georgia Power Company claims no further interest in the above mentioned easement, except the right to operate, maintain, rebuild and renew its existing facilities, under all the terms and conditions of its easement within its presently maintained right-of-way.
- Utility Easement from Ethel W. Sprull to the City of Roswell, dated February 23, 1987, recorded in Deed Book 11161, Page 395, aforesaid Records. DOES NOT AFFECT THE PROPERTY.
- Permanent Drainage Easement from Ethel W. Sprull to City of Roswell, dated December 3, 1997, recorded in Deed Book 23594, Page 333, aforesaid Records. DOES AFFECT THE PROPERTY, TRACT "A" ONLY, AS SHOWN ON THE SURVEY.



LEGAL DESCRIPTION TRACT "A"

All that tract or parcel of land lying and being in Land Lots 592, 593 and 604 of the 1st District, 2nd Section, Fulton County, Georgia, City of Roswell and being more particularly described as follows:

BEGINNING at an axle found at the intersection of the North Land Lot Line of Land Lot 604 with the Northwesterly Right-of-Way line of Old Roswell Road (60' Right-of-Way); thence, Southwesterly along said Northwesterly Right-of-Way line of Old Roswell Road (60' Right-of-Way) the following courses and distances: South 20 degrees 29 minutes 09 seconds West a distance of 171.25 feet to a point, South 20 degrees 50 minutes 07 seconds West a distance of 185.25 feet to a point, South 20 degrees 58 minutes 13 seconds West a distance of 347.15 feet to a point, South 21 degrees 18 minutes 15 seconds West a distance of 62.74 feet to a point, South 21 degrees 56 minutes 07 seconds West a distance of 58.61 feet to a point, South 22 degrees 35 minutes 04 seconds West a distance of 59.65 feet to a point and South 24 degrees 18 minutes 29 seconds West a distance of 56.21 feet to a point and South 24 degrees 18 minutes 18 seconds West a distance of 84.18 feet to a concrete monument found; thence, continuing Northwesterly and Southwesterly along the Northwesterly Right-of-Way line of Old Roswell Road (Right-of-Way varies) the following courses and distances: North 64 degrees 21 minutes 40 seconds West a distance of 8.00 feet to a point, South 29 degrees 06 minutes 09 seconds West a distance of 255.82 feet to a concrete monument found, South 36 degrees 20 minutes 24 seconds West a distance of 101.23 feet to a concrete monument found, South 36 degrees 21 minutes 19 seconds West a distance of 39.46 feet to a concrete monument found, South 36 degrees 21 minutes 19 seconds West a distance of 116.57 feet to a concrete monument found at the Northeast end of the miter line which forms the intersection of said Northwesterly Right-of-Way line of Old Roswell Road (Right-of-Way varies) with the Northeasterly Right-of-Way line of Old Ellis Road (Right-of-Way varies); thence, South 71 degrees 03 minutes 10 seconds West, along said miter line a distance of 72.38 feet to a concrete monument found at the Southwesterly end of said miter line; thence, Northwesterly along said Northwesterly Right-of-Way line of Old Ellis Road (Right-of-Way varies) the following courses and distances: North 72 degrees 51 minutes 16 seconds West a distance of 82.96 feet to a concrete monument found, along an arc of a curve to the left an arc distance of 348.63 feet, said arc having a radius of 1,178.92 feet with a chord distance of 347.36 feet and a chord bearing of North 75 degrees 49 minutes 07 seconds West to a concrete monument found, along an arc of a curve to the left an arc distance of 131.33 feet, said arc having a radius of 4,616.66 feet with a chord distance of 131.33 feet and a chord bearing of North 85 degrees 10 minutes 06 seconds West, to a concrete monument found, North 79 degrees 39 minutes 09 seconds West a distance of 101.70 feet to a concrete monument found, along an arc of a curve to the left an arc distance of 153.12 feet, said arc having a radius of 4,628.66 feet with a chord distance of 153.11 feet and a chord bearing of North 88 degrees 06 minutes 14 seconds West to an iron pin set; thence, leaving said Right-of-Way line of Old Ellis Road (Right-of-Way varies), North 02 degrees 03 minutes 59 seconds East a distance of 1,285.11 feet to an iron pin found on the North line of Land Lot 593, said iron pin found located 355.05 feet East of the Northwest corner of Land Lot 593, said Northwest corner being common the Land Lots 556, 557, 593, and 594; thence, South 88 degrees 57 minutes 43 seconds East, along said North line of Land Lot 593, a distance of 344.70 feet to an iron pin found; thence, continuing along said North line of Land Lot 593, S 88 degrees 58 minutes 35 seconds East a distance of 700.06 feet to an iron pin found and the Northeast corner of Land Lot 593, said corner being common with Land Lots 593, 594, 603, and 604; thence, South 89 degrees 29 minutes 19 seconds East, along the North line of Land Lot 604, a distance of 220.60 feet to an axle found; thence, continuing along said North line of Land Lot 604, South 89 degrees 51 minutes 36 seconds East a distance of 210.49 feet to an axle found on the Northwesterly Right-of-Way line of Old Roswell Road (60' Right-of-Way) and the POINT OF BEGINNING.

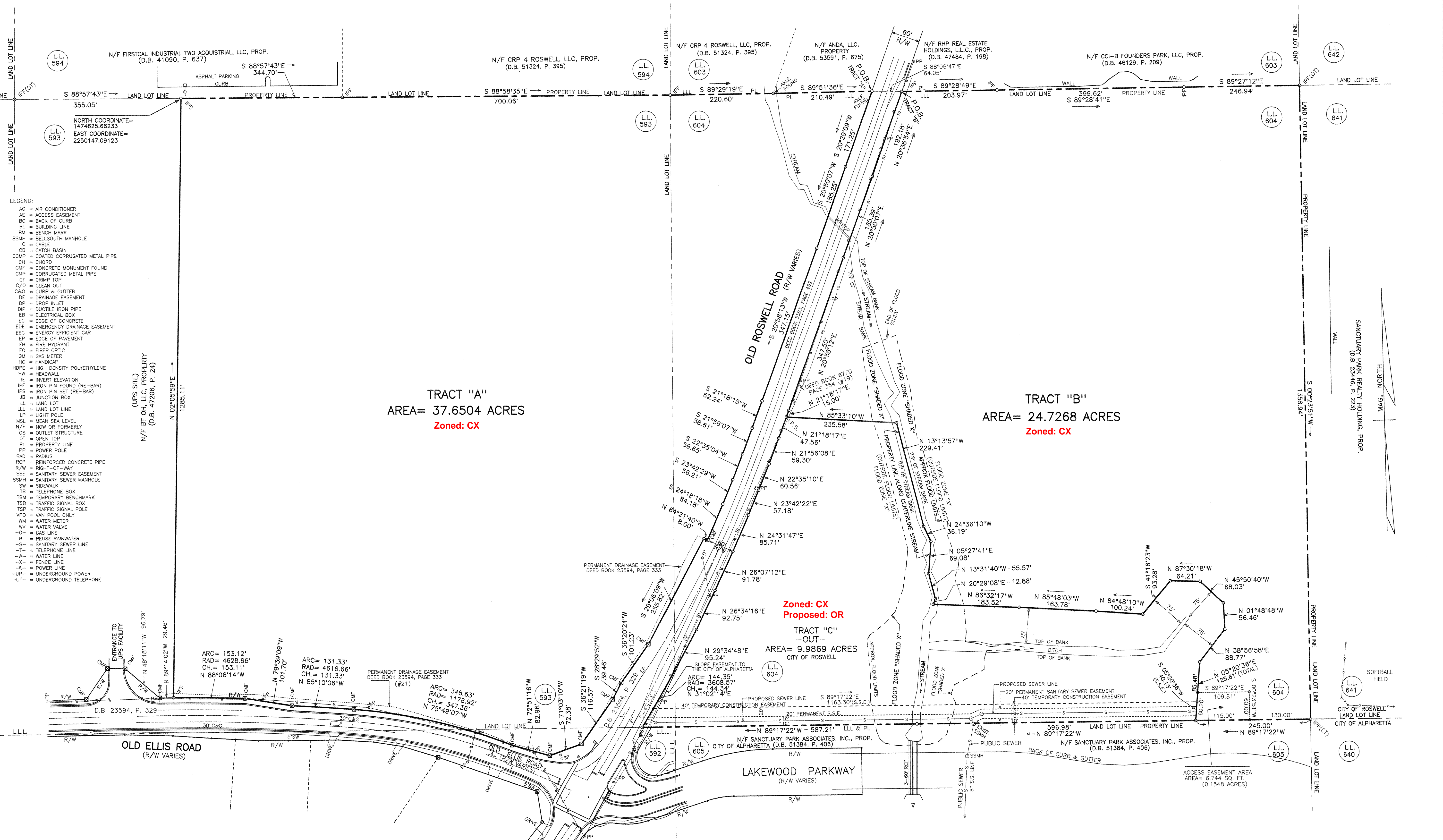
Said tract containing 37.6504 acres in area as shown on ALTA/ACSM LAND TITLE SURVEY for EAH Acquisitions, LLC, CRP EAH ORR, LLC, and their successors and assigns and Chicago Title Insurance Company dated November 20, 2014, prepared by Bates-Long & Associates, containing seal and certification of Fred Wilson Long, Registered Georgia Land Surveyor No. 1685.

LEGAL DESCRIPTION TRACT "B"

All that tract or parcel of land lying and being in Land Lot 604 of the 1st District, 2nd Section, Fulton County, Georgia, City of Roswell and being more particularly described as follows:

BEGINNING at an iron pin found at the intersection of the Southeasterly Right-of-Way line of Old Roswell Road (60' Right-of-Way) with the North line of Land Lot 604, a distance of 203.97 feet to 28 minutes 49 seconds East, along said North line of Land Lot 604, a distance of 203.97 feet to an iron pin found; thence, continuing along said North line of Land Lot 604, South 89 degrees 28 minutes 41 seconds East a distance of 399.62 feet to an iron pin found; thence, continuing along said North line of Land Lot 604, South 89 degrees 27 minutes 12 seconds East a distance of 246.94 feet to an iron pin found (open top) and the Northeast corner of Land Lot 604, said corner being common with Land Lots 603, 604, 641 and 642; thence South 00 degrees 23 minutes 51 seconds West, along the East line of Land Lot 604, a distance of 1,358.94 feet to an iron pin found (crimp top) and the Southeast corner of Land Lot 604, said corner being common with Land Lots 604, 605, 640 and 641; thence, North 89 degrees 17 minutes 22 seconds West, along the South line of Land Lot 604, a distance of 245.00 feet to a point; thence, North 05 degrees 20 minutes 36 seconds East a distance of 125.61 feet to a point; thence, North 38 degrees 36 minutes 58 seconds East a distance of 88.77 feet to a point; thence, North 01 degrees 48 minutes 48 seconds West a distance of 56.46 feet to a point; thence, North 45 degrees 50 minutes 40 seconds West a distance of 68.03 feet to a point; thence, North 87 degrees 30 minutes 18 seconds West a distance of 64.21 feet to a point; thence, South 41 degrees 16 minutes 23 seconds West a distance of 93.28 feet to a point; thence, North 84 degrees 48 minutes 10 seconds West a distance of 100.24 feet to a point; thence, North 85 degrees 48 minutes 03 seconds West a distance of 163.78 feet to a point; thence, North 86 degrees 32 minutes 17 seconds West a distance of 183.52 feet to the centerline of a stream; thence, Northwesterly, along centerline of said stream the following courses and distances: North 20 degrees 29 minutes 08 seconds East a distance of 12.88 feet to a point, North 13 degrees 31 minutes 40 seconds West a distance of 55.57 feet to a point, North 05 degrees 27 minutes 41 seconds East a distance of 69.08 feet to a point, North 24 degrees 36 minutes 10 seconds West a distance of 36.19 feet to a point, North 13 degrees 13 minutes 57 seconds West a distance of 229.41 feet to a point; thence, leaving said centerline of stream, North 85 degrees 33 minutes 10 seconds West a distance of 235.58 feet to an iron pin set on the Southeast Right-of-Way line of Old Roswell Road (60' Right-of-Way); thence, Northwesterly, along said Southeast Right-of-Way line of Old Roswell Road (60' Right-of-Way) the following courses and distances: North 21 degrees 18 minutes 15 seconds East a distance of 15.00 feet to a point, North 20 degrees 50 minutes 07 seconds East a distance of 347.50 feet to a point, North 20 degrees 50 minutes 07 seconds East a distance of 185.39 feet to a point, North 20 degrees 36 minutes 54 seconds East a distance of 192.18 feet to an iron pin found and the POINT OF BEGINNING.

Said tract containing 24.7268 acres in area as shown on ALTA/ACSM LAND TITLE SURVEY for EAH Acquisitions, LLC, CRP EAH ORR, LLC, and their successors and assigns, and Chicago Title Insurance Company dated November 20, 2014, prepared by Bates-Long & Associates, containing seal and certification of Fred Wilson Long, Registered Georgia Land Surveyor No. 1685.



SURVEYOR'S CERTIFICATION TO:
 EAH ACQUISITIONS, LLC,
 CRP EAH ORR, LLC,
 and their successors and assigns, and
 CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6, 8, 11(c), 13, 14, 16, 17, 18, 19 and 20(c) of Table A thereof.

The field work was completed on September 5, 2014.
 Date of Plat or Map: November 20, 2014.

Fred Wilson Long
 Fred Wilson Long Georgia RLS #1685
 BATES-LONG & ASSOCIATES
 11205 Alpharetta Hwy., Suite A-1,
 Roswell, Ga. 30076
 Ph: 770-442-0282
 E-mail: bateslong@bateslong.net

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 225400 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGLE PRECISION OF ONE FOOT IN 35420 FEET AND AN ANGLE ERROR OF 1.0 SEC PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. A TOPCON GPT-2003 WAS USED IN THE PREPARATION OF THIS PLAT. ALL DISTANCES ARE "GROUND" DISTANCES.

(S.S.E.)
 CALL TABLE
 C-1
 ARC = 46.77'
 RAD = 208.57'
 CH = 46.77'
 N 31°44'45" E
 AREA IN SANITARY SEWER EASEMENT
 46,847 SQ. FT.
 (1,077.8 ACRES)

FLOOD HAZARD NOTE:
 "The property is not in a special flood hazard area, except for the portion shown therein. Such portion of said described property is located within a special flood hazard area."
 The special flood hazard area is located within flood zone "X" as defined by the F.E.M.A. Flood Insurance Rate Map of City of Roswell/Fulton County, Georgia, map number 13121C0262C, dated 09/18/2013.

SITE DATA:
 AREA: TRACT "A" = 37.6504 ACRES
 AREA: TRACT "B" = 24.7268 ACRES
 ZONING: TRACT "A" & TRACT "B" = UDC ZONING = CX (COMMERCIAL MIXED USE)
 NOTE: TRACT "A" AND TRACT "B" HAVE ACCESS TO A PUBLIC STREET OR DEDICATED RIGHT-OF-WAY VIA OLD ROSWELL ROAD AND OLD ELLIS ROAD.
 NOTE: THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 NOTE: THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
 NOTE: THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
 NOTE: THERE IS NO OBSERVED EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THIS SITE.
 NOTE: THERE ARE NO WETLAND AREAS DELINEATED ON THIS SITE.
 NOTE: SURVEY TIED TO STATE PLANE COORDINATES.

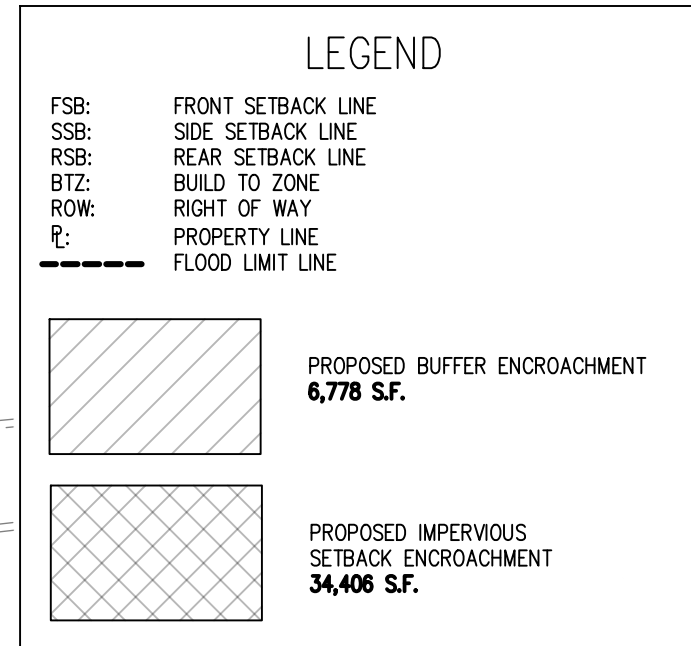
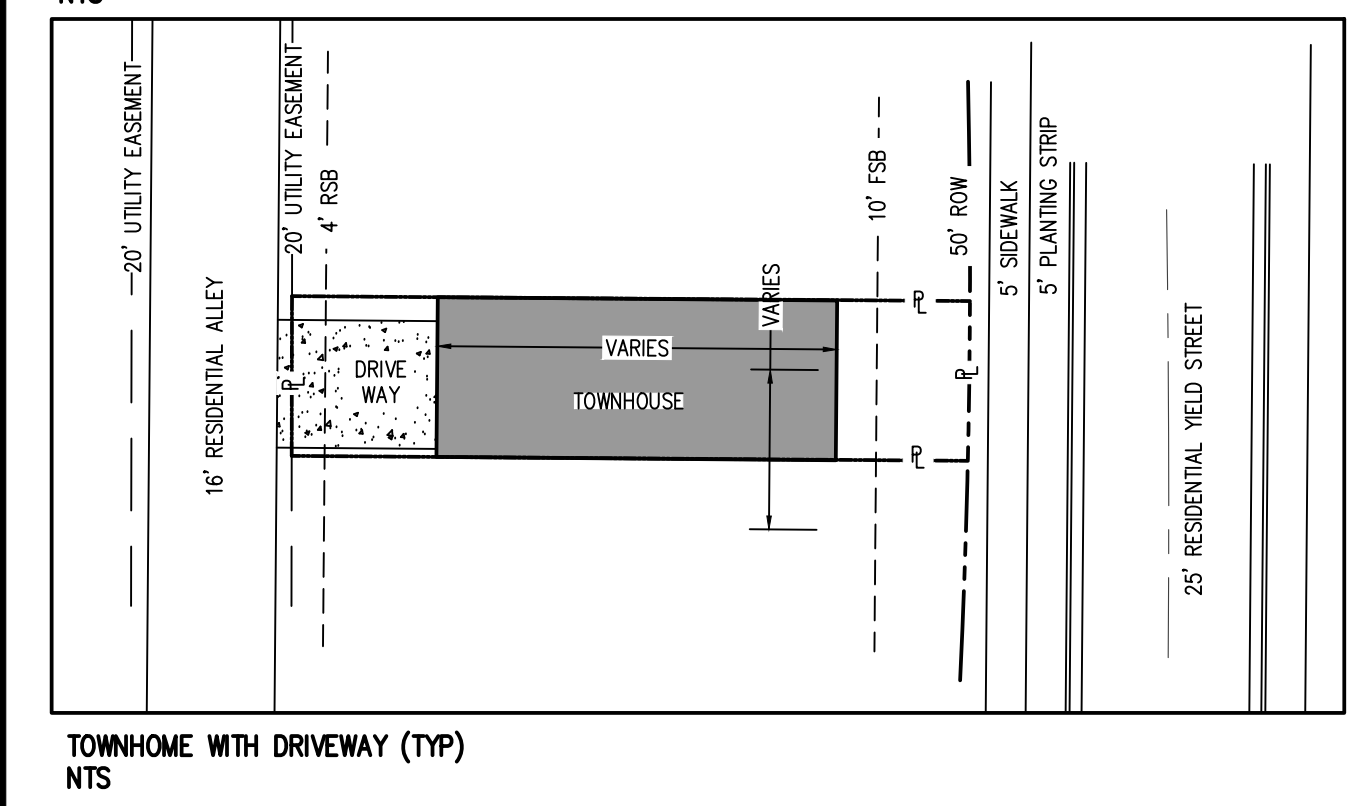
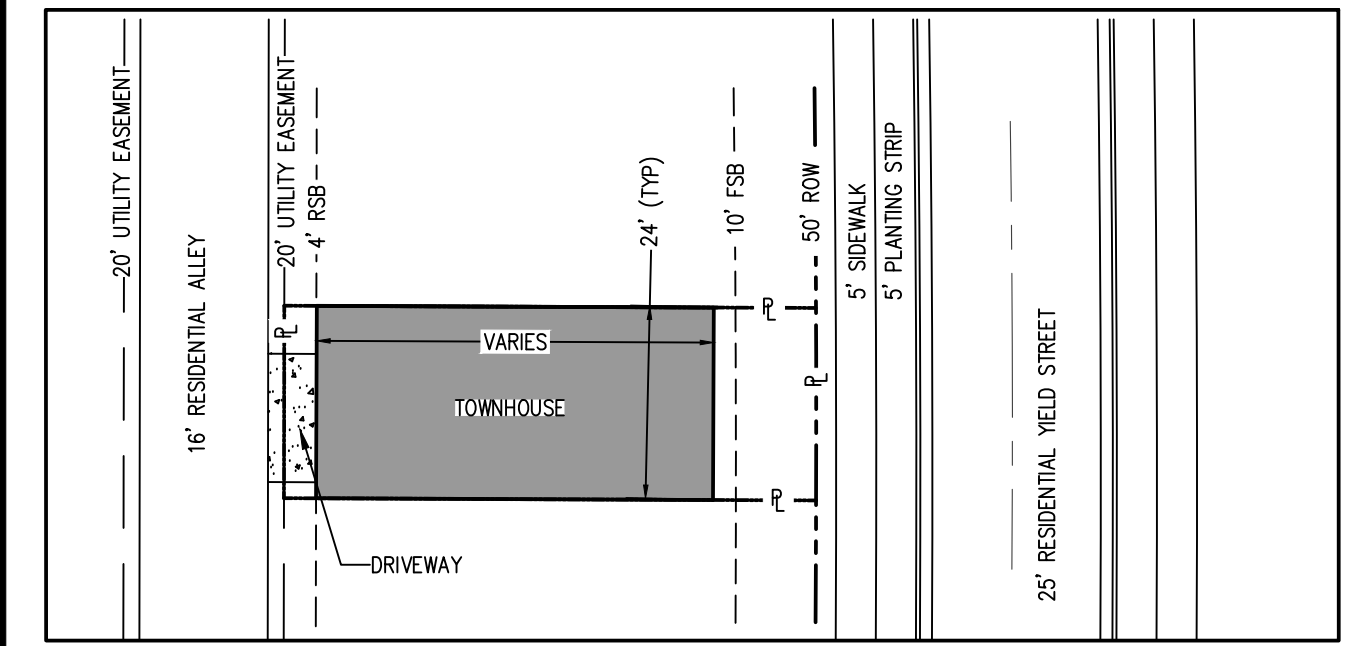
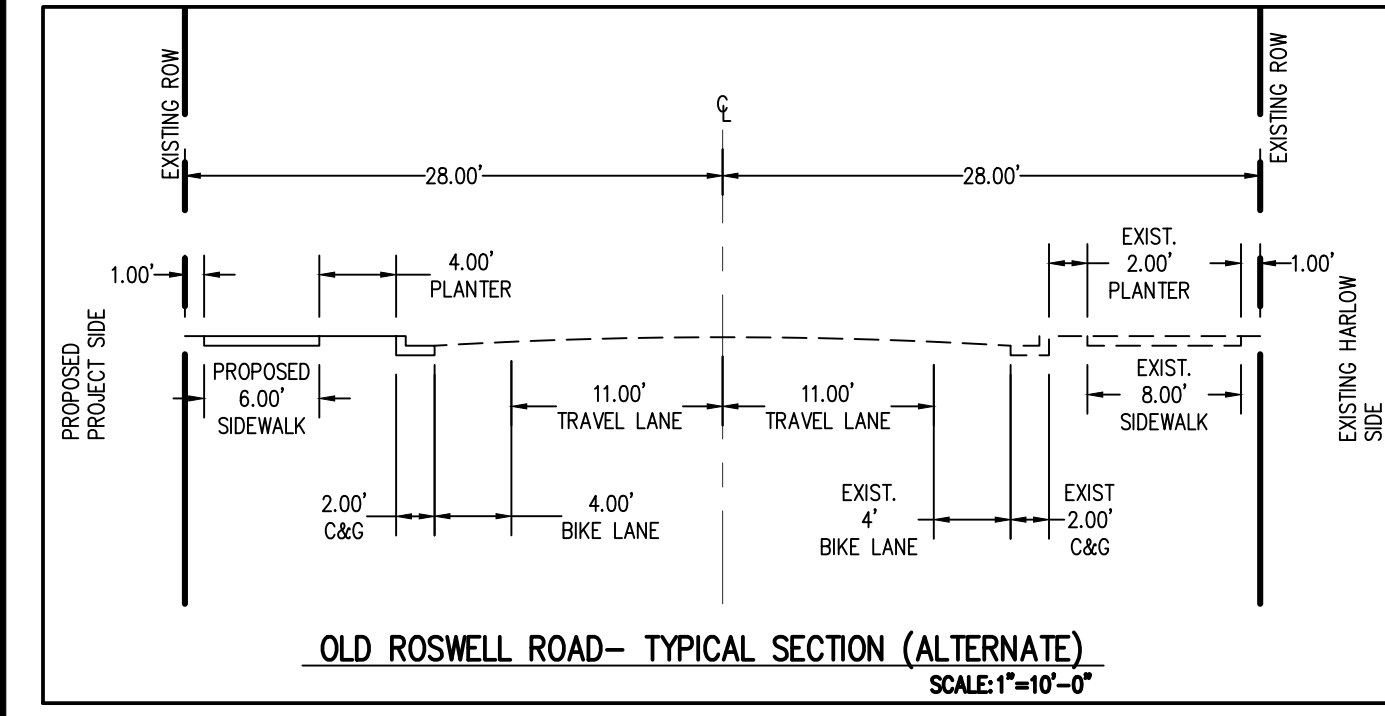
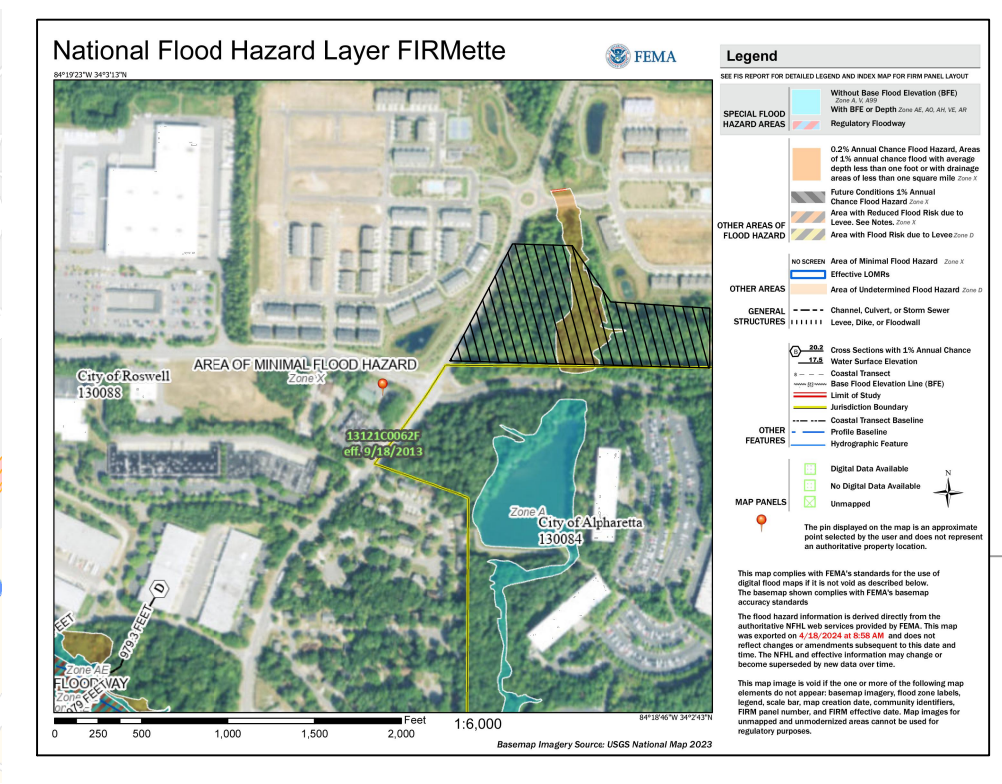
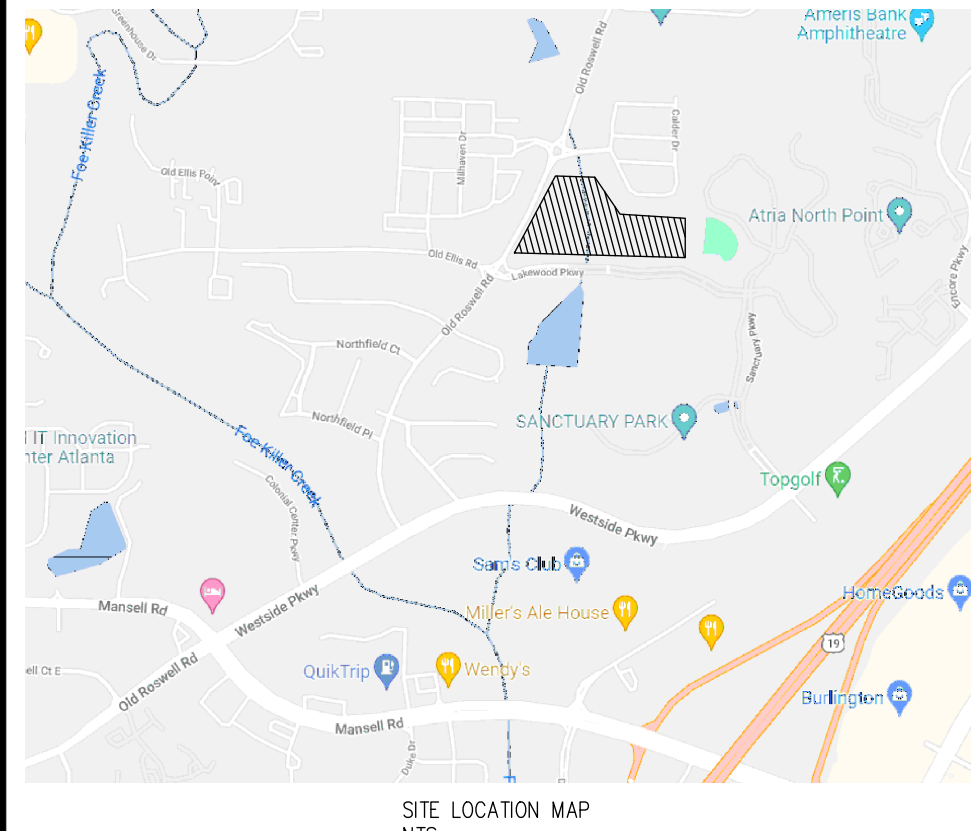
ALTA/ACSM LAND TITLE SURVEY FOR
 EAH ACQUISITIONS, LLC,
 CRP EAH ORR, LLC,
 and their successors and assigns, and
 CHICAGO TITLE INSURANCE COMPANY

LAND LOTS 592, 593, & 604
 1st DISTRICT, 2nd SECTION
 FULTON COUNTY, GEORGIA
 CITY OF ROSWELL

REVISED: NOVEMBER 20, 2014
 DATE: AUGUST 19, 2008
 SCALE: 1"=100'

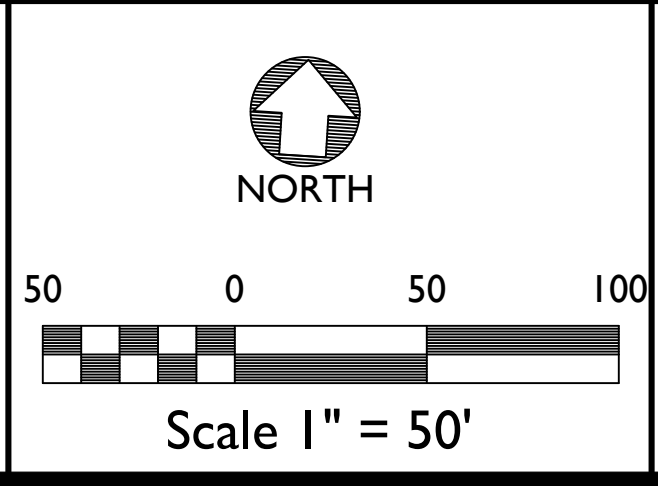
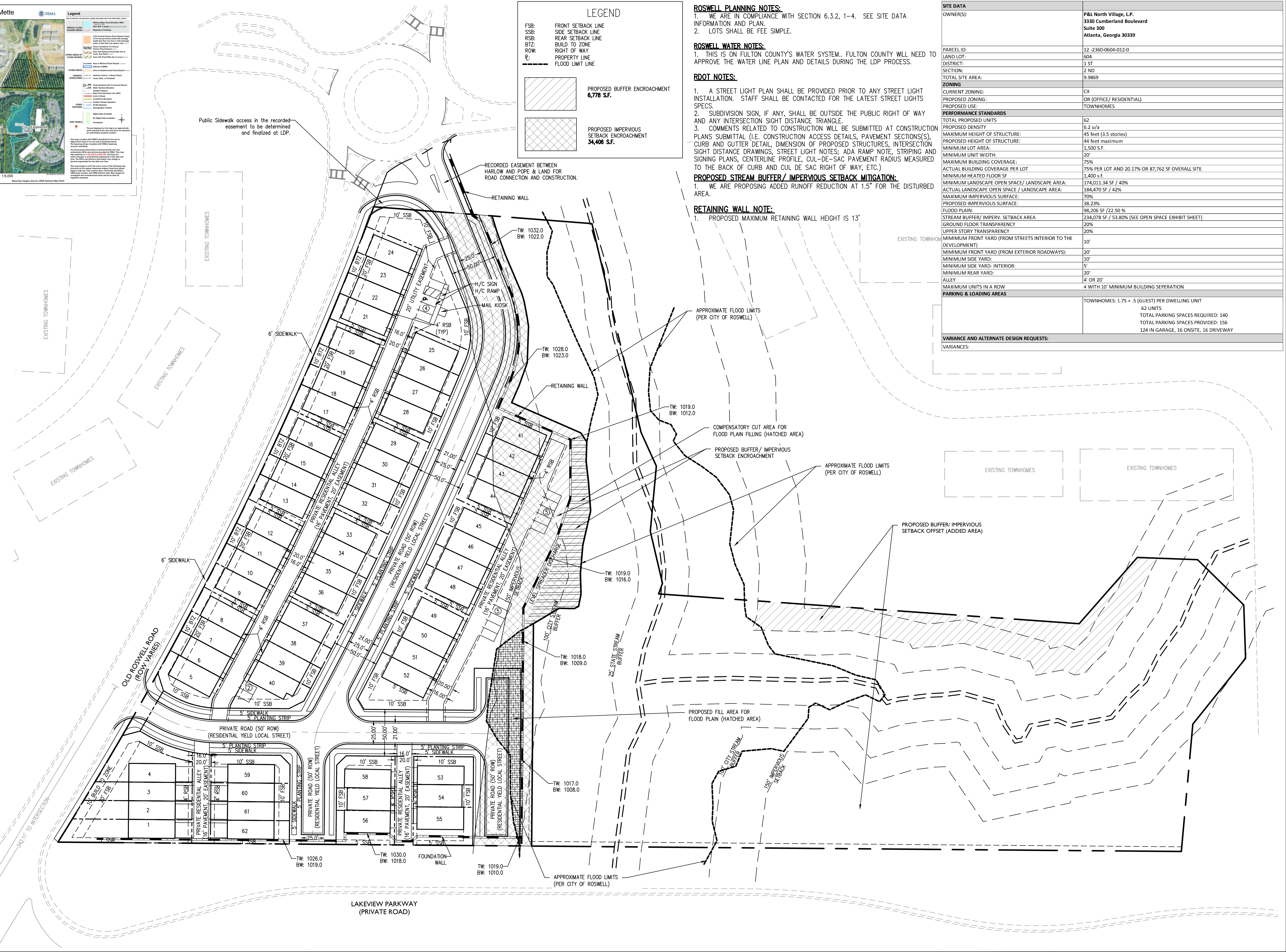
GRAPHIC SCALE - FEET
 0 100 200 300

PREPARED BY:
 BATES-LONG & ASSOCIATES
 11205 ALPHARETTA HWY., SUITE A-1
 ROSWELL, GEORGIA 30076
 TELEPHONE: 770-442-0282
 FAX: 770-683-7764
 EMAIL: bateslong@bateslong.net



ROSWELL PLANNING NOTES:
1. WE ARE IN COMPLIANCE WITH SECTION 6.3.2, 1-4. SEE SITE DATA INFORMATION AND PLAN.
2. LOTS SHALL BE FEE SIMPLE.
ROSWELL WATER NOTES:
1. THIS IS ON FULTON COUNTY'S WATER SYSTEM. FULTON COUNTY WILL NEED TO APPROVE THE WATER LINE PLAN AND DETAILS DURING THE LDP PROCESS.
ROOT NOTES:
1. A STREET LIGHT PLAN SHALL BE PROVIDED PRIOR TO ANY STREET LIGHT INSTALLATION. STAFF SHALL BE CONTACTED FOR THE LATEST STREET LIGHTS SPECS.
2. SUBDIVISION SIGN, IF ANY, SHALL BE OUTSIDE THE PUBLIC RIGHT OF WAY AND ANY INTERSECTION SIGHT DISTANCE TRIANGLE.
3. COMMENTS RELATED TO CONSTRUCTION WILL BE SUBMITTED AT CONSTRUCTION PLANS SUBMITTAL (I.E. CONSTRUCTION ACCESS DETAILS, PAVEMENT SECTIONS(S), CURB AND GUTTER DETAIL, DIMENSION OF PROPOSED STRUCTURES, INTERSECTION SIGHT DISTANCE DRAWINGS, STREET LIGHT NOTES; ADA RAMP NOTE, STRIPING AND SIGNING PLANS, CENTERLINE PROFILE, CUL-DE-SAC PAVEMENT RADIUS MEASURED TO THE BACK OF CURB AND CUL DE SAC RIGHT OF WAY, ETC.)
PROPOSED STREAM BUFFER/ IMPERVIOUS SETBACK MITIGATION:
1. WE ARE PROPOSING ADDED RUNOFF REDUCTION AT 1.5\"/>

Table with 2 columns: SITE DATA and PERFORMANCE STANDARDS. Includes owner information (P&L North Village, L.P.), parcel ID, zoning (CX), and various performance metrics like density, height, and area.



PRELIMINARY SITE PLAN

P&L NORTH VILLAGE L.P.

ROSWELL, GEORGIA

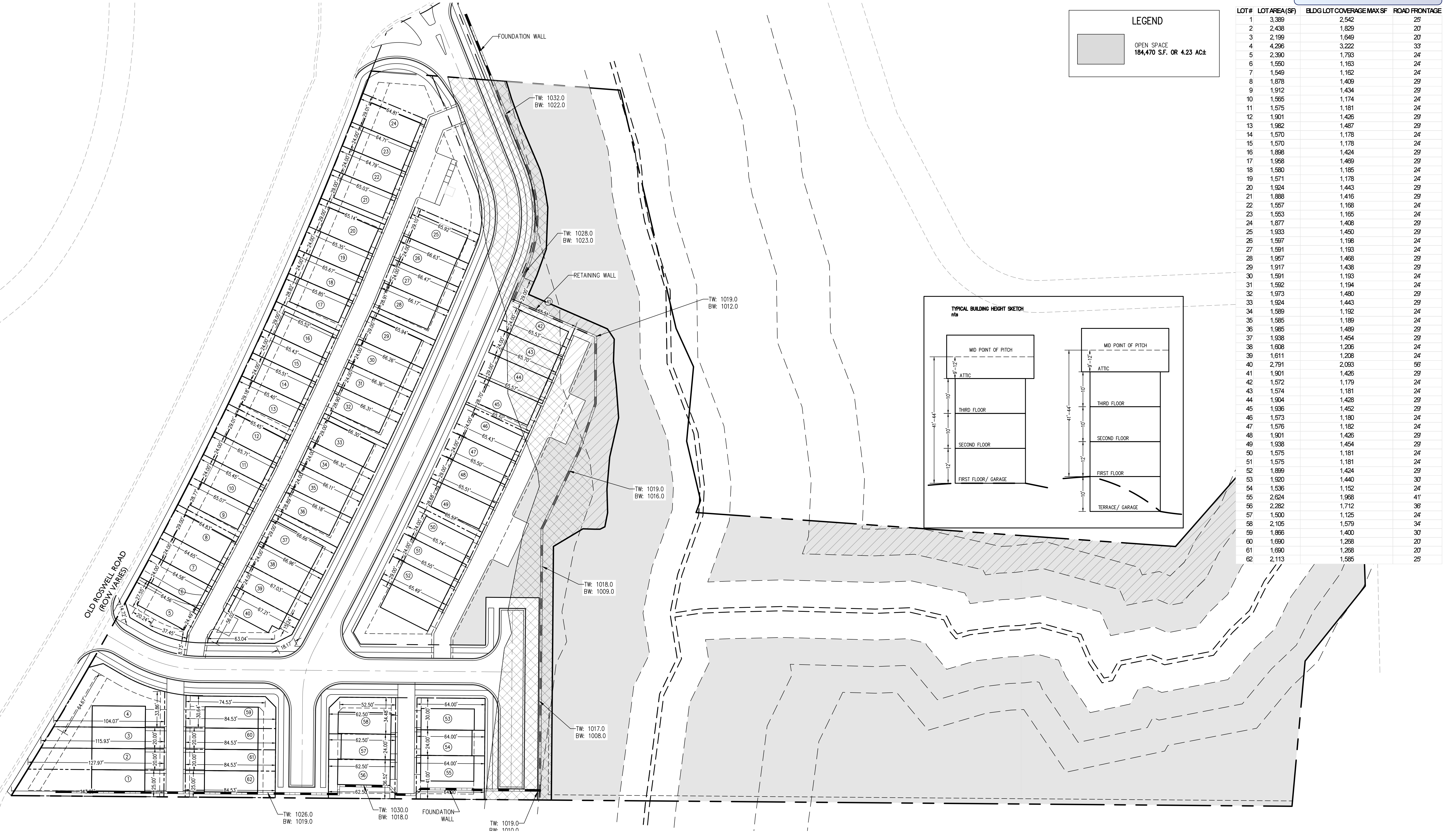
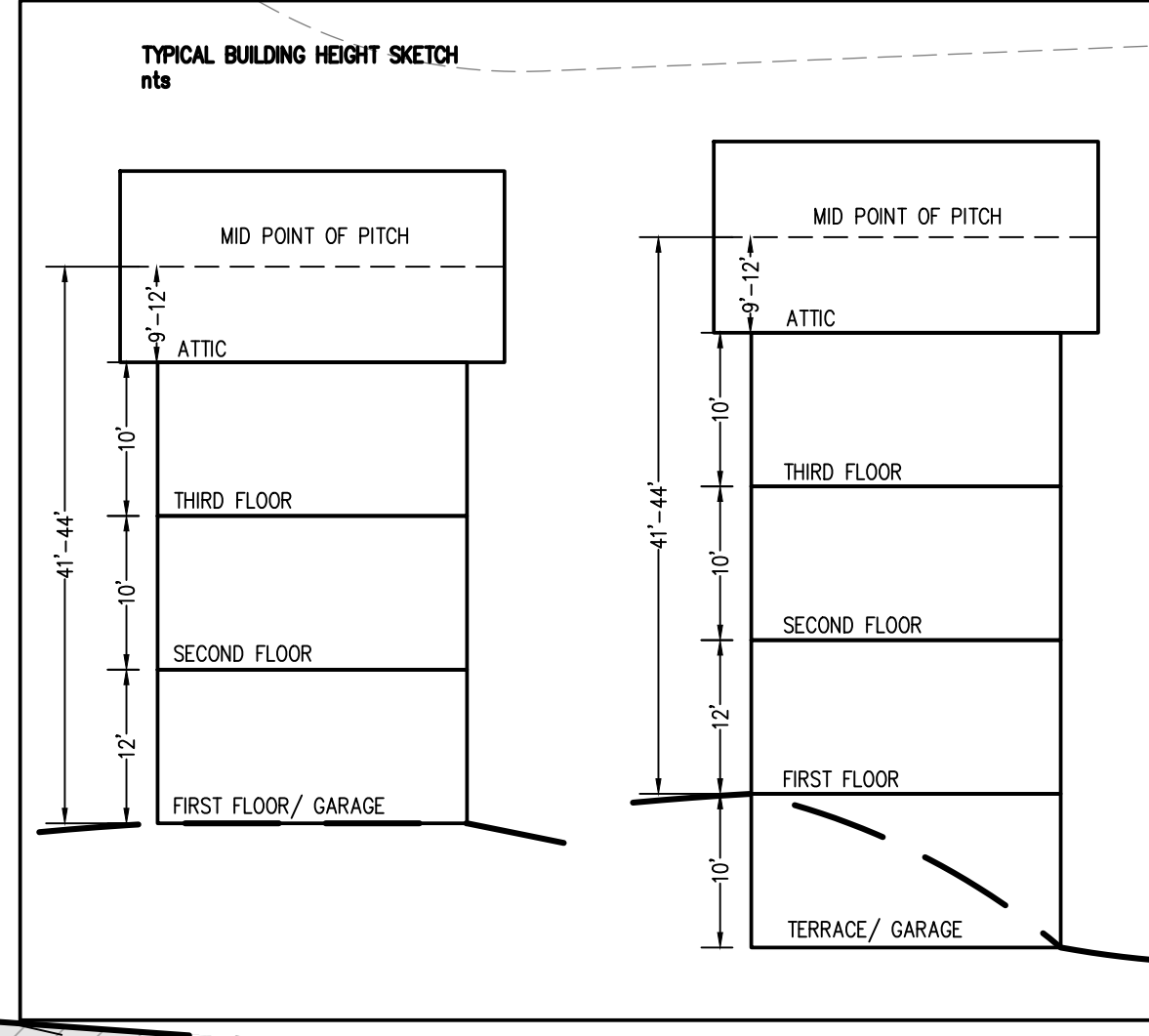
PROJECT INFORMATION

PROJECT NO.:	21-4680.00
DATE:	APRIL 23, 2025, REV: JANUARY 14, 2026
SCALE:	1" = 50'
FILE NAME:	OLD ROSWELL-POPE AND LAND TH7.dwg
DESIGN/DRAWN:	SLR/ SLR

LEGEND

OPEN SPACE
184,470 S.F. OR 4.23 AC±

LOT#	LOT AREA (SF)	BLDG LOT COVERAGE MAX SF	ROAD FRONTAGE
1	3,389	2,542	25'
2	2,438	1,829	20'
3	2,199	1,649	20'
4	4,296	3,222	33'
5	2,390	1,793	24'
6	1,560	1,163	24'
7	1,549	1,162	24'
8	1,878	1,409	29'
9	1,912	1,434	29'
10	1,565	1,174	24'
11	1,575	1,181	24'
12	1,901	1,426	29'
13	1,962	1,487	29'
14	1,570	1,178	24'
15	1,570	1,178	24'
16	1,898	1,424	29'
17	1,968	1,469	29'
18	1,580	1,185	24'
19	1,571	1,178	24'
20	1,924	1,443	29'
21	1,888	1,416	29'
22	1,567	1,168	24'
23	1,563	1,165	24'
24	1,877	1,408	29'
25	1,933	1,450	29'
26	1,597	1,198	24'
27	1,591	1,193	24'
28	1,957	1,468	29'
29	1,917	1,438	29'
30	1,591	1,193	24'
31	1,592	1,194	24'
32	1,973	1,480	29'
33	1,924	1,443	29'
34	1,589	1,192	24'
35	1,585	1,189	24'
36	1,985	1,489	29'
37	1,938	1,454	29'
38	1,608	1,206	24'
39	1,611	1,208	24'
40	2,791	2,093	56'
41	1,901	1,426	29'
42	1,572	1,179	24'
43	1,574	1,181	24'
44	1,904	1,428	29'
45	1,936	1,452	29'
46	1,573	1,180	24'
47	1,576	1,182	24'
48	1,901	1,426	29'
49	1,938	1,454	29'
50	1,575	1,181	24'
51	1,575	1,181	24'
52	1,899	1,424	29'
53	1,920	1,440	30'
54	1,536	1,152	24'
55	2,624	1,968	41'
56	2,282	1,712	36'
57	1,500	1,125	24'
58	2,105	1,579	34'
59	1,866	1,400	30'
60	1,690	1,268	20'
61	1,690	1,268	20'
62	2,113	1,585	25'



AEC

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE

50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecatl.com

NORTH

Scale 1" = 40'

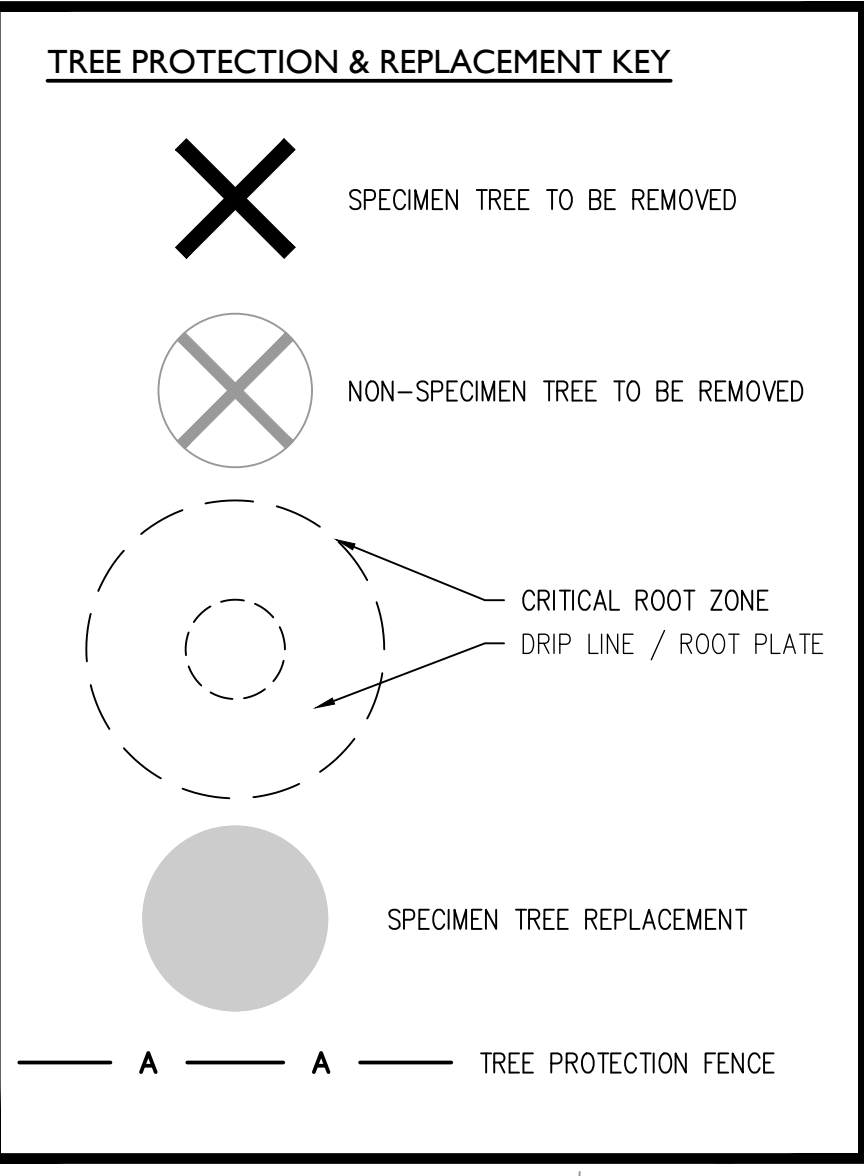
**PRELIMINARY
LOT DIMENSION PLAN
AND OPEN SPACE EXHIBIT**

P&L NORTH VILLAGE L.P.

ROSWELL, GEORGIA

PROJECT INFORMATION

PROJECT NO.: 21-4680.00
DATE: APRIL 23, 2025, REV: DECEMBER 12, 2025
SCALE: 1" = 40'
FILE NAME: OLD ROSWELL-POPE AND LAND TH7.dwg
DESIGN/DRAWN: SLR/ SLR



Specimen Trees to be Removed

Qty	Tag #	Tree	DBH	Unit Value	Specimen Multiplier	Total Units
1	2845	Black Cherry	9"	3	1	3.0
1	2848	Poplar	20"	6	1	6.0
1	2849	Poplar	22"	6.3	1	6.3
1	2852	Poplar	22"	6.3	1	6.3
1	2853	Black Cherry	10"	3.6	1	3.6
1	2854	Poplar	22"	6.3	1	6.3
1	2855	Poplar	23"	6.3	1	6.3
1	2856	Sweetgum	20"	6	1	6.0
1	2875	Poplar	20"	6	1	6.0
1	2876	Poplar	26"	6.9	1	6.9
1	2877	Pine	31"	7.5	1	7.5
Total Specimen Tree Units To Recompense						64.2

Specimen Recompense Calculations

Total Specimen Units Required for Replacement	44.2
Total Specimen Units Provided	76.5
Specimen Requirement Met	

Tree Sampling Calculations

Undisturbed Site Acreage (Stream Buffers - Naturally Wooded)	5.06
Average Trees per Sample Area (Prism Method)	12.3
Average Trees per Acre (Prism Method - 10 time multiplier) (Units)	123.3
Total Existing Density Factor (EDF) (Units)	623.9
(Undisturbed Acreage * Avg. Trees per Acre)	

Tree Density Calculations

Total Site Acreage (ac)	9.99
Utility & Maintenance Easements (ac)	0.0
Site Acreage Considered for Density (ac)	9.99
(Total Acreage - Utility Easement Acreage)	
Density Units Requirement (Units/Acre)	30
Total Site Density Factor (SDF) (Units)	299.7
(Density Acreage X Density Unit Requirement)	

Specimen Requirement Met

Total Existing Density Factor (EDF) (Units)	623.9
(Tree Sampling in Undisturbed Stream Area - Prism Method)	
Total Replacement Density Factor (RDF) (Units)	(324.2)
(SDF - EDF)	
Replacement Density Units Provided (Units)	42.0
Density Requirement Met	

Sample Area 1

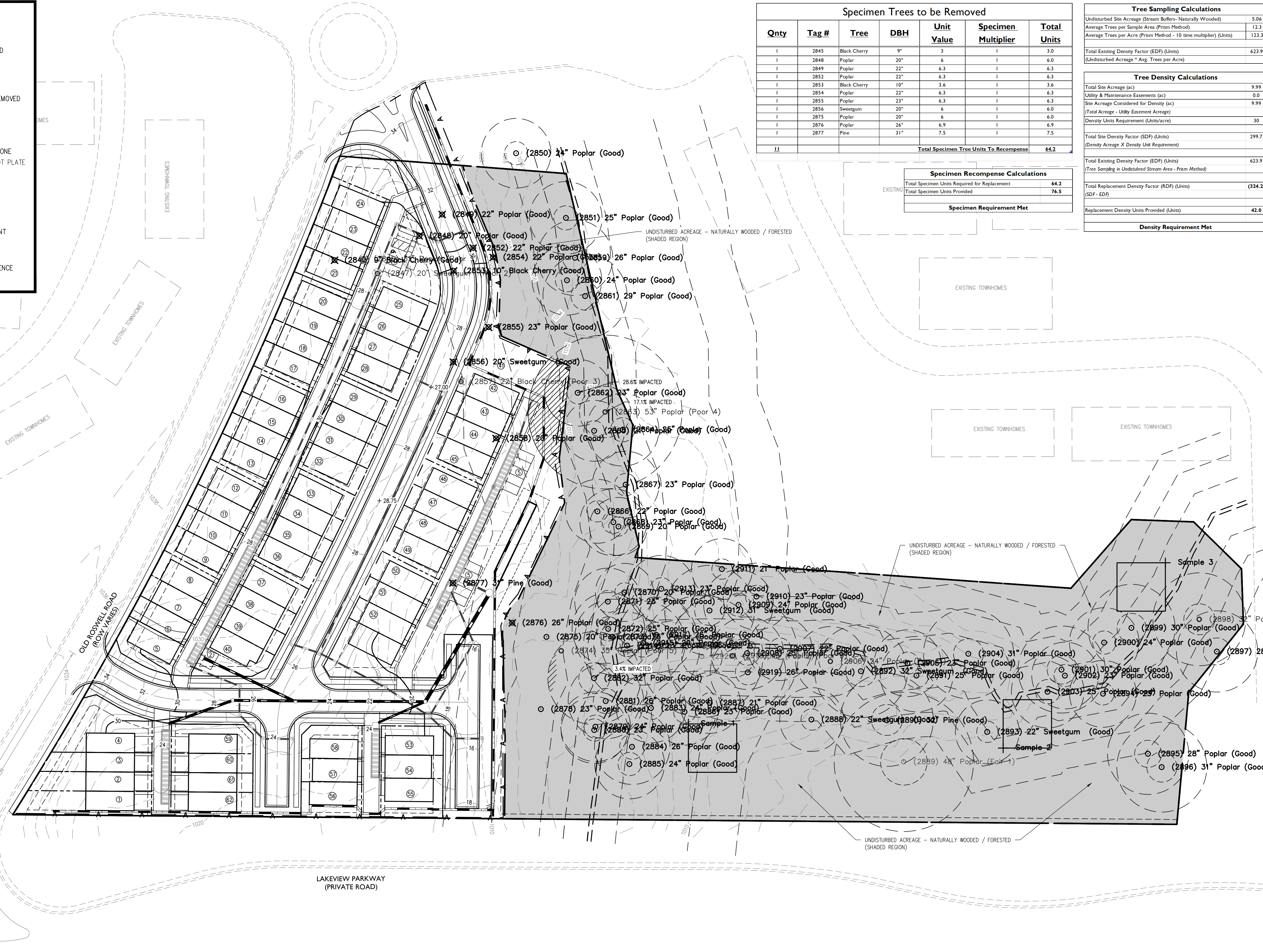
Qty	Tree	DBH	Unit Value	Total Units
1	Poplar	5"	2	2.0
1	Poplar	12"	4.2	4.2
1	Pine	15"	4.8	4.8
1	Poplar	21"	6	6.0
1	Poplar	8"	3	3.0
1	Pine	22"	6.3	6.3
1	Poplar	5"	2	2.0
1	Mulberry	5"	2	2.0
1	Red Maple	8"	3	3.0
1	Poplar	15"	4.8	4.8
10				38.1

Sample Area 2

Qty	Tree	DBH	Unit Value	Total Units
1	Pine	23"	6.3	6.3
1	Poplar	10"	3.6	3.6
1	Sweetgum	19"	5.7	5.7
1	Pine	20"	6	6.0
1	Poplar	11"	3.6	3.6
1	Pine	16"	5.3	5.3
1	Pine	20"	6	6.0
1	Poplar	15"	4.8	4.8
1	Poplar	5"	2	2.0
1	Poplar	12"	4.2	4.2
1	Poplar	16"	5.3	5.3
1	Poplar	5"	2	2.0
1	Pine	21"	6	6.0
1	Pine	21"	6	6.0
14				66.8

Sample Area 3

Qty	Tree	DBH	Unit Value	Total Units
1	Red Maple	7"	2.4	2.4
1	Southern Red Oak	6"	2.4	2.4
1	Poplar	16"	5.3	5.3
1	Sweetgum	12"	4.2	4.2
1	Red Maple	8"	3	3.0
1	Poplar	15"	4.8	4.8
1	Poplar	10"	3.6	3.6
1	Poplar	15"	4.8	4.8
1	Basswood	8"	3	3.0
1	Basswood	15"	4.8	4.8
1	Sweetgum	15"	4.8	4.8
1	Poplar	18"	5.7	5.7
1	Sweetgum	5"	2	2.0
13				50.8



AEC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecat.com

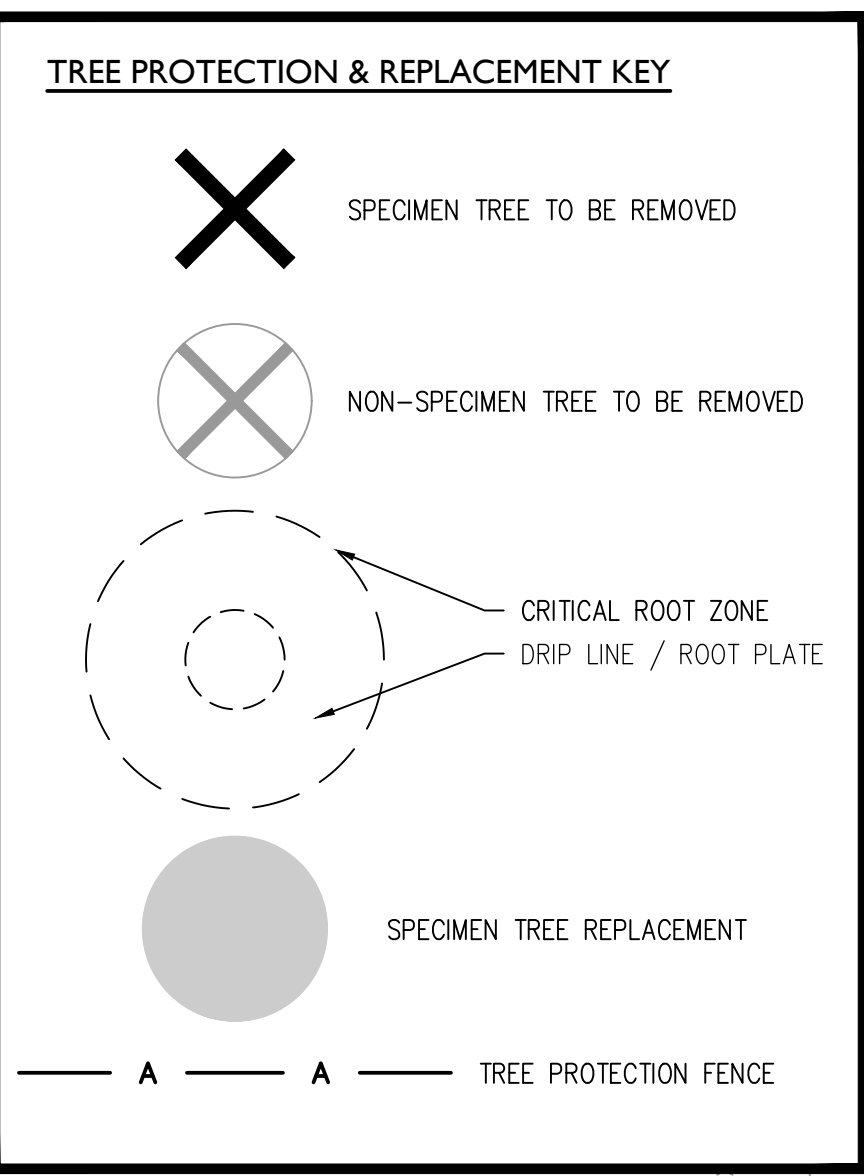
NORTH
50 0 50 100
Scale 1" = 50'

PRELIMINARY TREE PROTECTION PLAN

P&L NORTH VILLAGE L.P.
ROSWELL, GEORGIA

PROJECT INFORMATION

PROJECT NO.: 21-4680
DATE: 07/18/2025 REV: DECEMBER 12, 2025
SCALE: 1" = 50'
FILE NAME: OLD ROSWELL_POPE AND LAND_LANDSCAPE.dwg
DESIGN/DRAWN: NGH / SLR



Required Replacement & Specimen Recompense Trees

Density Replacement Qty	Specimen Replacement Qty	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Units (0.0 Required)	Total Specimen Units (64.2 Required)	% Of Total*	Overstory**	Specifications	
20		Quercus phellos	Willow Oak	3" Cal. / 10' Ht.	0.5	10.0		12.6%	12.6%	Single Straight Leader, Full & Even Form, Free of Pests and Disease	
12		Platanus chinensis	Chinese Pistache	3" Cal. / 10' Ht.	0.5	6.0		7.5%	7.5%	Single Straight Leader, Full & Even Form, Free of Pests and Disease	
33		Nyssa sylvatica	Black Gum	3" Cal. / 10' Ht.	0.5	16.5		20.8%	20.8%	Single Straight Leader, Full & Even Form, Free of Pests and Disease	
19		Ulmus americana 'Princeton'	Princeton American Elm	3" Cal. / 10' Ht.	0.5	9.5		11.9%	11.9%	Single Straight Leader, Full & Even Form, Free of Pests and Disease	
	19	Acer rubrum 'October Glory'	October Glory Red Maple	4" Cal.	0.9		17.1	11.9%	11.9%	Single Straight Leader, Full & Even Form, Free of Pests and Disease	
	15	Cryptomeria japonica	Japanese Cryptomeria	5" Cal.	1.5		22.5	9.4%	9.4%	Single Straight Leader, Full & Even Form, Free of Pests and Disease	
	21	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	4" Cal.	0.9		18.9	13.2%	13.2%	Single Straight Leader, Full & Even Form, Free of Pests and Disease	
	20	Magnolia grandiflora 'Brackens'	Brackens Brown Beauty	4" Cal.	0.9		18.0	12.6%	12.6%	Single Straight Leader, Full & Even Form, Free of Pests and Disease	
84	75	Total Tree Units Replaced					42.0	76.5	100.0%	100.0%	

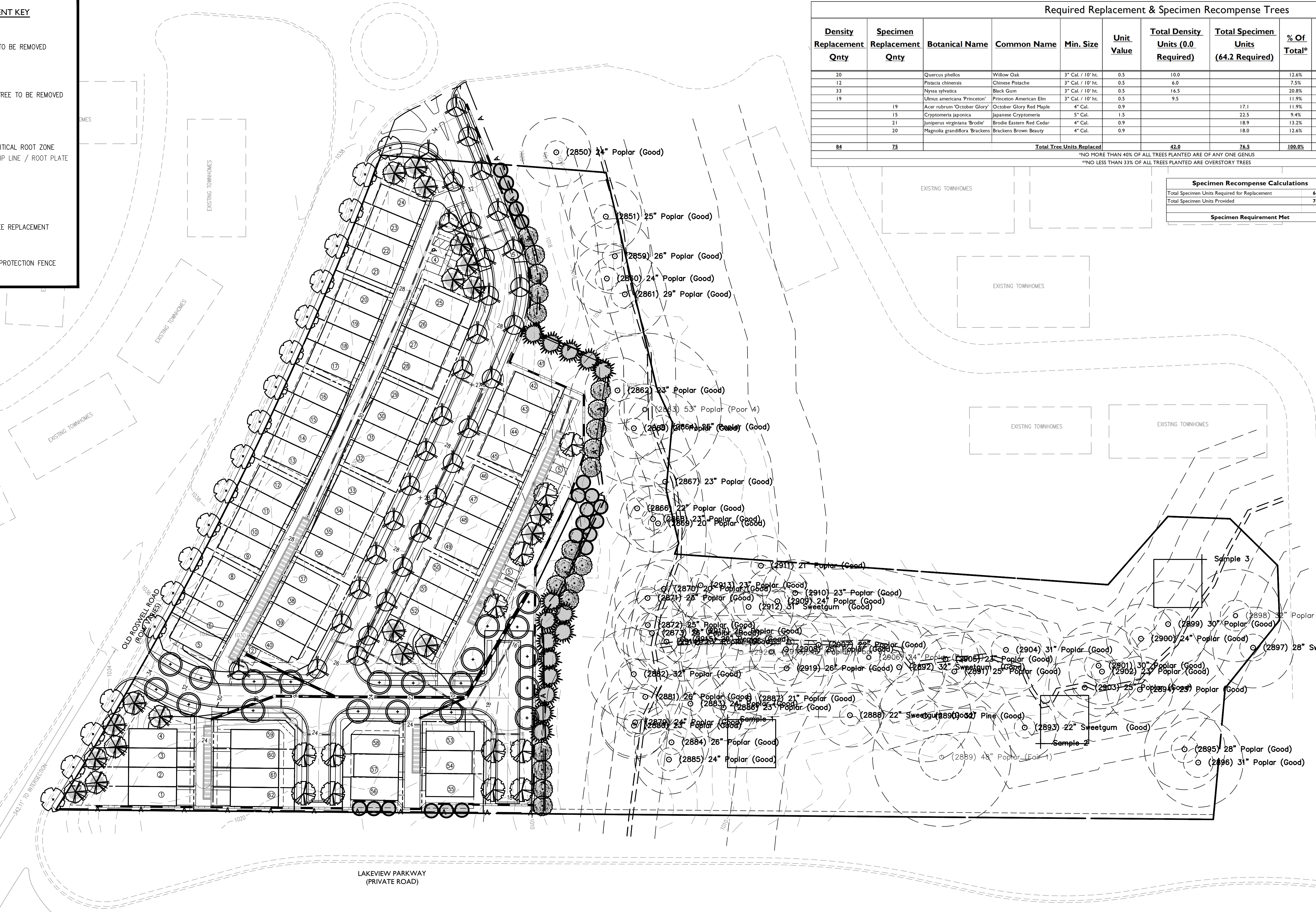
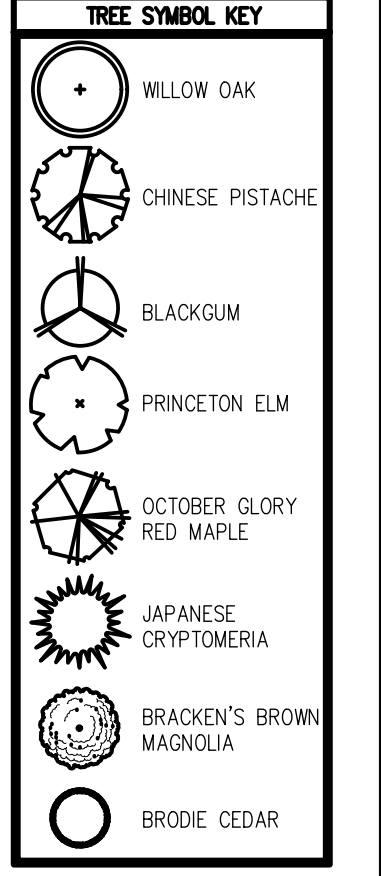
*NO MORE THAN 40% OF ALL TREES PLANTED ARE OF ANY ONE GENUS
**NO LESS THAN 33% OF ALL TREES PLANTED ARE OVERSTORY TREES

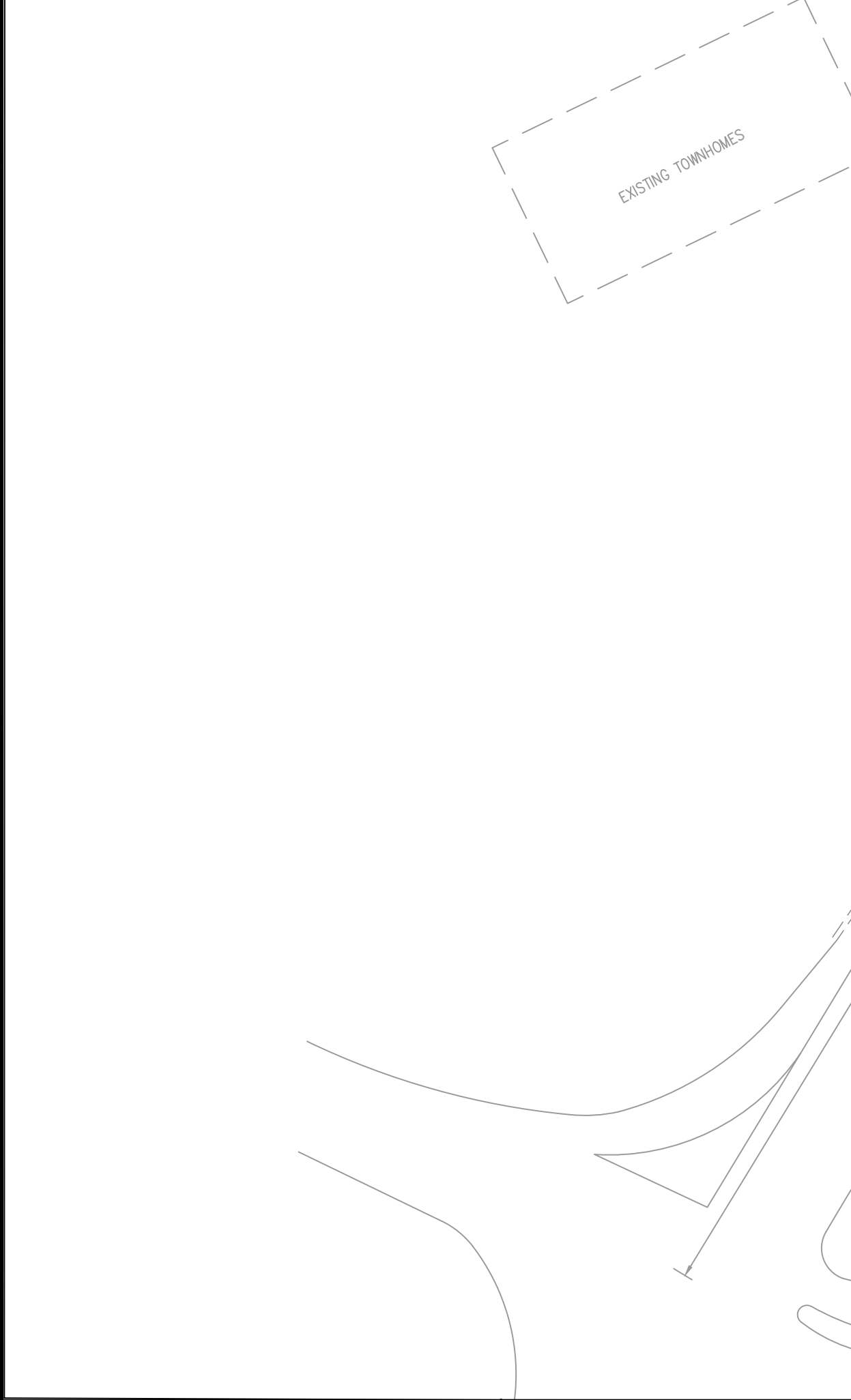
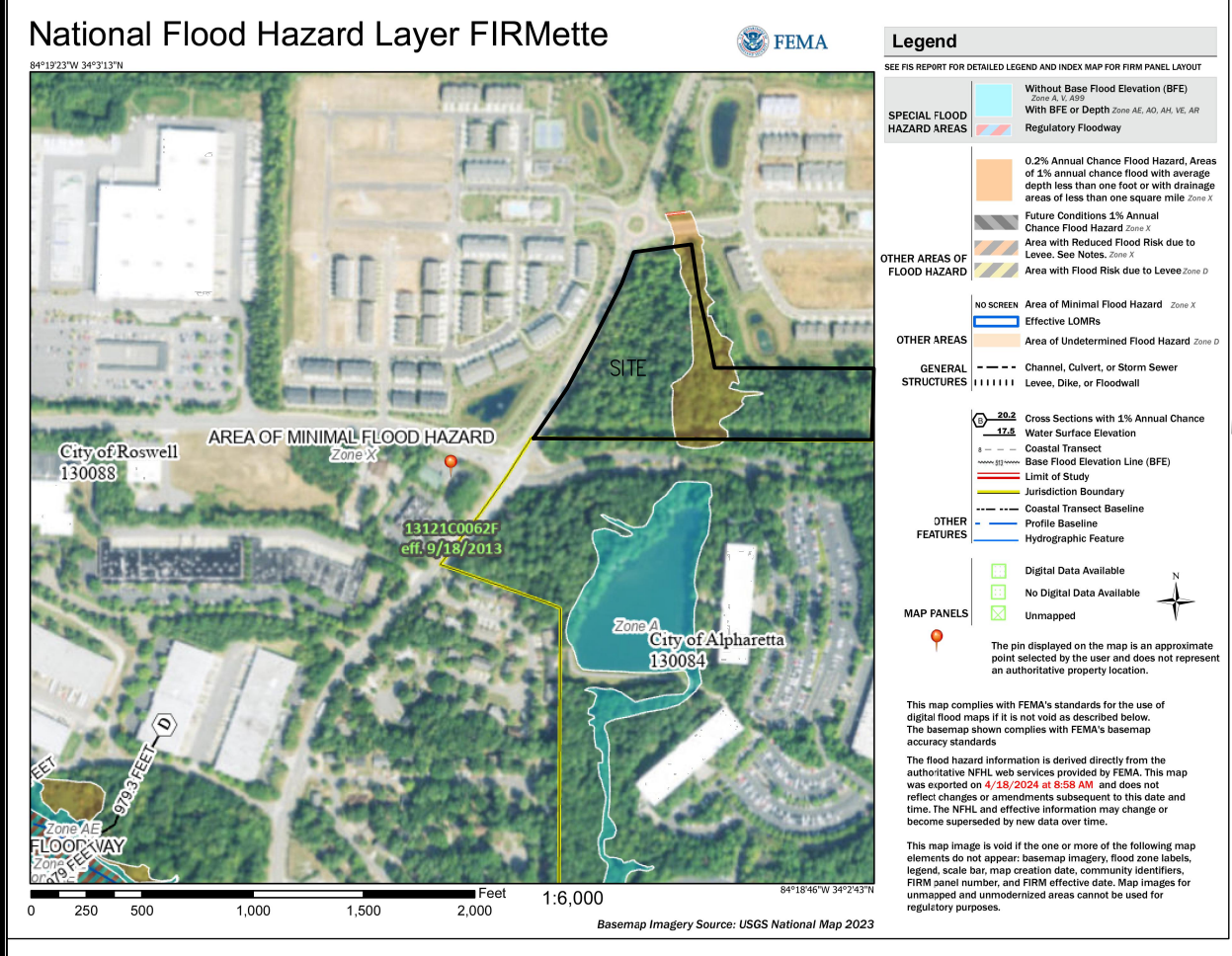
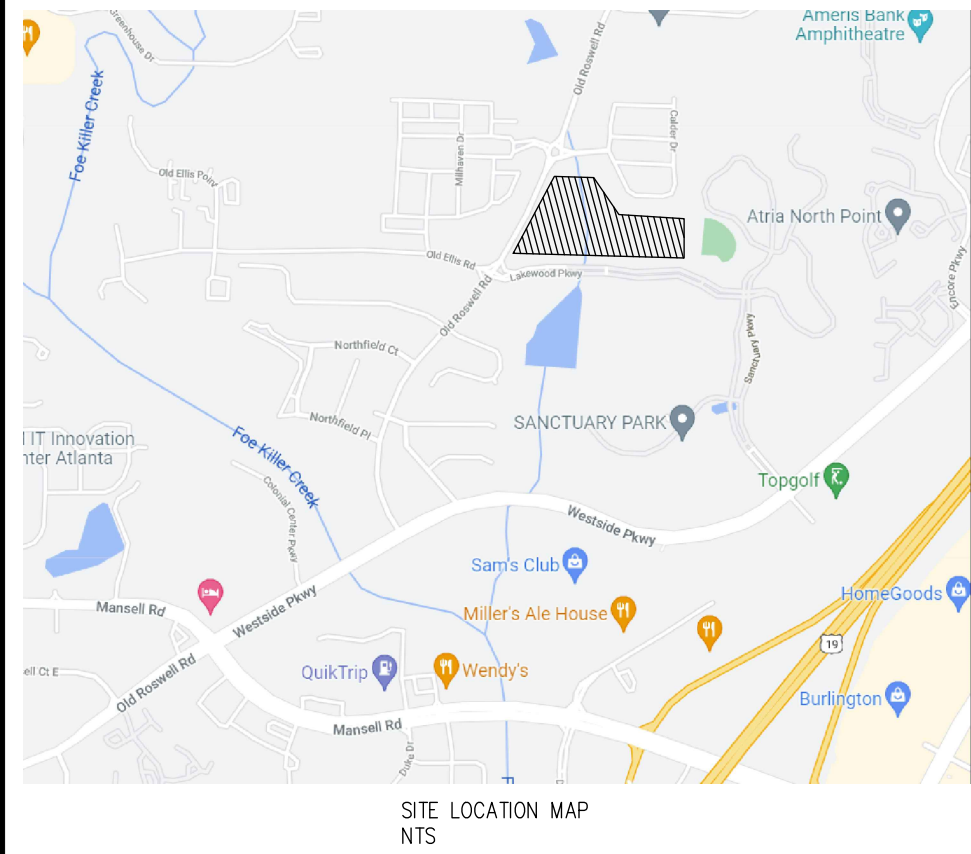
Specimen Recompense Calculations

Total Specimen Units Required for Replacement	64.2
Total Specimen Units Provided	76.5
Specimen Requirement Met	

Tree Density Calculations

Total Site Acreage (ac)	9.99
Utility & Maintenance Easements (ac)	0.0
Site Acreage Considered for Density (ac)	9.99
Total Acreage - Utility Easement Acreage	9.99
Density Units Requirement (Units/Acre)	30
Total Site Density Factor (SDF) (Units)	299.7
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Units)	623.9
(Tree Sampling in Undisturbed Stream Area - Prism Method)	
Total Replacement Density Factor (RDF) (Units)	(324.2)
(SDF - EDF)	
Replacement Density Units Provided (Units)	42.0
Density Requirement Met	





CITY OF ROSWELL STORMWATER NOTE

The City's acceptance of a stormwater management concept plan does not guarantee LDP approval. All applicable requirements of the City of Roswell Unified Development Code, including Section 12.5 for Stormwater Management, the City's Standard Construction Specifications, and the latest edition of the Georgia Stormwater Management Manual (GSMM), must be met during the final LDP review process.

STORMWATER MANAGEMENT CALCULATIONS

BASIN A
TOTAL ACREAGE: 2.17 AC.
PROPOSED VOLUME: 12,000 C.F./ DEVELOPED ACRE
2.17 AC X 12,000 C.F. = 26,040 C.F. REQUIRED VOLUME
PROPOSED VOLUME UNDER ALLEY: 28,122 C.F.

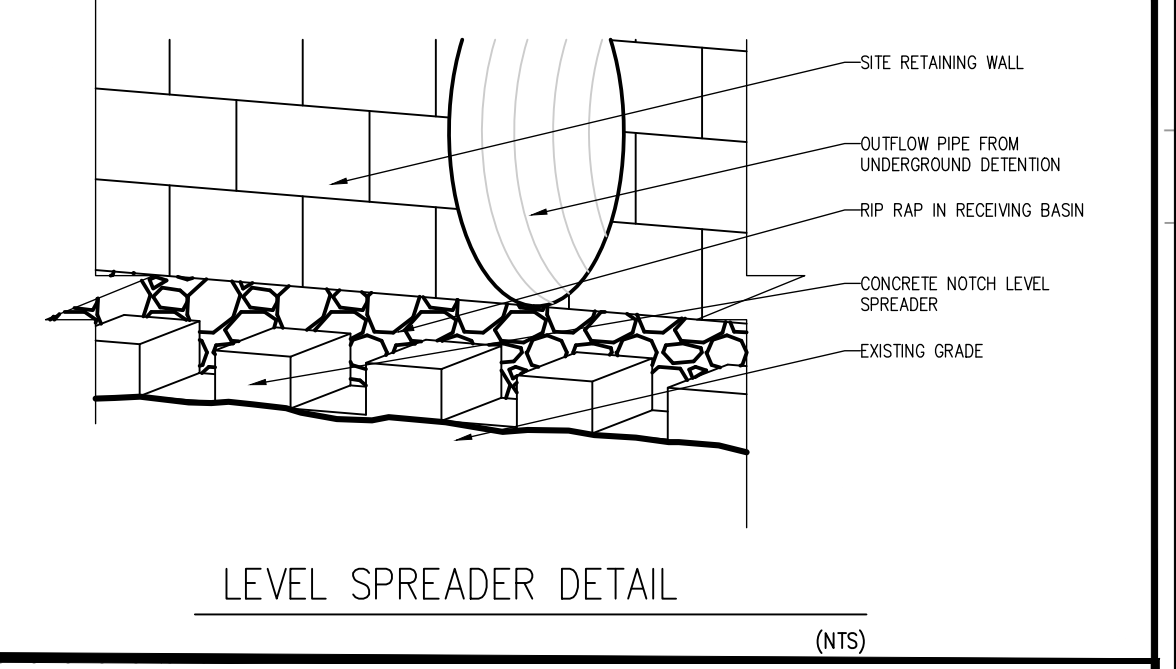
BASIN B
TOTAL ACREAGE: 2.18 AC.
PROPOSED VOLUME: 12,000 C.F./ DEVELOPED ACRE
2.18 AC X 12,000 C.F. = 26,160 C.F. REQUIRED VOLUME
PROPOSED VOLUME UNDER ALLEY: 29,465 C.F.

BASIN C
TOTAL ACREAGE: 0.48 AC.
PROPOSED VOLUME: 12,000 C.F./ DEVELOPED ACRE
0.48 AC X 12,000 C.F. = 5,760 C.F. REQUIRED VOLUME
PROPOSED VOLUME UNDER ALLEY: 6,154 C.F.

BASIN D
TOTAL ACREAGE: 0.28 AC.
PROPOSED VOLUME: 12,000 C.F./ DEVELOPED ACRE
0.28 AC X 12,000 C.F. = 3,360 C.F. REQUIRED VOLUME
PROPOSED VOLUME UNDER ALLEY: 4,433 C.F.

OVERALL STORMWATER CONCEPT NARRATIVE

EACH SUB-BASIN WITHIN THE DEVELOPMENT IS DESIGNED TO DRAIN TO THE UNDERGROUND STORMWATER SYSTEM IN THE ALLEY BETWEEN THE TOWNHOMES WITHIN THAT BASIN. ONCE THE STORMWATER IS TREATED AND DETAINED IN EACH SUB-BASIN, IT WILL BE DIRECTED TO A DISCHARGE STORMWATER TRUNK LINE THAT FLOWS TO A CONCRETE LEVEL SPREADER AND ULTIMATELY DISCHARGES TO THE CREEK RUNNING THROUGH THE PROPERTY IN A MANNER SIMILAR TO THE PRE-DEVELOPED CHARACTER.



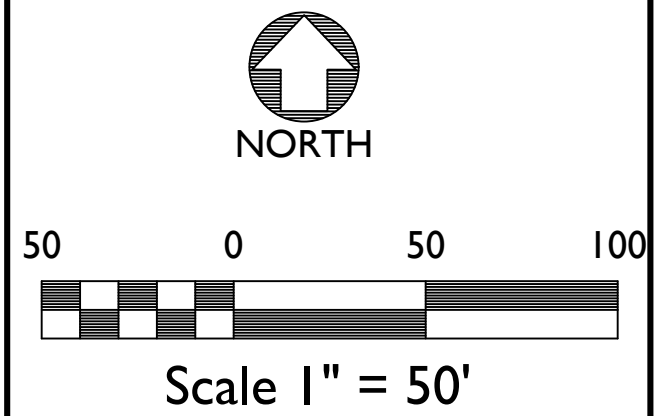
Installation Specifications

	HS290	HS180	HS75	HS31
A minimum depth above chamber	12"	12"	6"	6"
B minimum backfill	9"	9"	6"	6"
C chamber spacing	8.5'	5'	6'	6'
D chamber width	100.5"	77.8"	51"	33.9"
E backfill at edge of system	12"	12"	12"	12"
F chamber height	59.5"	45.5"	29.7"	15.9"
G minimum cover	24"	18"	18"	18"
H minimum depth	8"	8"	8"	8"

	HS290	HS180	HS75	HS31
Installed Storage Capacity*	164.5 ft ³ /chamber	176 ft ³ /chamber	74.9 ft ³ /chamber	31.1 ft ³ /chamber
Height	59.5"	45.5"	29.7"	15.9"
Width	100.5"	77.8"	51"	33.9"
Unit Length	51.8"	88.7"	81.1"	87.8"
Installed Length	48.3"	85.3"	84.9"	85.4"
Weight	125 lbs	127 lbs	70 lbs	32 lbs
Chambers/Panel	10	19	33	45
Material	Polypropylene	Polypropylene	Polypropylene	Polypropylene
Mfg. Process	Injection Molding	Injection Molding	Injection Molding	Injection Molding
Special Features	Integrated Handle	Integrated Handle	Integrated Handles	Low Profile Chamber
ASTM Standards	Meets or Exceeds	Meets or Exceeds	Meets or Exceeds	Meets or Exceeds

*Assuming 40% void volume of backfill with 9" bedding & 12" cover for HS290 and HS180, and 6" bedding & 6" cover for HS75 and HS31

UNDERGROUND DETENTION DETAIL



PRELIMINARY GRADING AND DRAINAGE PLAN

P&L NORTH VILLAGE L.P.

ROSWELL, GEORGIA

PROJECT INFORMATION

PROJECT NO.: 21-4680.00
DATE: MARCH 11, 2025, REV: DECEMBER 12, 2025
SCALE: 1" = 50'
FILE NAME: OLD ROSWELL-POPE AND LANDTOWNHOME 7.dwg
DESIGN/DRAWN: SLR/ SLR

Attachment: PL-20252326_0 Old Roswell Road GRADING Plans (PL-20252326 Reconning - 0 Old Roswell Road)



City of Roswell
Planning Commission
AGENDA ITEM REPORT

ID # - 10455

MEETING DATE: May 19, 2026
DEPARTMENT: Planning Commission
ITEM TYPE: Minutes

April 21, 2026 Planning Commission Minutes

Item Summary:

April 21, 2026 Planning Commission Minutes



Planning Commission

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

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

Tuesday, April 21, 2026

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 7:05 PM by Vice Chair Eric Schumacher.
 Chair Kitty Singleton: Absent, Vice Chair Eric Schumacher: Present, Commissioner Jason Frazier: Absent, Commissioner Pooja Gardner: Present, Commissioner Robert Mayer: Present, Commissioner Gurtej Narang: Present, Commissioner Carol Williams: Present, Director of Community Development Michelle Alexander: Present, Planning and Zoning Director Jeannie Peyton: Present, Code Enforcement Manager Keith Kenney: Present

II. Agenda Items

1. ZUSE-1225-000002 Consideration of Conditional Use Permit (CUP) for a Carriage House at 440 Houze Way

RESULT:	DENIED [3 TO 2]
MOVER:	Eric Schumacher, Vice Chair
SECONDER:	Pooja Gardner, Commissioner
IN FAVOR:	Eric Schumacher, Pooja Gardner, Carol Williams
OPPOSED:	Robert Mayer, Gurtej Narang
ABSENT:	Kitty Singleton, Jason Frazier

III. Text Amendments

2. Consideration of an ordinance to amend the Unified Development Code of the City of Roswell, Georgia by amending Article 2 Rules of Interpretation, Section 2.2.20 Residential Parking Location

RESULT:	APPROVED WITH CHANGE [UNANIMOUS]
MOVER:	Carol Williams, Commissioner
SECONDER:	Robert Mayer, Commissioner
IN FAVOR:	Schumacher, Gardner, Mayer, Narang, Williams
ABSENT:	Kitty Singleton, Jason Frazier

3. Consideration of an ordinance to amend the Unified Development Code of the City of Roswell, Georgia by amending Article 10 Site Development, Section 10.1.14 Parking Lot Layout and Design

RESULT:	APPROVED WITH CHANGE [UNANIMOUS]
MOVER:	Eric Schumacher, Vice Chair
SECONDER:	Carol Williams, Commissioner
IN FAVOR:	Schumacher, Gardner, Mayer, Narang, Williams
ABSENT:	Kitty Singleton, Jason Frazier

4. Consideration of an ordinance to amend the Unified Development Code of the City of Roswell, Georgia by amending Article 10, Section 10.3.22 Temporary Sign Permit Required

RESULT:	DEFERRED [UNANIMOUS]
MOVER:	Robert Mayer, Commissioner
SECONDER:	Carol Williams, Commissioner
IN FAVOR:	Schumacher, Gardner, Mayer, Narang, Williams
ABSENT:	Kitty Singleton, Jason Frazier

5. Consideration of an ordinance to amend the Unified Development Code of the City of Roswell, Georgia by amending Article 14, Section 14.2 Defined Terms

RESULT:	DEFERRED [UNANIMOUS]
MOVER:	Robert Mayer, Commissioner
SECONDER:	Carol Williams, Commissioner
IN FAVOR:	Schumacher, Gardner, Mayer, Narang, Williams
ABSENT:	Kitty Singleton, Jason Frazier

6. Consideration of an ordinance to amend the UDC of the City of Roswell, Georgia by amending Article 10 Site Development, Section 10.3 Signs

RESULT: APPROVED WITH CHANGE [UNANIMOUS]
MOVER: Robert Mayer, Commissioner
SECONDER: Pooja Gardner, Commissioner
IN FAVOR: Schumacher, Gardner, Mayer, Narang, Williams
ABSENT: Kitty Singleton, Jason Frazier

7. Consideration of an ordinance to amend the Unified Development Code of the City of Roswell, Georgia by amending Article 9 Use Provisions, Section 9.7 Accessory Uses, Section 9.7.12 Horse Stable, Non-Commercial

RESULT: DENIED [3 TO 2]
MOVER: Robert Mayer, Commissioner
SECONDER: Pooja Gardner, Commissioner
IN FAVOR: Pooja Gardner, Robert Mayer, Carol Williams
OPPOSED: Eric Schumacher, Gurtej Narang
ABSENT: Kitty Singleton, Jason Frazier

8. Consideration of an ordinance to amend the Unified Development Code of the City of Roswell, Georgia by amending Article 3 Residential Districts, Section 3.4 Allowed Uses, Section 3.4.2 Use Table

RESULT: DENIED [3 TO 2]
MOVER: Robert Mayer, Commissioner
SECONDER: Pooja Gardner, Commissioner
IN FAVOR: Pooja Gardner, Robert Mayer, Carol Williams
OPPOSED: Eric Schumacher, Gurtej Narang
ABSENT: Kitty Singleton, Jason Frazier

9. 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

RESULT: APPROVED WITH CHANGE [UNANIMOUS]
MOVER: Robert Mayer, Commissioner
SECONDER: Pooja Gardner, Commissioner
IN FAVOR: Schumacher, Gardner, Mayer, Narang, Williams
ABSENT: Kitty Singleton, Jason Frazier

IV. Minutes

Planning Commission Special Called Meeting Minutes, December 5, 2025, and Planning Commission (regular) Meeting Minutes, February 17, 2026, are deferred by Vice Chair Schumacher's recommendation.

10. December 5, 2025 Planning Commission Special Called Minutes

RESULT: DEFERRED [UNANIMOUS]

11. February 17, 2026 Planning Commission Minutes

RESULT: DEFERRED [UNANIMOUS]

V. Adjournment

The meeting was adjourned at 11:26 PM.



City of Roswell
Planning Commission
AGENDA ITEM REPORT

ID # - 10406

MEETING DATE: May 19, 2026
DEPARTMENT: Planning Commission
ITEM TYPE: Minutes

February 17, 2026 Planning Commission Minutes

Item Summary:

February 17, 2026 Planning Commission Minutes



Planning Commission

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

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

Tuesday, February 17, 2026

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 Chair Kitty Singleton.

Chair Kitty Singleton: Present, Vice Chair Eric Schumacher: Present, Commissioner Jason Frazier: Present, Commissioner Pooja Gardner: Absent, Commissioner Robert Mayer: Present, Commissioner Gurtej Narang: Absent, Commissioner Carol Williams: Present, Planner III Angela Rambeau: Present, Planning and Zoning Director Jeannie Peyton: Present, Director of Community Development Michelle Alexander: Present, Engineering Manager Osmany Ordóñez: Present, Engineering Plan Reviewer Sam Wood: Present, Assistant City Attorney Joe Cusack, present

II. Agenda Items

1. Consideration of ZUSE-1225-000003 - 1050 Holcomb Bridge Road - QuikTrip Conditional Use with Concurrent Variance

Approved per Staff Conditions which are as follows:

- 1. The land disturbance permit (LDP) may include minor modifications to the site plan to meet Transportation conditions of approval; and*
- 2. Meet all other conditions of approval by Building, Stormwater, Engineering, Fire, Tree and Planning and Zoning.*

In addition to Staff Conditions, the Planning Commission submitted a list of recommendations to be included.

RESULT:	APPROVED WITH CONDITIONS [4 TO 1]
MOVER:	Robert Mayer, Commissioner
SECONDER:	Jason Frazier, Commissioner
IN FAVOR:	Kitty Singleton, Jason Frazier, Robert Mayer, Carol Williams
OPPOSED:	Eric Schumacher
ABSENT:	Pooja Gardner, Gurtej Narang

III. Text Amendments

2. Consideration of a Text Amendment to the Unified Development Code, Article 14, Definitions, Section 14.2., Defined Terms (Initiation)

Approved per changes to the definition as shown below:

Computer or Data Processing

Facilities where electronic data is processed by employees, including, without limitation, data entry, storage, conversion or analysis, subscription and credit card transaction processing, telephone sales and order collection, mail order and catalog sales, and mailing list preparation but shall not include any building, structure, or facility (or any portion or complex of the foregoing), in which any substantial floor area is devoted to operating data processing or computing equipment for commercial computer applications or services, such as developing, running, delivering, or transmitting computer applications or services, or for storing and managing the data associated with such services. By way of example, and not of limitation, such computer applications or services described herein may be related to crypto-currency mining, data mining, cloud computing and storage, and artificial intelligence.

RESULT:	APPROVED WITH CHANGE [UNANIMOUS]
MOVER:	Robert Mayer, Commissioner
SECONDER:	Jason Frazier, Commissioner
IN FAVOR:	Singleton, Schumacher, Frazier, Mayer, Williams
ABSENT:	Pooja Gardner, Gurtej Narang

3. Consideration of a Text Amendment to the Unified Development Code, Article 9, Use Provisions, Section 9.6.6., Warehouse and Distribution (Initiation)

This item was administratively withdrawn at this time.

RESULT:	MOTION TO WITHDRAW [UNANIMOUS]
MOVER:	Kitty Singleton, Chair
SECONDER:	Robert Mayer, Commissioner
IN FAVOR:	Singleton, Schumacher, Frazier, Mayer, Williams
ABSENT:	Pooja Gardner, Gurtej Narang

IV. 2026 Elections – Chair & Vice Chair

Commissioner Williams moved to re-elect Chair Singleton and Vice Chair Schumacher for 2026, seconded by Commissioner Mayer, passing unanimously.

V. 2026 Calendar

Chair Singleton moved to approve the 2026 Planning Commission meeting calendar with no meeting in December, seconded by Commissioner Williams, passing unanimously.

VI. Minutes

1. November 18, 2025 PC Meeting Minutes

RESULT:	APPROVED [4 TO 0]
MOVER:	Kitty Singleton, Chair
SECONDER:	Carol Williams, Commissioner
IN FAVOR:	Kitty Singleton, Eric Schumacher, Jason Frazier, Carol Williams
ABSTAIN:	Robert Mayer
ABSENT:	Pooja Gardner, Gurtej Narang

2. December 5, 2025 PC Special Called Meeting Minutes

RESULT:	DEFERRED [UNANIMOUS]
MOVER:	Carol Williams, Commissioner
SECONDER:	Kitty Singleton, Chair
IN FAVOR:	Singleton, Schumacher, Frazier, Mayer, Williams
ABSENT:	Pooja Gardner, Gurtej Narang

VII. Adjournment

There being no further comments or discussion, the meeting was adjourned at 10:08 PM.

Attachment: Feb. 17, 2026 PC Brief Minutes (February 17, 2026 Planning Commission Minutes)



City of Roswell
Planning Commission
AGENDA ITEM REPORT

ID # - 10407

MEETING DATE: May 19, 2026
DEPARTMENT: Planning Commission
ITEM TYPE: Minutes

December 5, 2025 Planning Commission Special Called Minutes

Item Summary:

December 5, 2025 Planning Commission Special Called Minutes *(previously deferred)*



Planning Commission

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

Chair Kitty Singleton
 Vice Chair Eric Schumacher
 Commissioner Jason Frazier
 Commissioner Pooja Gardner
 Commissioner Charles Krieger
 Commissioner Gurtej Narang
 Commissioner Carol Williams

Friday, December 5, 2025

11:00 AM

City Hall - Room 220

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

Welcome

I. Call to Order

The meeting was called to order at 11:20 AM by Chair Kitty Singleton
 Chair Kitty Singleton: Present, Vice Chair Eric Schumacher: Present, Commissioner Jason Frazier: Present, Commissioner Pooja Gardner: Absent, Commissioner Charles Krieger: Present, Commissioner Gurtej Narang: Absent, Commissioner Carol Williams: Absent, Planner III Angela Rambeau: Present, Planning and Zoning Director Jeannie Peyton: Present, Transportation Planning Manager Mark Dana: Present, Director of Community Development Michelle Alexander: Present, City Engineer/Engineering Director Lee Smith: Present, Landscape Architect/Certified Arborist Laura Sommet: Present.

II. Agenda Items

1. 20250627 - 0 Sweetapple Road - The Gardens at Sweet Apple Preliminary Plat Renewal

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kitty Singleton, Chair
SECONDER:	Charles Krieger, Commissioner
IN FAVOR:	Kitty Singleton, Eric Schumacher, Jason Frazier, Charles Krieger
ABSENT:	Pooja Gardner, Gurtej Narang, Carol Williams

2. 20253357 - 342 Jones Rd - Cottages on Jones Preliminary Plat Renewal

The address was verbally corrected to 342 Jones Drive.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jason Frazier, Commissioner
SECONDER:	Charles Krieger, Commissioner
IN FAVOR:	Kitty Singleton, Eric Schumacher, Jason Frazier, Charles Krieger
ABSENT:	Pooja Gardner, Gurtej Narang, Carol Williams

III. Commission Introduced Topic

The Board discussed ways to improve the submittal and approval processes.

IV. Adjournment

There being no further comments or discussion the meeting was adjourned at 12:26 PM

X

Kitty Singleton
Chair, Planning Commission

Attachment: 12_December 5, 2025 Special Called Brief Minutes (December 5, 2025 Planning Commission Special Called Minutes)