



**Meeting Minutes**  
**Mayor and City Council Special Called**

*Mayor Jere Wood*  
*Council Member Nancy Diamond*  
*Council Member Rich Dippolito*  
*Council Member Kent Igleheart*  
*Council Member Jerry Orleans*  
*Council Member Betty Price*  
*Council Member Becky Wynn*

Monday, May 13, 2013

5:30 PM

Room 220 - City Hall

**WELCOME**

**Present:** 6 - Mayor Jere Wood, Council Member Rich Dippolito, Council Member Jerry Orleans, Council Member Betty Price, Council Member Becky Wynn, and Council Member Nancy Diamond

**Absent:** 1 - Council Member Kent Igleheart

*Historic Preservation Commission Members Present: Judy Meer; Richard Hallberg; Lonnie Mims; Tony Landers; Alex Paulson; Mary Ann Pepper; Mike Walsh, recused himself.*

*Staff Present: City Administrator Kay Love; Deputy City Administrator Michael Fischer; City Attorney David Davidson; Community Development Director Alice Wakefield; Planning and Zoning Director Brad Townsend; Community Development City Planner Jackie Deibel; Community Development Planner II Courtney Lankford; Finance Director Keith Lee; Transportation Director Steve Acenbrak; Transportation Land Development Manager Clyde Stricklin; Community Relations Coordinator Karen Zitomer; City Clerk Marlee Press.*

**Community Development - Councilmember Nancy Diamond**

**Public Hearing regarding the proposed amendment to the Boundaries of the Historic Properties Map.**

*Presented by Bradford D. Townsend, Planning & Zoning Director*

*City Administrator Kay Love introduced this item. Ms. Love clarified that this is a special called meeting of the Mayor and City Council and the Historic Preservation Commission (HPC) regarding the boundaries of the Historic District of Roswell. There has been much discussion up to this point; this is one of the required steps in this process. Mayor and Council also have an item on tonight's Regular Meeting of Mayor and Council at 7:00 p.m. for which this is a precursor.*

*Planning and Zoning Director Brad Townsend stated this is a change in the boundaries. Referring to a graphic displayed, he indicated the complete boundary of the historic district; this change only involves three lots: 79, 83, and 85 Webb Street. Mr. Townsend stated HPC is required to review this proposed amendment; HPC*

completed their review and recommended the change in the boundaries. The state has reviewed this and supports the changing of the historic boundaries. City staff recommends the first reading of the ordinance at this evening's Regular Meeting of Mayor and Council at 7:00 p.m., with the second reading of the ordinance scheduled for the next Regular Meeting of Mayor and Council on May 29, 2013.

Mr. Townsend, referring to an aerial view of the location, pointed out the three lots proposed for inclusion in the historic district; these properties are vacant. Mr. Townsend reiterated that staff recommends that Mayor and Council and the HPC move that this item be placed on the agenda to amend the boundaries.

*Council questions:*

Councilmember Orlans asked why the small corner south of 79 Webb Street is not included in this boundary change. He asked if the resident does not want to be included; did this come up for discussion. Mr. Townsend replied, "I believe the current owner of the property has asked to be brought in has approached them and they are not interested at this time in being brought into this boundary."

Councilmember Orlans noted that for several years there has been discussion regarding the extension of the historic boundary out to Woodstock and Canton Street. He asked why that area is not being included in this process to change the boundary; could this be amended now or could staff begin looking at including the Woodstock and Canton Street area, or would that delay this proposed amendment; did this ever come up in the discussion for this proposed boundary change. Mr. Townsend replied, "Related to this particular application, it did not. We were approached by the landowner of this property, had to do a report that went to the HPC, then submitted to the State for their review. Once that report came back, we were processing the amendment at this point. Other amendments to the historic boundaries would go through the same process. If we are looking to extend it out to Woodstock Road, we would want to know to what extent, contact those land owners to make sure that they are agreeable, and probably get direction from Mayor and Council that it is something they would favor us taking forward. Yes, it is too late to include that in this process."

Councilmember Price asked who reviewed this proposed change at the state and why. City Planner Jackie Deibel stated it went to the State Historic Preservation Office with the Department of Natural Resources (DNR). Mr. Townsend confirmed that the required procedural process includes a state review of the written report from City staff, along with the HPC recommendations. Councilmember Price asked, "The genesis of this is that these three land owners want it?" Mr. Townsend replied, "Yes. They want the availability of the Historic District to control the property around them, as well as what they could be able to build on the property under the HR Overlay."

Mayor Wood noted he would hear public comments.

The Mayor asked what action is necessary to be taken at this special called meeting. Mr. Townsend clarified that part of the ordinance requires that Mayor and Council meet with HPC to discuss this issue, and following this meeting this evening, a public hearing on this ordinance will be held as part of the Mayor and Council Regular Meeting agenda, at 7:00 p.m.

Mayor Wood asked if Council or the HPC had any further questions or comments. None were heard; public comments were invited.

*Public comment:*

Eric Shumacher, 145 Prospect Street, stated that at one point he had been interested in purchasing lot 79 Webb Street specifically because it was not within the historic district, allowing him "to do what I wanted to do on this property." He said it in his

*understanding that the historic designation makes it more restrictive but there is nothing to stop you from following the historic guidelines if you weren't in the district; you could continue to uphold the spirit of the district even though you weren't in it by being on this lot. He was interested in why there would be an empty lot near the historic district, and requested that it be added to the historic district. He said he understood that these three lots are owned by the same person and might be owned by the development that built next to it; perhaps they are interested in expanding the historic district here to expand that development, and then claim they are in the historic district for some added value for those properties. He said it seems like a lot of time and expense to add three vacant lots to the historic district when the entire area could simply be considered to be added for the "better good of the City, if that is what we are trying to do." He said it makes sense to him that if the City is worried about development near the historic downtown area, then that little annexed piece could be closed off and made historic.*

*Mayor Wood stated this was voluntary entry. The Council does not look to impose the historic district; it has never been imposed on any area that was opposed to it. If someone wants to enter it, it is voluntary. As far as the intention of the property owner, Mayor Wood asked if there is any idea what the proposed use of this property is. Mr. Townsend replied it is residential. Mayor Wood asked Mr. Townsend to briefly review the different rules as far as the type of development that could go in a historic district property versus how the property is currently zoned, the potential uses, and change. Mr. Townsend referring to a graphic stated, "You are probably looking at something similar to what exists in this residential area, in this location." Mayor Wood asked if that could be developed under the existing zoning. Mr. Townsend replied, "I don't believe so because it is single-family." Mr. Schumacher stated it is currently zoned R-2. Mr. Townsend agreed. Mayor Wood stated this would be more units per acre than R-2. Mr. Townsend replied that is correct. Mayor Wood stated there is economic benefit if that is the intended use. Mr. Shumacher stated he is interested in knowing what the current process is for this because "It seems like we are dealing with three lots here. This is kind of a lot of overhead. Perhaps, the process should be like if we have a lot of land owners around we could do this once a year. I could just see that if we are doing this for one person for three lots what kind of business are we going to be in over time, adding a lot here or there when people just want to increase the value of the property by adding (inaudible)." Mayor Wood stated, "It is similar to the zoning process. Any property owner in Roswell that wishes to re-zone his property can petition the City to re-zone the property. This is really the equivalent of a re-zoning." Mr. Schumacher replied he did not see anything particularly historic about any of these properties if there are no houses on them, unless there is an event that occurred on these lots. Mayor Wood replied, "The historic district does not require a historic building on the property. It really has to do with the change in the use and the zoning category. Look upon this as change in the zoning category." Mr. Schumacher asked about higher density in this area.*

*Councilmember Orlans stated that when the historic district was first developed these home owners did not want to be in the historic district and they were left out, and why that peninsula is there. Councilmember Orlans reiterated the Mayor's comment that the City does not force anyone to be within the historic district. This land owner now wants to put those lots in the historic district. No other land owners around there want to do that yet.*

*Mr. Schumacher stated his concern regarding density in this area from a traffic perspective as well as serious parking issues in the downtown area. He said this area is not capable of handling higher density.*

*Councilmember Price asked if this meeting is a public hearing. City Attorney David*

Davidson confirmed that this meeting is a public hearing of HPC and Mayor and Council. Councilmember Price asked if this is a required public hearing and if action could be taken by Council the "same day at the next meeting." City Attorney David Davidson replied there will be another Council meeting to hear this item following this meeting. Mayor Wood stated the distinction here is that this is a joint meeting of the HPC and Council. Councilmember Orleans asked if the Mayor was saying there is another required joint meeting before the second reading. City Attorney David Davidson replied no, and clarified that there is another meeting tonight of Mayor and Council for the first reading.

Public comment continued:

Evelyn Anderson, stated her mother is a home owner on this street between the three lots being discussed. Ms. Anderson stated she understood that this is zoned R-2. She asked for clarification regarding what the developer can build. Mr. Townsend replied that it would be single family homes. Councilmember Dippolito stated, "Right now. But, if we recommend Historic District, that changes." Ms. Anderson asked if the developer could build condos. Councilmember Dippolito asked Mr. Townsend what the developer could do, and what would be the maximum. Mr. Townsend replied, "He could build a multi-family development. It depends on the acreage, the size, whether he could get more than one unit on it or not." Ms. Anderson asked if the developer would be allowed to do that in a single-family atmosphere because all the other houses on the street are single family houses. Mr. Townsend replied that these are all single family homes. Ms. Anderson asked if that is allowed to be done. Mr. Townsend replied, "These are still zoned R-2, so these can only build single-family homes. These developments coming into the historic district would be allowed multi-family, townhouse type of development." Ms. Anderson asked if that could be in the midst of single-family homes. Mr. Townsend replied that is correct; across the street. Ms. Anderson stated the streets are not wide enough. Mr. Townsend explained that the developer who wants to make the improvements on this piece of property will have to improve the streets, connections, and infrastructure to be certain it will support the developers proposed project. Ms. Anderson asked if the property is declared historical, then the developer is basically allowed to put whatever he wants there. Mr. Townsend replied any developer would have to adhere to rules and regulations for developing.

Councilmember Dippolito inquired which lot belongs to Ms. Anderson. Ms. Anderson confirmed that it is 78 Webb Street.

Ms. Anderson asked if this item had been approved for historical zoning category. Mayor Wood explained that Council would vote on whether or not to expand the historic district during the Regular Meeting of Mayor and Council to be held at 7:00 p.m., immediately following this meeting. Two Mayor and Council meetings are being held tonight.

Ms. Anderson stated her understanding of this procedure is that a developer can buy one or two properties and request that one or both properties be changed to a historic zoning. Mayor Wood stated that is correct. Councilmember Dippolito noted that the request could be made if the property fits within the City's historic boundaries; years ago that section was not included in the historic district because the property owners did not want to be included in the historic boundaries. Ms. Anderson replied the property owners still do not want that; the developer that bought it does. Councilmember Dippolito noted that it is just for those few properties that the developer owns. Ms. Anderson agreed; she had no further questions.

Councilmember Price referring to the graphic, inquired about the street access to the right of 83 Webb Street. Mr. Townsend replied the street access is at Green Oak

Drive. Councilmember Price inquired if there is anything there at this time. Mr. Townsend replied no, it is vacant. Councilmember Price asked if it is two different lots. Mr. Townsend referring to the graphic pointed out a detention area. Councilmember Price asked if that could be built on. Mr. Townsend indicated where he thought it would not be possible to build, and the location of the proposed development. Councilmember Price asked, "So, everything from 83 Webb Street to Green Oak is unbuildable?" Mr. Townsend replied, "On this piece of property there were plats I believe, approved in the original site plan. I believe six units, un-built as this point."

Councilmember Diamond asked if this will be part of the next phase. Mr. Townsend stated that he believed it is a separate owner at this point but he did not know when they are proposing to build. He was aware of some discussion regarding changing the plats to a townhouse development.

Public comment continued:

Sandra Taylor, inquired about the comment made regarding widening of the streets. She asked if property owners could expect to lose some portion of their property. Mr. Townsend replied, "If there need to be improvements, which will be determined by the Transportation department for the width of the road, there needs to be some type of right-of-way that may come from these lots and be developed that way. Say for instance, the existing asphalt is only 18 feet wide and we want it to be 20 or 24 feet wide. Those types of discussions need to happen when the developer brings the improvement plans in to try to build the property."

Councilmember Dippolito stated that would only occur on their property, not across the street. Mr. Townsend replied it would be on the developer's side.

Councilmember Wynn stated, "That is unless the developer offers to buy the right-of-way. They could do that, but we are not going to force anybody on that."

Ms. Taylor expressed the concern shared by her and the other residents who live in this single-family area that businessmen are trying to buy up the property with the intention to build condos on their street. She explained that the area is historic to her family. This property has been in her family since her grandfather and great-grandfather lived there "from slavery." Ms. Taylor stated, "We want to stay where we are. We don't want to move and we don't want condos or those properties for more than one family dwelling."

Mayor Wood replied, "The zoning of property is ultimately a Council decision. You have an opportunity to be heard and your reasons will be listened to but ultimately, you have rights as a property owner, and the people that own the property across the street have rights as a property owner. The Council has to determine what the zoning should be. This is a zoning question."

Councilmember Dippolito asked Ms. Taylor if she lives on Oak Street, or where she lives. Ms. Taylor replied that would be her sister; her mother lives at 78 Webb Street.

Mayor Wood reiterated, "You have rights. They have rights. It is a matter for Council to determine if it is appropriate to re-zone this property. That is why we are hearing from you."

Ms. Taylor asked what criteria were used for making that determination. She asked if the Council received input from the people in this area. Mayor Wood replied that is the purpose of this meeting, to get input from the people in that neighborhood.

*Ms. Taylor noted her concern about heavy traffic in this area, including trucks. She reiterated her concern about her mother's property and the possibility of having condos in an area of single family houses. Ms. Taylor asked Council to seriously consider the people who live on that street when making their decision regarding the development of condos. She said, "It is not about the spirit, and the past blood and tears that have been shed. It is about the dollar." No further comments were made.*

*Mayor Wood thanked Ms. Taylor for her comments.*

*Councilmember Wynn asked Mr. Townsend to display the aerial photograph. Councilmember Price asked if it is current. Mr. Townsend replied no. He noted a house which had been removed, and four other houses which remain.*

*Councilmember Orlans asked if there are more houses further down Webb Street. Mr. Townsend replied, "No, I don't believe so."*

*Councilmember Wynn asked for the graphic to be displayed that included the condos.*

*Councilmember Price asked how many houses have been there for a while. Mr. Townsend pointed out the oldest homes and one that had been replaced within possibly the last five years after a fire destroyed the previous house. Councilmember Price asked if that is the only house on that side of the road. Mr. Townsend replied yes.*

*Mayor Wood stated the graphic displayed showed Webb Street "going out to the trees." He asked if that is proposed. Mr. Townsend replied it is current right-of-way; the City has the right-of-way. Mr. Townsend indicated the location to where it is constructed. Mayor Wood stated "It looks like on the south side of the road there are three houses and fourth house up there near Mimosa Street Extension, and one house on the opposite side." Mr. Townsend stated correct; he pointed out a house that has been removed. Mayor Wood replied there are five houses.*

*Councilmember Wynn asked if the house Mr. Townsend had just pointed out is gone. Councilmember Dippolito replied it is gone. Councilmember Orlans stated there are three on the south side and one on the north east corner. Councilmember Dippolito stated there are four on the south side.*

*Background conversation regarding Magnolia townhouses could not be heard clearly for transcription.*

*Mr. Townsend noted the location of a ravine, sewer lines, and a stream.*

*Unidentified speaker stated, "There have been recent purchases in that area."*

*Councilmember Wynn asked Mr. Townsend where the area is that Council recently approved townhouses for Lee Homes. Mr. Townsend pointed out the location, noting the sidewalks.*

*Annie Strickland, 57 Webb Street, stated she has lived there all her life, and with her husband has raised four children; her grandchildren were also raised on Webb Street. Mrs. Strickland said she wishes to keep their property as it is.*

*Councilmember Dippolito asked where this property is located. Mayor Wood stated it is just west of the Mimosa Street Extension. Councilmember Dippolito asked that an aerial be shown to indicate Mrs. Strickland's lot. There was discussion whether it*

was on the north side. Councilmember Dippolito asked if she had just recently rebuilt the house. Mrs. Strickland stated her home was just recently built after a fire. Mrs. Strickland stated she would like to know what is going to be built around her house. She noted that Ms. Blake is an elderly lady who lives nearby who also has raised her family on Webb Street. They both have lived there sixty-five years.

Mayor Wood stated he understood there is concern about the traffic. Mrs. Strickland replied yes. The Mayor asked what other concerns she might have. Mrs. Strickland stated she and her neighbors are concerned about their home being across the street from condos. Mayor Wood asked what she feels is negative about the condos. Mrs. Strickland replied there will be increased traffic which causes her concern with the children. Mayor Wood asked if she has concerns other than the traffic. Mrs. Strickland stated she remains concerned about increased traffic on their street.

Councilmember Wynn asked if the homes on Webb Street are one or two story houses. Unidentified speaker replied the homes are one story. Councilmember Wynn asked Mrs. Strickland if her house is one or two stories. Mrs. Strickland replied her home is one story, four rooms and three baths.

Emily Waters, stated she is Mrs. Strickland's daughter. Ms. Waters inquired about her mother's property value and of those around her. Ms. Waters stated Mrs. Strickland has half a million dollar properties around her. She said increased property taxes in the last few years are "taxing her out of her house and everybody that is around her." Ms. Waters said she wanted to know if there is protection against that or if they could exempt out of the historic category.

Mayor Wood replied, "The historic district zoning does not directly change the appraised value nor does it come with any tax breaks. The appraised value really is determined by the Fulton County Tax Assessor's Office. They base it upon the going price of the property."

Councilmember Dippolito stated, "Right. It wouldn't change the value on your house unless Fulton County decides that area in general is worth more, then it might increase the value of the house. Just by having other houses there doesn't change your value." Ms. Waters stated, "It did. They had a house that burned down in the neighborhood. My parent's house. We lived there. We did the same square footage. The house now is valued at almost \$400,000. It is family property." Councilmember Dippolito replied that is because it is new. Ms. Waters replied, "The taxes are through the roof. That neighborhood has never had sidewalks, a swimming pool, none of that. No amenities. A couple of houses burned down. There have not been any improvements on this street, period. It has totally been ignored. Now, the historical society is coming in and saying now we can go historic and we can leave it that way." An unidentified speaker stated it is not the historical society. Ms. Waters asked if it could be left the way it is. Councilmember Dippolito stated it is not the entire neighborhood, it is just a few lots that would change. Councilmember Dippolito asked if she would like sidewalks. Ms. Waters stated she has noticed that part of the community is gated, part of the community is not gated. She said, "You can't come through our neighborhood but we can come through your neighborhood. Keep us out, but let us bring the trucks through your neighborhood. Can you put a gate at Webb Street as well?"

Mayor Wood stated, "What is shown as Camp Avenue is private property and was never dedicated to the City. It is not public property. Webb Street has always been a public road, so once it becomes a public road it cannot be gated. If it was never a public road the private property does not necessarily have to open it up. You can choose to gate private property. Camp Avenue is on private property. The City does

*not own that road. Webb Street is a publicly owned street. Although the maintenance has not been good over the years, it was maintained by the City."*

*Councilmember Price, referring to the northwest curve on Camp Avenue, asked if there is construction currently going on there because she had seen several trucks there. She asked, "Are there more units being built on that curve?" Mr. Townsend referring to a photograph, pointed out the detention area and where there is a buildable lot. He stated he did not believe there was any construction there at this time. Councilmember Wynn asked if it is a buildable lot. Mr. Townsend replied it is.*

*Mayor Wood asked if there is a site plan for what this may be developed as, and what the streets might be, or is this prior to the site plan. Mr. Townsend stated they had seen a site plan showing four smaller homes as well as townhomes on three lots. He referred to the photograph and pointed out the locations. Mayor Wood asked if the townhomes on lots 83 and 85 will be part of the gated community or accessible from Webb Street. Mr. Townsend replied it would be necessary to ask the owner. An unidentified speaker stated, "From Webb Street."*

*Mayor Wood called for other public comments. The Mayor reiterated that there would be another opportunity to speak at the next public hearing at the next meeting, but this would be the last opportunity to speak at this public hearing. Mayor Wood did not receive any other requests to speak. The public hearing was closed.*

*Mayor Wood asked City Attorney David Davidson if there was anything else that was required of this meeting. Mr. Davidson stated this was all.*

*Councilmember Wynn stated she as well as Councilmember Price would like to hear from the HPC regarding their reasoning for approval of this item.*

*HPC comments:*

*Tony Landers, stated that as has been discussed, the land owner made application expressing an interest in three properties that are contiguous to the historic district bounds. These properties and all of that area, probably would have been in the district but the property owners opted out. He said given that they are contiguous and that they probably would have been included in the district in the beginning had they not opted out, this is sort of like the property has changed hands, they want to be in the district. He said the HPC has given them some latitude regarding the density; for that kind of development the HPC, without opposition approve that request; from there it went to the state.*

*Councilmember Wynn stated, "That means none of the neighbors that we hear from tonight were at the commission meeting." Mr. Landers replied the meeting was advertised; no one came to the HPC meeting on this item. The HPC received no expressions regarding any opposition. He confirmed that what Council heard tonight, he also was hearing for the first time.*

*Unidentified speaker stated they did not know about the meeting so how could they attend the meeting.*

*Councilmember Wynn stated she thought the Mayor had closed the public hearing.*

*Mayor Wood stated, "I don't think the question so much was that the decision of the HPC is not binding. They are hearing and the Council is hearing for the first time, the concerns of the public. And again, you will have another opportunity for a public hearing and all the issues will be heard. I'm sure they will all be heard and discussed. No decision has been made yet. There is a recommendation but it is not*

*a binding recommendation by the HPC.” The Mayor clarified that this public hearing had been closed but that the public would have another opportunity to be heard in approximately an hour.*

*Councilmember Dippolito stated some of the residents commented that they had lived there a couple of decades. He asked if there has been any thought given or research given to the property itself to the surrounding properties as to whether the neighborhood is considered historic; whether how much can be impacted or should we impact that history. Councilmember Dippolito said it is more than just a lot; it is an area and sometimes there is historic context beyond the lot itself. He noted that he was just asking the question because he did not know if that has been explored or not by City staff.*

*Mr. Landers stated, “I don’t think anybody was included in the district. Where I live in the City it was originally included in the district. All of my neighbors and myself asked to be excluded. I don’t think there was anybody included in the district that had opposition to it. That is why these properties now are applying. That is conjectural on my behalf but I think that is why they were not originally included. They wanted out. They didn’t want to be in there.”*

*Councilmember Dippolito stated he understood that they did not want to be included but is there some historic context to be considered in what goes on those lots that are to be developed because of the history of this neighborhood.*

*Mayor Wood noted this is a broader, philosophical question. Roswell was settled in 1838, it was incorporated in 1854 and this was a part; everything within the old boundaries of Roswell could be considered historic everywhere. The City has designated one part as to be recognized as historic and that is within the current boundaries, but if someone is saying that it is historic but it should be outside the boundaries of this historic neighborhood and not protected by that historic district, he was not sure how that would be accomplished by saying “you recognize the historic nature by excluding it from the historic district.” Mayor Wood stated the City does not have any other district that recognizes historic neighborhoods other than the historic district.*

*Councilmember Orlans stated, “They would have gone individually to try to do something from a historical standpoint.” Councilmember Dippolito said, “Or if they were included originally then there may be a different perspective.”*

*Mayor Wood suggested that the Council look upon this item as a zoning because it is really more a zoning decision than anything else; Council should consider the appropriateness of this particular use from a zoning standpoint. Mayor Wood stated, “We are not declaring this historic for history, we are looking at changes of particular uses of land.”*

*Councilmember Diamond asked, “If this goes into the historic district, does that site plan come to us for approval?” Mayor Wood stated, “No, it goes to the HPC for approval.” Councilmember Diamond stated they talk about things like sidewalk, changes in the road to the right specifications. Mayor Wood stated those things should be referred to the experts sitting at the meeting table. Councilmember Diamond asked that it be addressed.*

*Councilmember Orlans stated he agreed with the Mayor in that this is a zoning issue, but that Council does not have information the way they normally do for a zoning issue. He said Council is being asked to include this in the historic district; this is an area of spot zoning; more information is needed regarding infrastructure issues.*

Mayor Wood stated Council was being asked to make a zoning decision without a site plan; he would not call it spot zoning because if the intention is to build townhouses on this land with a contiguous property of townhouses; spot zoning implies taking some use that is totally incompatible with everything around it.

Councilmember Orlans stated he understood what the Mayor was saying. He said he understands it is contiguous, that zoning is behind it. Councilmember Orlans said, "I didn't mean it in that direction."

Councilmember Dippolito stated, "Since the decision tonight is whether to include it or not, in the historic district, has nothing to do with the site plan and what eventually is going to be built there, potentially. There is a separate meeting that will occur later."

Mayor Wood replied, "That on the other hand, if this is approved, the uses are approved, and the Historic Preservation Commission is not determining its uses, it is looking at the architecture. The City will be looking at all the other development rules including streets, sidewalks, and stormwater."

Councilmember Wynn replied, "What I am hearing is that if we do not have this move forward, then this developer would have to come to the City Council to change his zoning to R-2 to whatever he wants to do." Mayor Wood replied that the developer has come to this Council to change zoning. Councilmember Wynn stated that was not what she was hearing, but her understanding is, "If we include these three lots in the historic district, then they (HPC) have every right under the Historic District to come in and do townhouses, but you all look at mass and exteriors. You do not look at what they are building you just look at the mass. You don't look at uses, am I correct? If we put these three lots in the Historic District, then we could actually have multi-family townhouses, anything that is compatible with the Historic District Overlay in that area. They can still go single family, which I don't think they would do." Mayor Wood stated Councilmember Wynn was correct.

Councilmember Orlans asked Mr. Townsend to discuss how the streets and infrastructure will be addressed if it went to the HPC. City Planner Jackie Deibel answered. Ms. Deibel stated that as with any HPC application for a certificate of appropriateness, City staff will review the application internally for zoning and issues such as that with the Zoning Ordinance. Staff also routes every application to other City departments, such as Transportation and Public Works. Ms. Deibel stated, "They can make any conditions they want per the approval. When I write my staff report I would put in there if Transportation wants street improvements, or we want sidewalks, enlarged water pipes. We would put those conditions in with the staff report; those conditions would go to HPC for approval." Councilmember Orlans asked for clarification that HPC would approve those or not approve those.

Mayor Wood asked Mr. Townsend to display the site plan that showed the extended streets and the potential right-of way that goes down. The Mayor stated he was trying to look ahead while Council is thinking about this. He said, "Given the interest in Canton Street and the interest in walkable communities in the Canton Street area, I would anticipate somebody willing to develop this property down the road."

Mr. Townsend referring to the site plan displayed, noted the area that Council has particularly discussed, which is at the end of Goulding Place. He confirmed for Mayor Wood that there is a potential development coming in that area. Discussions related to this area have been regarding how to get a road there to connect to Webb Street; that previously came forward to Council when a nearby complex wanted an extension. He stated, "We are dealing with some really structural topographic issues

*in this location because of streams.”*

*Mayor Wood stated, “We are talking about new potential roads, new potential developments, and potential for Webb Street to extend down. Even Mayor Mabry talked about it for years, to take Webb all the way down.” Councilmember Orlans replied, “It was supposed to be northwest, going through.”*

*Mayor Wood stated, “There are some of us who would like Roswell to never change.” He noted that regardless of what happens with this particular item tonight, when Council is thinking about this and the neighborhood is thinking about this, we all have to anticipate that we are probably going to be seeing changes in this community because of the demand for it. Whether this zoning on 85, 83, and 79 Webb Street happens or not, changes will probably be seen on Webb Street and Goulding Place sometime in the future.*

*Councilmember Orlans stated a change would have a bigger picture, to see how it all fits together, than when it is done in small bits and pieces like this. He agreed that Webb Street is not wide enough now, and was not sure there is enough room to get it widened to get it to be what it should be. Cars parked on one side of the street make it worse. Councilmember Orlans stated the entire issue should be addressed.*

*Mayor Wood asked Transportation staff their opinion about Webb Street. Transportation Director Steve Acenbrak stated there has been discussion regarding connecting Webb Street with Coleman. Recently, as Mr. Townsend pointed out, there have been discussions regarding the new connection. Mr. Acenbrak stated that Canton Street is an excellent north-south connector; Route 9, to the east; there is really nothing to the west except North Coleman Drive which is quite a bit away from that area. Mr. Acenbrak stated Transportation staff has given thought about whether there was a way for some kind of a parallel north-south connector west of Canton Street; he noted that the parcel map makes it extremely difficult, and the topography makes it difficult. He noted that Transportation staff has discussed several different ideas. Mr. Acenbrak stated that years ago there had been a concept, which is no longer on the table, of having Norcross Street head across to the west and to connect down to Coleman Drive, with Mimosa Drive coming up to “T” into that. Councilmember Orlans stated it was supposed to go through where Canton Walk presently is. Mr. Acenbrak agreed; he said the Transportation staff supports connectivity whether that is vehicular, bicycle, or pedestrian connectivity.*

*Mayor Wood asked Mr. Acenbrak if Webb Street needs to be widened if 83, 85, and 79 Webb Street are developed for either single family or townhouses. Councilmember Dippolito stated, “Improved.” Mr. Acenbrak replied, “In a case like that, a developer will come to us with a site plan and we will review that site plan for appropriateness, number of trips, types of vehicles, those sorts of things. Right now, Webb Street is largely a dead-end street and while it is probably not in as good as shape as we would like it to be, for the uses that it seeing right now the road is probably fine right now.” Mayor Wood asked if townhouses were built on those three lots, would Webb Street need to be widened. The Mayor said he knew the street is partially single family; he asked how many units are anticipated. Councilmember Orlans replied, four, plus whatever townhomes; perhaps eight or twelve. Councilmember Dippolito replied twelve. Mr. Acenbrak replied that if it is twelve, that would mean one hundred extra trips per day. He said staff would have to look into the issue of widening the street. Mr. Acenbrak stated the width of Webb Street is substandard at this time; the horizontal curves are also substandard; it is certainly a very low speed road at this time, which the residents are probably fine with the low speed. Mr. Acenbrak reiterated that staff would really need to look into it further to answer the Mayor’s question. Mayor Wood replied that was fair.*

*Mayor Wood called for any further discussion. No further comments or questions were made.*

*The Mayor noted that the Regular Mayor and Council Meeting would follow this meeting tonight, at 7:00 p.m. This item would also be on that agenda, and the public would have another opportunity to address the Council with comments or questions.*

**There was no vote taken at this meeting. A vote will be taken at the Mayor and Council meeting at 7 p.m. on the First Reading of the Ordinance to amend the boundaries of the Historic Properties Overlay District.**

## **Adjournment**

*After no further business, the Mayor and Council Special Called meeting of Monday, May 13, 2013 adjourned at 6:24 p.m.*