

Index #: DRB12-01Genero #: 12010016Legistar #: 12-0008

## DESIGN PLAN APPLICATION (DRB/HPC)

## TYPE OF REQUEST:

## Design Review Board

- ☐ Minor  
☒ Major Initial  
☐ Major Final

## Historic Preservation Commission

- ☐ Minor  
☐ Major Initial  
☐ Major Final  
☐ Certificate of Appropriateness

Present Zoning C3Requested Zoning N/AProposed Use EXISTING SHOPPING CENTERTotal Acreage 11.77

## PROJECT

HOLCOMB WOODS VILLAGE

## Name of Project

1570 HOLCOMB BRIDGE RD., ROSWELL, GA. 30076

## Property Address/Location

613 & 6321ST2ND

## Suite/Apt. #

## City

## State

## Zip Code

## Land Lot

## District

## Section

## Property ID

12 25340613023

## APPLICANT/OWNER

HAWTHORNE HOLCOMB WOODS, LLC - SHOFFNER ALLISON

## Applicant

## Company

200 PROVIDENCE ROAD, SUITE 105, CHARLOTTE, NC. 28207

## Mailing Address

704.333.7430336.549.3432

## Suite/Apt. #

## City

## State

## Zip Code

## Phone

## Cell Phone

## Fax Phone

## E-mail

Sallison@hawthornetailpartners.com

## REPRESENTATIVE

WILLIAM R. MILLER (OWNER'S AGENT)

## Contact Name and Company (Owner's Agent or Attorney)

6017 SANDY SPRINGS CIRCLE, ATLANTA, GA. 30328

## Contact Mailing Address

404.545.7003404.545.7003404.252.1257

## Suite/Apt. #

## City

## State

## Zip Code

## Phone

## Cell Phone

## Fax Phone

## E-mail

rmilleremillerassociatesarchitects.com

I hereby certify that all information provided herein is true and correct

William R. Miller (AS AGENT FOR HAWTHORNE HOLCOMB WOODS)Date: 1 / 3 / 2012

Applicant Signature: Property Owner or Owner's Representative

## OFFICE USE

Fee: \$ \_\_\_\_\_ ☐ Cash ☐ Check # \_\_\_\_\_ ☐ CC - Visa/ MC

Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

☐ Approved ☐ Denied By: \_\_\_\_\_

Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



## DESIGN PLAN APPLICATION (DRB/HPC)

PROJECT

PROJECT MGR.

ENGINEER

LANDSCAPE

OTHER

REMARKS

Total Area of Lot	512,614	11.77	
	In Sq. Ft.	Acreage	<input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor
Building Footprint	102,888	EXISTING TO REMAIN	
	In Sq. Ft.	In %	
Landscape Coverage	EXISTING TO REMAIN	EXISTING TO REMAIN	Application Date: 1 / 3 / 12
	In Sq. Ft.	In %	Orientation Date: 12 / 1 / 11
Parking Spaces:	EXISTING	EXISTING	Board Meeting Date: 2 / 7 / 12
	# Required	# Planned	
Height	40' MAX. PER CURRENT ZONING		
	Height		

**MARK HENDL - HAWTHORNE HOLCOMB WOODS, LLC**

Contact Name and Company (Project Manager or Owner's Representative)

200 PROVIDENCE ROAD, SUITE 105, CHARLOTTE, NC. 28207

Contact Mailing Address

City

State

Zip Code

704.333.1515

980.322.8423

mhendl@hawthornetailpartners.com

Phone

Cell Phone

Fax Phone

E-mail

**WILLIAM R. MILLER, MILLER AND ASSOCIATES ARCHITECTS, LLC.**

Contact Name and Company (Engineer) (ARCHITECT)

404.545.7003

404.545.7003

404.252.1257

rmiller@millerassociatesarchitects.com

Phone

Cell Phone

Fax Phone

E-mail

**JASON WECKERLY, FORESITE GROUP, INC.**

Contact Name and Company (Landscape Architect)

770.368.1399

770.380.6293

770.368.1344

jweckerly@foresitegroupinc.com

Phone

Cell Phone

Fax Phone

E-mail

Contact Name and Company (Other)

Phone

Cell Phone

Fax Phone

E-mail

Remarks:

NOTE: A Design Review meeting date before the DRB or the HPC will be scheduled upon a determination of completeness and compliance for an application. The applicant or representative must attend the meeting and make the presentation.





### Application Signature Page

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

- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Roswell Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange sign permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.
- I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My signed Campaign Disclosure Statement is included with this Application (required for rezoning only).
- I understand that due to a sewer allocation system controlled by Fulton County, sewerage capacity may not be available. I agree to arrange sewer service separately from this application. The method of sewage disposal that is planned for this property is:

Check one:

☒ Sanitary Sewer

☐ Septic Tank

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

From Use District

N/A

To Use District:

N/A

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.

#### APPLICANT SIGNATURE (REQUIRED FOR ALL APPLICATIONS)

I hereby certify that all information provided herein is true and correct

D. Snoffner Allison, President of Hathorne Holcomb Woods LLC

Owner of Property (Signature)

200 Providence Rd, Suite 105, Charlotte, NC

Street Address, City, State, Zip

Date: 1 / 2 / 12

704-333-7430

Phone

Personally appeared before me the above Owner named D. Snoffner Allison 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.

Logan A. Bradford

Notary Public (Signature)

Date: 1 / 2 / 12

Date: 10 / 3 / 15  
Commission Expires

#### ATTORNEY/ AGENT (IF APPLICABLE)

Attorney/ Agent (Signature)

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Street Address, City, State, Zip

Phone



### Design Plan Orientation Meeting

This form must accompany any application submitted for Design Review Board, Historic Preservation Commission and Certificate of Appropriateness.

Project Discussed Holcomb Woods Village

Location Address 1570 Holcomb Bridge Road

Current Zoning / Conditions C3 Design Districts/Guidelines \_\_\_\_\_ Conditions if Applicable \_\_\_\_\_

#### FAMILIARIZED THE APPLICANT WITH THE FOLLOWING:

- |   |   |
|---|---|
| <input type="checkbox"/> Zoning of the property and conditions, if applicable   | <input type="checkbox"/> Tree Ordinance requirements  |
| <input type="checkbox"/> Property classification (HPC only)                     | <input type="checkbox"/> Archaeological Sites requirements  |
| <input type="checkbox"/> Overlay District Guidelines                            | <input type="checkbox"/> Conceptual Storm Water Management Plan approved by City Engineer   |
| <input type="checkbox"/> Historic District Design Guidelines                    | <input checked="" type="checkbox"/> Small Tract Status requirements (DRB only)  |
| <input type="checkbox"/> Midtown Roswell Design District Guidelines             | <input checked="" type="checkbox"/> Area calculations on site plan requirements   |
| <input type="checkbox"/> Parkway Village District Guidelines                    | <input checked="" type="checkbox"/> Application & signature requirements  |
| <input type="checkbox"/> Certificate of Appropriateness requirements (HPC only) | <input checked="" type="checkbox"/> Fee Schedule  |
| <input type="checkbox"/> Use allowed  | <input checked="" type="checkbox"/> Calendar of Submission Deadlines and Meeting Dates  |
| <input checked="" type="checkbox"/> Minimum setbacks on the property            | <input checked="" type="checkbox"/> Directed to the following departments for further information: Engineering, Landscape Architect, Building Inspector, Arborist, Transportation, Public Works, Fire |
| <input checked="" type="checkbox"/> Height limitations                          | <input type="checkbox"/> Advised of Land Disturbance Permit process   |
| <input type="checkbox"/> Parking requirements                                   | <input checked="" type="checkbox"/> Advised of Development Permit process   |
| <input type="checkbox"/> Traffic Impact Study requirements                      | <input checked="" type="checkbox"/> Advised of Building Permit process  |
| <input type="checkbox"/> Outdoor lighting requirements                          |   |
| <input type="checkbox"/> Dumpster enclosure requirements                        |   |
| <input type="checkbox"/> Buffer requirements                                    |   |
| <input type="checkbox"/> Stream buffer requirements                             |   |
| <input type="checkbox"/> Landscaping requirements                               |   |

NA = Not Applicable

R = Required

NR = Not Required

The below signature acknowledges that:

1. The required orientation meeting occurred on the date stated below;
2. The Zoning Ordinance has been made available for review and purchase;
3. Copies of discussed information have been provided as requested.
4. The repainting of existing building that includes exterior changes shall be considered a major design.

[Signature] Date: 12 / 1 / 11  
Applicant/Representative Attending (Signature)

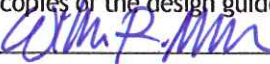
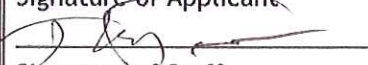
[Signature] Date: 12 / 1 / 11  
Staff Attendee (Signature)



<b>CHECKLIST</b> Design Review Board (DRB) Historic Preservation Commission (HPC) Certificate of Appropriateness (COA)	DRB/HPC Minor	DRB/HPC Major Initial Major Final	COA
<u>6138</u> LL: <u>632</u> Acres <u>11.77</u> District <u>1ST</u> Section <u>2ND</u> Location: <u>1570 HOLCOMB BRIDGE ROAD</u>  (R = Required; NR = Not Required; NA = Not Applicable)			
Completed application form: ____ Planning & Zoning Application + Addendum for DRB, HPC or COA  One (1) original application including signed and notarized signature of property owner, plus copies of all materials and information as specified in this checklist in order to be accepted for processing. Design Review application requirements are covered in Chapter 31.2 of the <i>Roswell Zoning Ordinance</i> .  Surveys/Plans: Eight (8) large sets plus eight (8) 11 x 17 sets. Plans should be folded, not rolled.	●	●	●
____ Application fee(s) payable to the City of Roswell; See Fee Schedule;	\$ ____	\$ <u>350</u>	\$ ____
____ Orientation Meeting Form;	●	●	●
____ Survey plat of property sealed by the surveyor showing all property lines with metes and bounds;	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 Sets
____ Site analysis and topographical map at an appropriate scale including information on significant man-made features; natural features and streams; historic and archaeological sites; features to be retained, moved or altered;	● 8 large sets plus 11 11x17 Sets	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets
____ Traffic Impact Study ( <u>Major Final only</u> );	●	●	NA
____ Archaeological Report/Study, if required;	●	●	●
____ Letter of Intent	●	●	●
____ Written analysis of how the proposed action compares with applicable design guidelines and other applicable standards and criteria;	●	● <u>15</u>	●

<b>CHECKLIST</b> Design Review Board (DRB) Historic Preservation Commission (HPC) Certificate of Appropriateness (COA)			
	DRB/HPC Minor	DRB/HPC Major Initial Major Final	COA
Site Plan of the property at an appropriate engineering scale showing proposed use and improvements in relation to property lines including: ____ Building footprints; ____ Parking, driveways, curb cuts, other paved areas; ____ Walls, fences and easements; ____ Walks, ramps, curb lines, access provisions for the handicapped; ____ Submittal for street address showing suite numbers ____ Dumpster pads and screening materials;	<input checked="" type="radio"/> 8 large sets plus 11 11x17 Sets	<input checked="" type="radio"/> 8 large sets plus 11 11x17 sets	<input checked="" type="radio"/> 8 large sets plus 11 11x17 Sets
A Development Statistics Summary Chart with percentage (%) of total site coverage: ____ Total area of site (total acres or sq. feet = 100%); ____ Buildings (sq. feet and %); ____ Parking spaces (number and %); ____ Total impervious surface (sq. feet and %); ____ Landscaping (sq. feet and %); ____ Flood plain (sq. feet and %); ____ Undeveloped and/or open space (sq. feet and %)	<input checked="" type="radio"/> On Site Plan	<input checked="" type="radio"/> On Site Plan	<input checked="" type="radio"/> On Site Plan
Analysis of public features adjacent to the subject site ____ Adjacent open spaces and/or parks; ____ Public transportation routes and bus stops; ____ Intersections, streets, driveways and sidewalks;	NA	<input checked="" type="radio"/> On Site Plan	<input checked="" type="radio"/> On Site Plan
Analysis of private features adjacent to the subject site: ____ Zoning of properties adjacent to the site and across any street from the site; ____ Historic and archaeological sites, if known; ____ Photographs or material samples of principal buildings on surrounding properties;	NA	<input checked="" type="radio"/> On Site Plan	<input checked="" type="radio"/> On Site Plan
A grading and utility plan at an appropriate engineering scale showing: ____ Existing and proposed site contours; ____ Finished floor elevations in relation to mean sea level; ____ Existing and proposed utilities; ____ Required buffers; ____ Scenic views; ____ 100-year flood plain;	NA	<input checked="" type="radio"/> 8 large sets plus 11 11x17 sets	<input checked="" type="radio"/> 8 large sets plus 11 11x17 Sets



Design Review Board (DRB) Historic Preservation Commission (HPC) Certificate of Appropriateness (COA)			
<b>CHECKLIST</b> Drainage plan at appropriate engineering scale including: ___ 100-year flood plain; ___ Natural drainage features; ___ Streams, lakes, shorelines, other water courses; ___ Underground or surface drainage improvements including retention/detention basins; ___ Drainage easements;	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 Sets
Elevation drawings including: ___ Front, rear and side buildings, and/or photographs; ___ Accessory structures that are made a part of the application;	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets
___ Cross-section drawing showing proposed buildings in relation to slope, for any part of a property with a slope of 10% or more. The horizontal and vertical scales shall be the same;	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets
___ Drawings showing air conditioners, compressors, rooftop vents, other outside equipment;	●	●	NA
___ Color and material samples;	●	●	●
___ Photographs of all four sides of existing structures;	NA	NA	●
A Landscaping Plan including: ___ Required buffers and landscaping strips; ___ Separate tree and plant lists with common and botanical names, size, type, root care, quantity;	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 sets
Tree protection measures. See Chapter 15 of the <i>Roswell Zoning Ordinance</i> and the Tree Protection Checklist provided with the application. Required: ___ Tree Protection Plan ___ Tree Survey ___ Tree Replacement Plan	● 8 large sets plus 11 11x17 sets	● 8 large sets plus 11 11x17 Sets	● 8 large sets plus 11 11x17 Sets
Provisions for outdoor lighting;	NA	●	NA
Other information as required by the Zoning Director:	●	●	●
The below signature acknowledges that the <i>Roswell Zoning Ordinance</i> has been made available for review and purchase; copies of the design guidelines have been provided.  Date: 12 / 1 / 11 Signature of Applicant  Date: 12 / 1 / 11 Signature of Staff	●	●	●