

MINUTES

**City of Roswell
Design Review Board
April 2, 2013
6:30 p.m.**

Members Present: John Carruth, Sonya Tablada, Laura Hamling and Tom Flowers

Members Absent: Roberto Paredes, Herman Howard and Monica Hagedwood

Staff Present: Kevin Turner and Allison Bray

WELCOME

Roswell Design Review Board Chairman Sonya Tablada called the April 2, 2013 meeting to order at 6:30 p.m. There is quite an agenda tonight so she hoping they can move forward quickly. As a reminded the Board members sit at the discretion of the mayor and city council. They do have a quorum tonight even though there are only four of them so they can go ahead and hear those items before them. There are five initial applications tonight. As a reminder, depending on one's presentation the Board could actually take a vote to hear the petition as a final after his presentation. But there is obviously no guarantee that the Board will do that. After the Board hears and gives comments to the initial, then if the applicant is not heard as a final he would come back and present as a final application.

INITIAL APPLICATION

13-0122

201300553

G&M, LLC

1154 Alpharetta Hwy.

Sonya Tablada asked however is presenting the application to be sure that he introduces himself and always speak clearly into the microphone. If one needs to move away from the mike or the podium to show the Board a sample, make sure that he takes a portable microphone with him so that everything can be recorded clearly.

Ernie Geyer stated that he was one of the partners for 1144 and 1154 Alpharetta Hwy. He and his partner were the original contractor/owners that did the initial renovation on the building where Thumbs' Up is located. They also did the renovation for where Lucky's Burger and Brew are and now they would like to continue that with the removal of the white house which is right of the property, 1154 and basically kind of duplicate what the did with the Thumbs' Up building there.

Sonya Tablada asked Ernie Geyer to walk the Board through his plans quickly. Geyer stated that the new building, 1154 is a 6000 square foot building. It is proposed restaurant in the front which will occupy 3000 square feet. The remaining 3000 square feet will either be divided into three equal spaces or whatever tenant situation comes to them. It is kind of open. The applicants are talking to several people but nothing has been definite there.

They are also proposing a pavilion-type structure which is going to be located between this building and the existing building at 1144. It is about a 700 square foot outside pavilion, which would be used just for occasional gatherings. At Lucky's they have a tendency to service a lot of the soccer teams, baseball teams and it would just be a kind of a gathering place there on occasions.

The new building is similar in design of the 1140 building where Thumbs' Up is located.

Sonya Tablada asked Geyer if he has finish boards or anything that go along with the drawings. Geyer stated that he did not. It is almost identical to what is already existing. He is using the same architect and they are basically going with the same design. So it was approved before and he didn't know that would be necessary.

Sonya Tablada asked if there were any comments from the Design Review Board.

John Carruth asked if the EIFS color the same. Are the brick colors the same? Ernie Geyer stated that he does not know what latitude he has with the Board after the fact. Initially, in order to get in front of the Board they said that they were going to kind of duplicate what is existing there. Geyer would like to do a little bit of a change to it but he does not know. That is a question he would have to ask the Board. If this is approved based on what is already existing, does he have the latitude to make some changes in color without coming back in front of the Board? Can he just come to a, an advisory group to say this is what we would like to do? Or is he stuck with this? If he is stuck with this he is happy with this but he would like a little bit of latitude there.

Tom Flowers stated that he would think it would be an easier approval to match existing because if the applicant goes off the board and looks at making changes, then the Board would ask for additional information to review at this point. That would be his choice.

Ernie Geyer stated to answer John Carruth's question he would say that he is going to basically stay in line with this. Carruth stated that he thinks the work that was done at the Thumbs' Up building is very attractive, very well done and the colors work. What he worried about when he saw this packet was that the light colored stucco looks a lot whiter than what has been built on the other building. He doesn't want to see just bright white and a lot of times the Manor White goes very bright in sunlight. And one looks at it on a color chart and he thinks it has some color to it. But in reality, when one puts it out it gets white.

Ernie Geyer stated to answer John Carruth's question it would be duplicating what is here.

Diane Geyer stated that she was the Interior Designer on staff with the applicant 24-7. She stated that this was maybe the second time she has seen these and she had just said to Ernie Geyer that the buildings were all going to be the same but she would like to see if they could do light blue awnings since they are going to do a fish, dockside. That is the only thing she just said to Ernie Geyer. She thinks that is why he mentioned it. She thought light blue might be pretty and keeping with that look.

John Carruth stated that he thinks the basic bones of the buildings are similar then awnings and things like that might be different. Diane Geyer stated that instead of black, that is the only thing. So they can have something more of a sea kind of feeling of it. Ernie Geyer wants to make it mimic exactly so that it looks like it was built all at one time rather than a hodgepodge of....being an interior designer Diane Geyer likes for things to be very clean, look all the same and not too sketchy, all different. That is the only thing that she was going to say and she thinks that is why he mentioned it if that would be okay.

Sonya Tablada asked if there were any further comments or questions from the Board.

Tom Flowers stated that the landscape plan is not labeled with cultivars. Is this Geyer's submitted site plan? Ernie Geyer stated that he was under the impression that he would have to have something more definite. He spoke to his landscape architect and he mentioned the comments that he had from the previous meeting with the parking variance and with the additional green space. At the last meeting they said that they would make some suggestions if required. He is kind of open to...he didn't want to go to the expense of designing it and then be told that they really want him to do something different. His intention is to make that green space back there with shrubs and he is actually using the same landscape architect that he used on the initial design. He is pretty much in tune with what the Design Review Board would require. Geyer figured that if he submitted when he goes for his formal submittal for permitting it is going to be reviewed again and they are going to tell him yes, no or they want to add this.

Tom Flowers stated that actually is not what their function is going to be unless it doesn't meet the tree caliper for the site right there. That would be the function of the Board. One way they could handle this is that it is reviewed post...they could make stipulations now on what he sees here as far as four medium trees and the evergreen shrubs being No. 3 or better at four-foot on center. Or they can simply say that it is reviewed once he submits from a landscape architect for the final.

Sonya Tablada stated that she thinks from the standpoint of prior submittals is people have come to the DRB with full landscape plans and then the Board just makes comments of something about that landscape plan. She thinks in order to be consistent she thinks one would need to come with a full landscape plan. That is typical of everything that is presented before the Board is a full landscape plan. It is not for Tom

Flowers or one of the Board members to do the landscape plan. She thinks that is typically how the Board does it unless somebody wants to do something different. What Tablada and the Board is saying is that Ernie Geyer needs to come back with the full landscape plan so that they can look at it.

Ernie Geyer asked what that entails. Does the Board just put him on the agenda again for next month? Is that what happens? Sonya Tablada stated that was correct. Geyer clarified that he submits before then. Tablada stated that was correct. Geyer asked if other than that the Board does not see any problems. He is trying to move this project along and he does not want to be...

John Carruth stated that reality is if the Board were to give Geyer an approval tonight on something, he is going to have to submit LDP plans to the city of Roswell. That is going to take at least a month he would guess to get through permitting. So, within that month Geyer could also resubmit a landscape plan to the Design Review Board and they could go simultaneous rather than the Board not taking an action tonight, the applicant would come back a month later and then, only then can he submit to the city. The Board could at least save some time if they give a conditional approval on the concept of this plan and then Geyer would come back with real plant materials and things of that sort on it. Architecturally, Carruth thinks the building is great. It fits with what the applicant has done there. If he wants to come back with some options on colors, he could do that again next month also and really nail those down for the Board. But from a conceptual standpoint Carruth thinks this is a pretty good...Geyer is on the right track, it is just not complete. Carruth stated that he is willing to try to make a motion on it if the applicant wants to go that route.

Motion to hear as a final.

Tom Flowers made a motion to hear this application as a final. John Carruth seconded the motion. Sonya Tablada called the question. The Board will hear this as a final. She asked if there was a motion in terms of this submittal.

Motion

John Carruth made a motion to approve the submittal tonight with the following conditions:

1. The building colors will either match the existing building that the Thumbs' Up diner is located in.
2. The applicant will bring the Board additional suggestions that the Board will review next month.
3. The site plan that the Board is approving conditionally with the stipulation that a full landscape plan needs to be submitted back to the Board and have them review it. But this motion allows the applicant to go forward with his LDP process.

Sonya Tablada understands that there is a public comment before the Board votes on the motion.

Eric Schumacher
145 Prospect Street

Eric Schumacher stated that he lives about 200 feet from the property in question. He spoke at a previous meeting for the zoning board where the property owner asked for a variance to reduce the natural buffer from 40 feet to 30 feet. This property shares a border with the old Roswell Cemetery and being the nature of the fact that they have R-2 zoning there and this is a C-3 zoning. This is a large development from what is there today. It looks like the applicant is building a pavilion where they might have loud outdoor activities.

Schumacher stated that he would like to speak on his behalf and his neighbors' behalf and the behalf of the people who are interred in the cemetery along with their families. That they would like to maintain the buffer here as much as possible. The variance that was given was given conditionally that they replace the bushes and things to be equal to what is there today or better. Schumacher would like to request that the Design Review Board consider adding some additional requirements in this area to put up some fencing or other sound barriers and safety barriers to prevent problems in this area, sound problems, security problems.

Recently Schumacher stated that he has worked with the Roswell Police Department on issues in the cemetery and they found a homeless person living in one of the properties nearby there. There have also been some other things happen here. He wants to prevent sort of access to and fro the cemetery and this property as well as ensure that they have a good barrier between C-3 noisy property, cars, late night activities and this cemetery and the adjacent R-2 properties.

Tom Flowers stated that Schumacher was indicating as a condition of zoning of a variance that was granted on it. It reduced this buffer from 40 to 30 feet. Is that correct? Schumacher stated that was correct. Flowers asked Kevin Turner if it was possible to get a copy before the Design Review Board reviews the plan of the conditions.

Tom Flowers stated that it is possible for the Board to review that and confirm that it is properly buffered whether trees are a stipulation or appropriate, he does not know without reviewing it. The Board has requested that the applicant submit a landscape plan and he thanked Schumacher for enlightening the Board that that is a 30-foot buffer zone that buffers in between the adjunct properties and the Board will certainly pay attention to that.

Eric Schumacher thanked Tom Flowers for his comments. He recently discovered the owner of that cemetery, it is actually privately owned. It is not a public cemetery. It is still active. They get a new person in every couple of weeks now so it is in the best interest of that community and that cemetery that they preserve sort of the private and

respectful nature of that cemetery. So, if anybody would like the information about the owner, Schumacher can put him in contact with the Roswell Police Department or the safety issues of the cemetery as well.

Tom Flowers asked if it is the property to the northwest here of the parcel. He is assuming to the right of it when one faces the cemetery. Schumacher stated that he figured it would to the west. It is directly in the rear of the property. Is that the west? Schumacher asked if the Board had a site map.

Sonya Tablada stated that the Board has a site map in their package. One of the things that the Board said as a stipulation is the applicant has to come back with a full landscape plan. She thinks in terms of taking that into consideration before the Board...

Eric Schumacher stated that he thinks they will have to remove some large, dangerous trees there for the safety of the people. Tom Flowers clarified that it has some trees currently. What the Design Review Board would like to see is an as-built of existing conditions of what is going to be removed and how they are going to re-vegetate it. Whether it takes a structure or of fence Flowers cannot respond to that without seeing the stipulations of the variance right there. Once the Board is armed with that then they will know what the appropriate course of action is.

Eric Schumacher stated that the neighbors encouraged him to come and speak, and he has. He thanked the Design Review Board for their time.

Sonya Tablada stated that there was a motion on the table. She asked if the Board could get a repeat of the motion.

John Carruth stated that in summary it was that the Board was approving it with the condition that the colors and materials on the building will be similar to the building at the Thumbs' Up Diner. If the applicant wants to change the colors of the awnings or accessory elements of such they will bring that to the Design Review Board at another meeting. And the Board is conditionally approving the site plan with the stipulation that they have to bring a full landscape plan. Carruth thinks that is the summary of the motion.

Sonya Tablada stated that she has a motion and called for a second. Laura Hamling seconded the motion. The motion passed 4-0.

Sonya Tablada reminded those present that if there is any public comment there are cards up here that Kevin Turner has. Please complete one of those cards and give it to Turner so that the Board knows that and they kind of put it in the right order of the presentation. So, if there is any additional public comments make sure one sees Kevin Turner and let him know that.

Tablada also reminded the speakers that there are portable microphones if one needs to move around. Just make sure they have a mike at all times and introduce themselves.

INITIAL APPLICATION
13-0123
201300564
PNC BANK OF ROSWELL
855 Woodstock Road

John Hightower stated that he is with PNC Bank Realty Services. He is construction manager in the southeast. Also present is Jake Bendick with GPD group in charge of site design and Julie Abbott with Ginser Architects and is in charge of architecture design.

Hightower stated that he would open this evening with a few comments as they finish setting up. PNC, as one knows is relatively new down here in the southeast market. They are based up in Pittsburgh where they have existed since the late 1800's. They are very, very excited to be down here in the southeast and Hightower himself is from Atlanta. He has been there for a long time and has been with PNC a little over a year now. They have been diligently working trying to expand themselves down here in the market and expand their presence. They are exciting to be in Roswell having this opportunity.

PNC as a company has been around since the late 1800's. Hightower would like to say that they have been one of the forefront leaders in the green movement. All of their buildings as one can see in the middle, this is their signature branch and what would be kind of considered their prototype. They call it their signature branch. This is a LEED Silver building out of the ground. They have lots of glass as one can see. They have a white membrane roof. There are many, many different features about the building, FSC plywood; all the finishes are integrated to where they kind of speak to that green scape and building with the environment in mind. Hightower stated he of course will let Julie Abbott and Jake Bendick speak more to that. He just wanted to highlight a few notes here.

They now have more green buildings than any other company in the entire world. Building green is something that is very important to them and it something that they hold very near and dear to their hearts as one of their core values. They are currently building their fourth tower out of the ground in Pittsburgh and that will be the tallest green building in the world when they finish it. It is something that they really appreciate; it is something that they try to do. They try to build with their surroundings in mind and contribute to the overall aesthetic appeal of the property so that it is better when they finish than it was before.

With that, if the Board does not have any questions for Hightower about the company history or the company itself he will turn it over to his colleagues.

Jake Bendick stated that they are proposing a 3,550 square foot building on the corner lot of King Road and Woodstock Road. They will be taking down the existing Shell station

there. They are proposing three drive-thru lanes and 31 parking spaces. They will have a bio-retention area on the corner of the lot to meet the new green book requirements. The current Shell station does not meet these requirements. They will be re-landscaping the entry at the corner of the lot now. It is almost invisible. He does not know how many of the Board members are familiar with the site but traveling west along SR 92 there is tall green, evergreen trees and the site does not get a lot of visibility. So the applicants are looking at enhancing that landscaping on the corner there.

The monument sign will basically reside in the same location as the existing Shell sign and will be about the same size.

They are also keeping some of the landscaping that they can on the site. They are keeping the evergreens along the west boundary and actually adding several more. They are keeping the dogwoods that are at this entrance and there are several dogwoods over here that can be kept. They tried to keep some more crepe myrtles that are here and hopefully they can keep them when they do this bio-retention area. So, they are keeping as much as they can existing.

Jake Bendick asked if there were any questions on that before he passes it over to Julie Abbott.

Tom Flowers asked Bendick if he has any existing site photos. Bendick stated that he does.

Sonya Tablada asked if this was the Shell station right in front of the Publix. Bendick stated that it was. He added that he only has one copy of the site photos.

Julie Abbott stated that for the building design John Hightower has talked about, some of the green features that they have incorporated, this design that is included in the Board's packet is really PNC's signature branch that they are building in several jurisdictions around the country. It is tied deeply to their brand. One will see that the building is predominately brick. Abbott has a sample board showing the main brick color and there is an accent color that is located on the walls as well. These are the two metal roof colors so that the high roof and the drive-thru roof are predominately this silver color and then the roof over the entry vestibule is blue, which is a PNC signature color. The window mullions and storefront system framing is this grey color that coordinates with the roof.

Abbott also presented colors that have to do with the signage. The logo here and also the logo on the monument signage includes these colors plus the white that they didn't include because it is just a pure white. These two colors are the housing around the monument sign and this is going to be the color at the base of the monument sign.

They are predominately brick. They do have this central glass atrium portion that helps with their day lighting, with energy efficiency and with providing a connection between the interior and the exterior.

Abbott presented a view of the rear. Again, one can see the central glazed atrium. She presented the two dimensional elevations of the four sides. She believes the Board has all of this in their packets.

They have also included some images of what the Dumpster enclosure will look like since they do have a remote Dumpster enclosure on that site. That will be designed to coordinate with the rest of the building architecture using that same red brick. The cast stone at the top will match this tan brick color that is being used on the building. The gate and all of the other metal will be painted to match that brick color.

Jake Bendick stated that he just wanted to point out one thing. In their landscaping on the corner they were looking to mimic the Bank of America corner and the Walgreen's corner and try to keep some consistency throughout those.

John Carruth stated that he was troubled by something. He understands that the applicant is trying to use the PNC prototype. But they are in a Parkway Village design district, which is supposed to be sensitive to, take its inspiration from architecture of the 19th century. The Board has given a lot of projects some latitude over the years but to Carruth this one just doesn't even begin to fit the spirit of that design district. At this stage, other than the red brick, there is really nothing that fits. Carruth stated that he is just kind of curious if the applicant has a backup plan or a more traditional look of some sort. He is just curious.

John Hightower stated that he definitely understands what John Carruth is saying. He thinks if he heard Carruth correctly, the brick itself is good, he is good with the colors and so forth but as far as the design....Carruth stated the roof forms, color...

Laura Hamling stated that she is not even good with the brick. She does not think it coordinates with the Publix behind it. Carruth stated that he was just saying that the only thing it had going for it was the red brick in terms of trying to meet the spirit of that district's guidelines.

John Hightower stated that they have definitely gone into a lot of different markets. Some are receptive to this design; a lot are actually receptive to this design. But having districts such as this that are predicated on a different type of architecture, they have tried some different things in different markets. He can turn it back over to Julie Abbott; he just wanted to make sure he understood what the Board's questions and concerns were.

John Carruth stated that if they were across on the east side of Roswell and bringing this to the Design Review Board it is probably not a big deal. But in the Parkway Village where they have a certain look and standard that they have been developing over the years, to him personally, it doesn't fit.

Laura Hamling stated that she totally agrees with John Carruth. It looks very contemporary to her. Carruth stated that it is. Hamling stated that she thinks it just doesn't fit the concept of that whole village area. She would like to see something more

traditional. She stated it is a good design, she is not saying that it isn't she doesn't Think it fits in with all of the rest of the buildings in that area.

Sonya Tablada stated that she thinks the thing is the Board is definitely not hearing this as a final. She thinks from the standpoint of the way the rest of the Board would probably approach this, whether they had four or seven, she thinks those feelings would be very similar. It just doesn't fit in with the area. It is beautiful. She applauded the applicant for everything that he is doing in terms of LEED design. That is phenomenal. She just thinks they are going to have to pull out one of their other prototypes that might be more in keeping with that particular area in Roswell. It is really a very nice, clean design. It is just not going to pass through the wall, she wouldn't think.

Tom Flowers stated that his comment would be that there is not much purpose in reviewing the current site plan that has been produced by Jake Bendick based on if the building is going to change. He is sure the footprint will stay similar and based on that he would confirm that the architecture is the environment responding to the other corners of like trees and plants. He sees some existing crepes or red cedars that are staying just to confirm that. He stated that the bio-retention should be properly screened on both sides. He sees parking up to one side. What best management practice is the applicant using on the property? Does he know on his retention now?

John Hightower stated that the channel protection and water quality will be handled in bio-retention. He has spoken with city staff about how he will handle it. Tom Flowers asked if that was approved. Hightower stated that it was approved in concept. Conceptually, any detention that will be overflow will be done underground. If it is required they will have an underground detention here. There is an existing vault that is in this location and Hightower has talked with city staff about the downstream impacts.

Tom Flowers stated that if the site plan could just confirm what is existing, what is going to stay, it sounded like when Hightower made comments on it that they are hoping it might stay during this redevelopment, the critical root zone...it might not right there. But it is something that is going to stay.

John Hightower stated that the ones that are showing "stay" will stay. This site does have some contamination from the gas station. So, when they excavate that was his point of they hope it will stay. The contamination is located in this area, so it should be localized to that.

Tom Flowers stated that there is a certain latitude and staff can advise the applicant whether it is a major or a minor when he comes back for the next. He thinks the take away here is...and if he needs any further information Flowers is sure that anybody is willing to give him more...but come back with a more traditional building and tighten up his site plan.

John Hightower asked Tom Flowers if they can move forward with the site plan as is because the architecture...he does not know if they would change the landscaping based on the architecture of the building. He can actually say that they wouldn't.

Tom Flowers asked Hightower what he is trying to get accomplished. Hightower stated that he would like to get the site and landscape plan approved so that they can move forward with the Land Development Plan so they can at least start the approval process. If they don't have an approval on the landscape and the site plan and concept then they are kind of holding waiting to complete construction documents for the land development portion.

Tom Flowers stated that they have it on record that this plan that the applicant produced today is environmentally responsive to the adjacent corners. Jake Bendick stated that was correct. Flowers verified in cultivars, plant material selections and the like. Bendick stated that was correct.

Kevin Turner stated that what the applicant is trying to do is go ahead and get moving on to the LDP. But there is really no way of approving it. If the Design Review Board does not have any major issues with the site, the layout, the landscaping just say....the applicant will feel more comfortable with going ahead. Because the LDP as has been mentioned earlier takes over 30 days. The applicant will be back before the Design Review Board for final approval before they get LDP approval for the new building anyway.

Tom Flowers stated that his only concern is that the building is going to change enough to effect the immediately plantings and cause a revision. He is not sure of a way around this. It sounds like they are doing a preliminary review, preliminary approval allowing them to move ahead pending a complete final approval.

Kevin Turner stated that he does not think there is was a way to do any kind of conditional preliminary, partial. It is just how comfortable the Board feels giving close to how the Board feels with the site and the landscaping. That would be the applicant's determination on how much it may change based on the new architecture. How much they feel they can turn in an LDP at this point.

Sonya Tablada clarified that the applicant can go ahead and submit for an LDP without the Design Review Board moving today. Kevin Turner stated that was correct. He can go ahead and work with the grading and storm water. Of course, with his part review it is held pending DRB. So, an LDP cannot be approved before this anyway.

Kevin Turner stated that what Tom Flowers was getting at is if the applicant ends up having to make major changes based on the design of the building. They would have to amend their LDP and that keeps their review back a little bit.

Jake Bendick stated that the applicant feels comfortable in that they do not feel like the building footprint will change. The building footprint will remain the same. They will make architectural revisions.

Tom Flowers stated that if the applicant is comfortable with that knowledge then he thinks the Design Review Board has given the feedback as far as both the structure and if the footprint changes, any minor change does not effect the LDP. They are taking a risk to move ahead but at this point unless there is other feedback he thinks the applicant has what he needs.

John Carruth stated that he does not have any real issues with the site plan.

Sonya Tablada stated that the one thing that the applicant has the ability to do in the Short window before the next meeting. If they come up with some conceptual plans they can ask for up to three Board members to meet with him to just kind of make sure he is going in the right direction. He can do that as well. Now, that puts pressure to get some conceptual drawings, but if for example PNC has some other drawings already out there, the applicant can go ahead and bring them to the Board and say, "How does this look? Can we sort of move along this path?" That way he can not be back here again and have people say they don't like it. The applicant does have that ability. Kevin Turner can arrange that for no more than three of the Design Review Board members to meet with him.

Kevin Turner stated that he would like to get back to the site real quick for the Board. This is pending a variance for the parking. The applicant is going before the Board of Zoning Appeals in May. There are two different site plans in the Board's packets showing a little more parking in the back.

John Carruth stated that it appears that there is no significant landscaping proposed where he is potentially going to put parking. So, Carruth stated that he does not really have any issue wit that. He stated that they should let the Board of Zoning Appeals deal with that. Kevin Tuner stated that is fine, he just wanted to make sure there wasn't any comments for them.

Sonya Tablada stated that she thinks the Design Review Board is finished. She thanked the applicant. When the applicant is ready and he has something for the Board to review, just understand that it takes a little while to get a big group together. Sometimes it might be as much as a week to get three of the Board members that can come at certain times. So, obviously, giving the Board as many options as possible and then Kevin Turner will try to get as may of the Board members together as possible to kind of go over things. That is still mo guarantee that the other Board members won't come here *and* have comments. But, at least it will give him something to take a look at.

Jake Bendick clarified that there were seven members total on the Design Review Board. Sonya Tablada stated that was correct.

INITIAL APPLICATION
13-0125
201300567
TOWERCOM WIRELESS
10185 Swaybranch Drive

Jen Blackburn, attorney with Touton-Sanders is here on behalf of Towercom. On February 13, 2013 the city council approved the applicant's 150 foot mono-pine design cell tower but they asked for two issues to be decided by the Design Review Board and those are the fencing and the landscaping.

Blackburn stated that she was here tonight to present a proposal to the Design Review Board. Staff has recommended approval of this proposal. Blackburn is here to answer any questions the Board may have. Pete Bilson is the architect. He has just passed out what Blackburn thinks is a very nice architectural plan that he has put together and he can answer any questions about that from the Board.

Pete Bilson stated that he is a landscape architect with Bilson & Associates. He is here to discuss the proposed fence around the compound and the proposed landscaping that they have designed.

The fence is fairly simple. It is a six-foot black chain-linked fence with black vinyl slats. It has about one foot of barbed wire at the top and it will have a standard gate that opens. It is not a sliding gate; it just opens out towards the gravel driveway. Bilson stated that he has samples of the slatting material if the Board cares to see that.

The landscape plan that Bilson is proposing is to...he thinks there was a previous one that was submitted to city council what had Leyland Cypress in a line all the way around. It didn't take into consideration any existing trees. The site has a lot of existing vegetation. Most of it is larger pine trees with no growth near the bottom. It has a lot of smaller hardwood trees through a kind of wooded area. What Bilson thought would be more beneficial would be a more natural buffer around there and the landscape architect for the city of Roswell wanted to have Green Giant Arbor Vitae which Bilson is fine with. So they tried to put a few of those around and then they mixed in some pine trees, Virginia Pines and some Wax Myrtles to try to create a natural buffer. They left the existing trees in place around there. There are a few of them that will be coming out but they have saved three or four existing trees that are within that area right around the compound.

Another thing is if one drives down Swaybranch Drive and he looks into the site it is fairly bare in the front and it kind of slopes up. Bilson stated that he is proposing three Magnolias in the front yard which will help to kind of over time to provide a full screen of the whole thing. The Magnolias will grow large enough that as one is driving down Swaybranch Drive he will probably will never even notice that there is anything there just because one's eyes are at a level in his car that will never look above those Magnolia trees.

Bilson stated that was all of his presentation unless the Board has any questions.

Tom Flowers asked if the charge here is to approve the fence that is black vinyl coated. Is that correct? Six foot with a barbed wire on top right there and the charge is to screen that. Flowers stated that Bilson's selection of materials are fine, though the Wax Myrtle tends to not perform as well. Flowers stated that he would increase that from a six to seven to seven to eight just because six to seven is going to be thin at the top and the goal is to screen about a seven foot fence. They are specked at a six to seven and there is the Wax Myrtles which would probably be better as a Cherry Laurel or something if Bilson wants to let it go natural. Flowers would speck those at seven to eight-foot to hide this fence. The Magnolia could maybe go to a Bracken instead of the...Flowers is assuming there is no irrigation on this site. They are dumping this stuff in there and they are going. Bilson stated that they will water it one time and put water bags on it to make sure that the Magnolia Bracken Brown Beauty survive and the materials survive.

What is their adjunct property? It says Michael Mack to the northwest. Are these residential? Pete Bilson stated that they are houses but they are all zoned commercial. Tom Flowers stated that it says vacant structure. Bilson stated that it is a vacant house but it is for sale and it is commercially zoned. It is zoned C-3C. It should be on the plan that Bilson gave the Board.

Tom Flowers stated that it looks like the quantities are fine but just beef them up seven to eight-foot including the Cherry Laurel instead of the seven gallon, which would be three feet tall and left to their own devices they...

Pete Bilson stated that his thought on that is that they would do better than a six to seven-foot shrub with the conditions that they are putting it. A seven gallon may survive and thrive better than a...a plant six to seven-foot in his yard that didn't do so well but the smaller ones do.

Tom Flowers stated that if the goal is to screen it, really screen the fencing he is assuming that is the charge for the condition on the property. Pete Bilson stated that they could do that.

Jen Blackburn clarified that Tom Flowers was saying to increase it to a seven-to eight-foot or a seven gallon. This is a seven gallon. Flowers stated that he said to go to a 15 gallon but actually they were trying to convert that a Cherry Laurel.

Pete Bilson clarified that they were going to change to Bracken Brown Beauty Magnolia. They are going to change all of the trees, the Green Giant, the Magnolia, the Pine and they are going to change to Cherry Laurel and they are all going to be seven to eight-foot.

Motion to hear as a final.

John Carruth made a motion to hear this application as a final. Laura Hamling seconded the motion to hear this as a final. The motion passed 4-0.

Sonya Tablada asked if she hears a motion on this.

Motion

Tom Flowers made a motion to approve the plan as submitted with the stipulation that the plant list that reflects six to seven be seven to eight-foot materials and that water bags be applied at the initial planting. Change the Magnolia to read from a Grande Flora to a Bracken Brown Beauty and the Wax Myrtle over to a Cherry Laurel.

Sonya Tablada called for a second. John Carruth seconded the motion. Tablada called the question. The motion passed as a final, 4-0.

Kevin Turner had stated that a couple of people in the audience had wanted to see the mono-pine that was approved by city council.

INITIAL APPLICATION

13-0127

201300572

VIP AUTO TECH

1325 Holcomb Bridge Road

Danny Spalate presented the application. He is the president of VIP Auto Tech. They actually tried from the old gas station to build a new mechanic shop specializing in BMWs and Mercedes'. They tried to build it with three side eight-inch bricks and the front continued with same aluminum face with the two sliding doors for entrance.

Sonya Tablada asked Spalate if he had board samples with the colors and all with him. Sometimes this can be very different when it is copied. Does he have any samples with him? Spalate stated that he actually does not have the exact samples because they try first to see if it is possible to change from the gas station to the mechanic shop. But pretty much all of the colors are continued from what is on the gas station except the three sides brick, which is a grey color. There is the Chevron across from it and the rental place on the other side. Spalate stated that if they got the opportunity to make this, they will build the same LED lighting and signs. He will make sure he builds for the guys, too at the Chevron gas station.

Sonya Tablada applauded Spalate on trying to do something with what is a horrible eye sore on Holcomb Bridge Road. It is terrible.

Tom Flowers stated that he is not sure it is the Board's charge to define whether it can go from that to that but simply to review the design. He asked Kevin Turner if that was correct?

Kevin Turner stated that was correct. It is already allowed per the zoning. Flowers clarified that Spalate is looking for something of this nature of building as he has shown conceptually whether the Design Review Board would support? Is that what Spalate is looking for from the Board tonight?

Danny Spalate stated that he is just trying to know if it is possible so that they can continue to build something. Actually they are using everything that is existing except the walls. He will just add the walls around.

John Carruth stated that he thinks it is wonderful that Spalate is wanting to take something that has just been vacant for years and do something with it. His only concern is what the applicant presented looks like grey concrete block and grey stucco or something on the front. It needs some more attention to what the materials really are, what their colors really are. Conceptually, he does not have a problem with what Spalate is proposing to do because it is what it is. There is a gas station across the street that was renovated within the last year. They came in, brought the Board samples of the stucco colors and had some design to the stucco. That is the kind of stuff the Board needs to see to really approve it but personally, Carruth thinks it is great that Spalate is wanting to do this.

The other thing John Carruth would ask Kevin Turner and staff is, is there an original DRB approved site plan for this site? And if there is, can they look and make sure that the landscaping is up to snuff with what was previously approved.

Kevin Turner stated that he will try to find that. It is his understanding that it is actually not speaking with the city arborist. The landscaping is not in compliance and that is one of the conditions for approval that is in the packet, that the landscaping would come into full compliance.

John Carruth stated that the applicant needs to find out what it is going to take to bring the landscape up to city standards. But he thinks it is great that Spalate is doing this.

Danny Spalate stated that he will try to continue the landscaping, whatever, to match with the other side. He tried to use a monument sign in the same spot as it was used before many years ago if it is possible. Then because it is a very small area for the monument sign they cannot make something fancy. Landscaping just can be...

Tom Flowers stated that conceptually it sounds to him like the Design Review Board is all in favor, but at this point they need more comprehensive plans with a little more detail, samples of the materials and a revised landscape plan of the site. Then Spalate could get an approval if they meet the Board's approval, if those standards meet.

Danny Spalate stated that he tried to use the existing for the restroom area and other things that they have. Do they need anything special for this one for next time? He tried to check for the masonry company to give him some samples. They actually gave Spalate the eight-inch blocks. They are pretty big, but he can bring a few.

Sonya Tablada stated that typically people will bring that. The one thing is look at what are the colors and all. She knows that is the gas station and like the Penske-Hertz thing on the other side. But she thinks this is grey. They tend to be more in the cream colors or whatever. But if Spalate will just bring those samples and yes, sometimes people will bring a large piece of concrete block or paint colors and things like that to the Design Review Board and as Tom Flowers said, the big thing is Spalate will see in the packets presented today that they want a full landscape plan. If the applicant has to come into compliance he will have to have full landscape plans that will detail out what trees and shrubs he is keeping and what he is having to bring in. Tablada is sure that the arborist in Kevin Turner's department can help Spalate with explaining exactly what he needs there.

Danny Spalate stated that was great and he need to come back next month, right? Sonya Tablada stated that if Spalate has everything ready and Kevin Turner can get him on the agenda for next month if the applicant feels like he can get everything ready. Spalate stated that he just wanted to first make sure that it is possible to turn from one business to another.

Sonya Tablada stated that the Board applauds Spalate trying to do something in that area because it really is an embarrassment to the city of Roswell. She thanked Spalate.

INITIAL APPLICATION

13-0126

201300599

AMERICAN FAMILY CARE

1095 Woodstock Road

Bryan Robertson with VDOT Architecture presented the application. He is represented Donald Bruce Irwin and American Family care who is looking to develop a new facility on the corner of Woodstock and Hardscrabble Roads. It is Robertson's understanding that in November 2012, the civil and landscape layout was approved and that he is here tonight to discuss the building design.

In coming up with the building design, Robertson thinks the Board received a copy of it. He brought some copies to show on the overhead if he needs to. They have incorporated vernacular materials and forms to create a 4,800 square-foot urgent care/family care facility that will have a facility for trauma and also for an x-ray facility. They have tried to incorporate natural materials, brick, dark roofing materials also incorporating a tin roof tower along with brown stone. He brought a sample board with all of the materials that he is proposing to use on the exterior of the building.

John Carruth stated that he had a question for Kevin Turner. The engineering department has suggested that they consider using retaining walls. Where would those be? Would it be out front?

Kevin Turner stated that he thinks it is behind it closer to SR 92. John Carruth stated that there is a lot of grating on the SR 92 entrance and he is wondering if that is what they were suggesting and if so, he is kind of concerned about what that might look like because that would be like the only significant retaining wall in front of a commercial structure on that stretch of road. If he remembers things correctly.

Kevin Turner stated that he thinks it would be on SR 92 unless...

Bryan Harris stated that he was Gonzales Strength and he was American Family Care's civil engineer. They have not spoken with Roswell Engineering but based on their comments that is his assumption as well that it is along SR 92. They actually indicate that when did a steep slope analysis for that slope...Harris does have a geo-technical report that does allow them to do slopes of this steepness in this area. Frankly, he somewhat agrees with John Carruth not only from a cost standpoint but from a visible standpoint he had much rather have a green landscape slope along SR 92 rather than a retaining wall. It sounds like something they will need to talk to Roswell Engineering about. But, they have engineering calculations and back up to be able to do a slope there.

John Carruth asked Bryan Harris if he feels like the slope he has proposed is mowable. Harris stated that he did not but they are not intending to do sod there. Tom Flowers stated that it shows sod in that area. Harris stated that he will need to change that then. Flowers asked if they have a 2:1 slope there. Is this a fill? Harris stated that it is actually 2:1 at its steepest and then it flattens all the way out to a 5:1 in places, which would be a 20 percent grade. Tom Flowers stated that it looks like a pretty steady contours. Bryan Harris stated that they will need to talk to their landscape architect about what he has specified there. He does not know that sod is suitable. Flowers stated that he has 10-foot, one foot contours and he does not have the scale. The scale is 20. Hopefully it is a 3:1. The survey shows 4:1 and he has sod in that whole area. That won't ever work. So the slope could be on that is tying back into the right side and then the left side, and on the right side and there is an 11-foot fall through there. Is that a 16 percent where they have 20 percent? Harris stated that it was less than 20 percent; it is about 15-16 percent.

Tom Flowers clarified that this was driven by that sanitary sewer easement and the way it wedged in there to get the building that close up? Bryan Harris stated that actually it was not. Flowers asked what is driving it; the position of the building? Harris stated that the position of the building is really a function of a few items, one being the streetscape along Hardscrabble where their parking lot begins there. It is also a function of where there access points can be along the roadways and where the front door is for the building. American Family Care has a prototypical floor plan with that front door in the corner there. Flowers stated that in conventional wisdom it is just that the building is pushed more to the northeast on the lot from a grading plan in order to make that entrance and relationship work or it is lower. With the sanitary sewer easement one has a limiting

factor there. Harris stated that to the northeast they also have some specimen trees up there that they are trying to keep in place and that was also a factor in where that building landed.

John Carruth stated that if Harris finds that he has to use retaining walls, he thinks they need to make sure that they landscape the down slope side of them so that the shrubs and things start to hide them. This is Parkway Village; the look is to have lawn, to have the white rail fence, not overly landscaped out front. And to handle the steep slope the applicant is going to end up with a lot of vegetation, a lot of ground cover and other things that aren't going to feel like the rest of the district. It is a real challenge.

Architecturally, Carruth thinks the building is fine. It responds to the guidelines as opposed to the one that was here earlier. He does not have any real issues with the building architecture.

Sonya Tablada asked if there was a motion to hear this as a final.

Motion to hear as a final.

Laura Hamling made a motion to hear this application as a final.

John Carruth stated that before he seconds it, his one concern is if they are going to make a motion that they are going to have to put some kind of conditions on this because they know they can't do sod on this slope. So, they are going to have to put some kind of landscape condition or retaining wall condition or allow the applicant to work it out with staff and he does not know if that is a review by Board members or what.

Carruth stated that he was looking at Tom Flowers to see if he could come up with some ideas of how to craft something.

Tom Flowers stated that this is a tough site.

Carruth stated that staff recommended either look at retaining walls or steep slope ground covers.

Tom Flowers stated that retaining walls will probably come closer to fitting the overlay of the district through there. One could accomplish it with a zero foot grade transition with the grass. To have a big slope there with wooded or acute mesh and ground cover is not going to reach the intent here. Is there a landscape architect on it?

Bryan Harris stated that there is but he is not here tonight. Flowers clarified that Harris is the civil engineer and he has done the site plan, the drainage plan.

John Carruth stated that they could make a motion that the changes come back either to the whole Board or to a group of two or three.

John Carruth seconded the motion to hear the application as a final.

Sonya Tablada called the question to hear this as a final. The motion passed unanimously to hear the application as a final.

Motion

Tom Flowers made a motion to approve the plan as submitted with the stipulation that it be re-submitted to up to two Board members the final landscape plan and that walls be introduced so that they reach the intent of the district. Is that acceptable?

Bryan Harris asked to what level will they be installing walls. Because they have a varying slope out here, they have it up to 2 ½:1 and they have it go all the way out to a 10:1 slope.

Tom Flowers stated that for landscaping if they could reduce it to 3:1 and keep the lawn under 4:1. So, they have some latitude there. It looks like a three to four foot wall in there, which would still be human scale and would accomplish their goals to introduce both a lower lawn area and then sloped to the bottom of the wall and then take it on up top.

Bryan Harris clarified that they were looking for areas to be grassed if he understood Tom Flowers, to be 4:1 or flatter. Flowers stated that was correct, mowable. 25 percent less. Harris stated that he understood.

Tom Flowers clarified that the motion is to approve this with the landscape plan with walls be re-submitted for up to two board members' approval.

John Carruth seconded the motion. He commented that if the applicant does not like what was just suggested he is always welcome to design something different and bring it back to the Board.

Bryan Harris stated that his only challenge right now is topographically it is extremely challenging and exciting. By introducing walls to be completely honest is cost. He understands the Board's point about trying to maintain the character of the neighborhood but these areas that are steeper than a 4:1 slope are a very small area of their actual frontage and Harris is really not prepared tonight. Frankly, he didn't expect this but he is not prepared to show exactly how small that area is. If they do something on the wall, it is not a large wall.

Tom Flowers stated that he thinks it is a challenging site and he thinks the best way pending no approval is that the Board does what they did last week when they meet the applicant on site and work this out so that it meets the environmental intent around there. Just to throw up ugly retaining walls is not the intent here either. It is going to come down to a question of economics otherwise they are going to have these beautiful stone walls that match and do two levels.

Bryan Harris stated as an engineer that anytime they can avoid walls...one brings liability in with walls, one starts questioning structural integrity of the materials.

Tom Flowers stated that they keep them under three feet. It is two that are just decorative, enough to handle this steep area and bring it into compliance with the overlay. That is the issue right there.

Bryan Harris stated that he thinks they could probably manage a small wall like Flowers is talking about and get that slope down to a 4:1 and it is not a tall wall. He is absolutely right. Frankly, Harris is not sure that they need to meet on site unless Flowers insists that they do it. Flowers stated that he could read his contours.

John Carruth stated that the way the motion has been written, the applicant would submit a revised plan to Kevin Turner. He probably is just going to email it to a couple of Board members and if they agree that it meets the intent of their motion. Then the applicant will have clear sailing. He will not have to come back.

Bryan Harris stated that he did not have any problem with that.

Sonya Tablada stated that there was a motion on the floor. John Carruth seconded the motion. Tablada called the question.

The motion was approved unanimously. 4-0.

REZONING REVIEW
13-0124
CU-201300576, CV-201300577
ILM ACADEMY/Hammad Sophie
1200 Grimes Bridge Road
Land Lot: 487

Sonya Tablada stated that this was just basically to present to the Design Review Board and receive comments.

Hammad Sophie stated that he was the treasurer on the board for ILM Academy. They recently purchased the property on 1200 Grimes Bridge Road, the old post office. The application they have submitted is for a conditional use as well as a concurrent variance. The back side of the property is zoned O-P, about 25 percent of the property is zoned O-P. The rest of it is C-3. The applicant would like to put a playground/park area for the children in the school in the O-P portion of the property. That is what they have submitted the conditional use for. The other part of the application is a concurrent variance, which is related to covering part of the loading dock of the property which is in the rear of the property because it poses a security as well as a safety hazard for the children. It is possible to be able to extend that onto the concrete pad.

John Carruth stated that he wanted to compliment Hammad Sophie for bringing something that is going to take a vacant building that has been just sitting there for years and doing something that potentially is going to look really nice in the back. Carruth stated that he works down the street on Colonial Park Drive and he thinks this will be great.

On one concern and Carruth thinks it may be more of a question, is the applicant planning some sort of fence around that to protect the kids from getting out into the road? Hammad Sophie stated that part of the plan was to fence the entire property. Carruth asked what type of fence does Sophie think he would be using. Sophie stated that they have not figured out the details yet and he thinks they had some discussions with city staff about what some of the requirements were. He thinks that the architect at this point is still creating the plans and stuff as far as getting ready to submit to the city.

John Carruth stated that he thinks along the street front the Design Review Board would want to see something that has a little more architectural character to it. He thinks as one gets around and goes, the back edges are really just looking for safety and a black vinyl chain-link or something like that would probably be appropriate. But when he gets out on the Colonial Park sidewalk side, they will probably want to see something a little nicer.

Sophie clarified that the front of the property was Grimes Bridge Road or Colonial Park? John Carruth stated that he is really focusing on the playground area, which runs down along Colonial Park Drive. Some kind of an aluminum picketed fence maybe with some brick posts or things introduced into it would probably look good along there and it would give one the safety also that the applicant would need to have for the children. Sophie stated that was something that he can look at. Of course his constraints are going to be budget driven since they are, again a non-profit school, donation funded. Carruth stated that Sophie could be creative and come up with a proposal. He is just suggesting that it doesn't need to be just a chain link fence on that frontage. But otherwise, personally Carruth stated that he is glad something is happening with this property and this is good.

Hammad Sophie stated that he has his project manager with his as well as the landscape architect. They had submitted some kind of a conception he thinks the Board should have that in their packets. If there are any further questions that the Board has for any of these folks, they can come up as well.

Sonya Tablada stated that she agrees with John Carruth. It is another one of those eyesores in Roswell that it will be nice to see something happen like this. She asked if there any further comments from the Board.

Tom Flowers stated that she agreed with the comments. Laura Hamling stated that she agreed. It is amazing, this is going to look wonderful.

Michael Kidd stated that he was the landscape architect and his question is basically, when they come back for final presentation to the Design Review Board with the actual...

Tom Flowers stated that actually he will be coming for an initial. John Carruth stated that this is considered the initial in the conditional use process. Carruth asked Kevin Turner if that was correct.

Kevin Turner stated that depending on the stipulations with council as far as what all changed, he would think that this one could come back as a Final. It is usually the intent but it doesn't always work out.

Michael Kidd stated that his question is basically what sort of graphic materials is the Board going to need for this type of...Kevin Turner stated compliance docs. Just working drawings that define and as far as material selection such as the fence, knee-high wall, what is going to be the color of the iron along there, plant list, plant schedule, if there is any cloth or fabric or things that are going to be seen.

John Carruth stated that he would suggest looking at the front of the property along Grimes Bridge Road. It is really bare right now. The post office didn't do a whole lot with it and whatever was there hasn't been maintained for a number of years. It needs a few street trees and things of that sort just to kind of give it a better look.

Michael Kidd clarified that the Design Review Board is going to want to see a plan for the whole property in terms of the actual site plan. John Carruth stated that when it comes back the Board is going to need to see the whole thing. This was just to get an idea of what the applicant wanted to accomplish. This is the part that is part of the variance. But when it comes back, it will be coming back with...Tom Flowers interjected a site plan and description of any vertical elements. That's it.

John Carruth stated that when it comes back, if the applicant is enclosing the back of the loading dock, the Board is going to need to see architectural elevations and if he makes any other changes to the building, adding windows or things like that. The Board will need to see those drawings, too when it comes back.

The applicant stated that they did submit the site plan as part of the conditional use.

Tom Flowers stated that the Design Review Board's function is more to comment on the design and the direction than it is to stipulate. He believes that what will happen is this narrative will be given on downstream and the Board's comments will be shared as part of the consideration. But their goal is not to deal with ... to deal with the design and the aesthetics of the site.

Hammad Sophie stated that they pretty much want to preserve it the way it is. Not make too many exterior changes. They did get a minor design approval for doors, exit doors from the classroom which again was for safety and for fire marshal reasons as well as

adding some windows to bring some natural light inside the building. Tom Flowers stated that should be easy to communicate.

John Carruth stated that if staff has given that as a minor that is fine. He was just in general giving the applicant what the Design Review Board generally sees. Kevin Turner is the guy who will interpret that.

Hammad Sophie asked if there was going to be any general guidelines they need to follow. He was listening to what happened with PNC Bank and some of these other folks. Is there like a general look and feel or the way that the building is, is okay?

John Carruth stated that the building is attractive of its era. The Board would not be looking for the applicant to do anything really drastic to the building.

Tom Flowers stated that if Sophie is introducing additional land use purposes, play grounds, then think environmentally responsive. See what is up and down the trees down the street already and think of the street trees that mirror and continue that. If there is deferred maintenance on the front of the lot on the Grimes Bridge Road and the applicant is trying to take care of a negative impact view. Get street trees and that is probably the most cost effective way to address it without doing a comprehensive landscape plan of the entire site right there.

John Carruth stated that in reality there is not a lot of places he can plant stuff so he is not going to be having to landscape the world there.

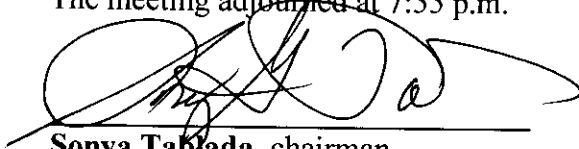
Sonya Tablada asked if there were any further questions. There were none.

APPROVAL OF MINUTES

Sonya Tablada stated that since she was not hear last time, she cannot vote on the minutes, so then they don't have a quorum to really vote on the minutes. Can they defer that until the next meeting? Kevin Turner stated that would be fine.

ADJOURN

The meeting adjourned at 7:55 p.m.



**Sonya Tablada, chairman
Roswell Design Review Board**