

**Informational items dealing with proposed amendments to the Groveway Community
Hybrid Form Based Code Regulations:**

Comments from Mayor during 12-15-2011 meeting:

pg. 9 & 10	Make more neighborhood mixed used designations permitted.
Pg. 13 Section 12.4.115	Side-yards - adjacent to buildings with windows minimum 20 ft. separations seems excessive.
P. 13 Section 12.4.116.4	Building materials remove wood siding.
Pg. 16, 17 & 18	Descriptions of frontage types needs clearer explanation.
Pg. 23	Remove wood as an exterior building material.
Pg. 29 Section 12.4.118	Workforce housing - Provide description and how the incentives would work.
Pg. 30 & 31 Section 12.4.122	Landscape requirements – Landscape strip of no less than 6 ft. in width along all streets and along parking lots. Seems excessive.
Pg. 33 Section 12.4.134	Alleys – Minimum width of alleys of 20 ft. Seems excessive.
Pg. 43 Section 12.4.216.3	Building Materials – remove use of wood as an exterior building material.
Pg. 47	Workforce housing - Provide description and how the incentives would work.
Pg. 47 Section 12.4.221	Landscaping requirement – Landscape strip of 6 ft. Seems excessive.
Pg. 51 Section 12.4.234	Alleys – Alley width of minimum 20 ft. Seems excessive

Comments from Council Member Price:

Pg. 1	Clarify all Council members as part of project on page 1.
Pg. 9	Include pharmacy with drive-thru as a permitted use and neighborhood mixed use.
Pg. 9	Include grocery store as a permitted use in neighborhood commercial district.
Pg. 15	Remove density from the title of section 12.4.111
Pg. 29 Section 12.4.118	Workforce housing – provide guidelines

Comments from Council Member Igleheart:

Not sure if these are questions that can be answered tonight - sorry for the lateness of it if it is something that could be determined for tonight. If it's better to wait for more analysis, I'm OK with that.

I have intentionally stayed away from much of the planning process for this area as I thought the stakeholders should have the input for what they want and we should not be trying to influence the process as it worked to this point. So, some of my questions may have been dealt with previously.

My concern, as I have long stated, is the impact a form-based code will have on traffic, water and other infrastructure as well as city services such as police. If too much is crammed into that area, it, and the surrounding area will ultimately be very negatively impacted and/or all taxpayers will be left with the bill to fix the increased stress placed on the system.

I understand that the basic nature of form-based removes the "density" aspect. Density, in and of itself, has never been my concern (don't laugh) other than the fact that it is a well-known and fairly-well understood measure for how much will be going into a particular space. You can get a pretty good estimate of the ultimate impact a project will have if you know the density of that project. Higher density equals higher impact. I have serious concerns about whether we understand the full impact of build-out of this plan.

Having said all of that, and understanding that there are few limits on the types of uses, but we do have some parameters of height and width, do we have projections about how much can actually be built within the proposed district under this code? What will be the impact of whatever that is on traffic, water, police, etc? How many apartments could be built? What stops a developer from just building apartments all over that district?

My key point at the outset was that the impacts be dealt with in some manner, and I don't see that anywhere.

Thanks,

Kent

*Kent Igleheart
Roswell City Council*

Information from Housing Authority (Scott Marcelais and Leslie Carruth):

Page 29 and 47 Addition to Workforce Housing 12.4.118 and 12.4.218

There is an “expectation” that a development for 50 or more residential units will set aside a least 25* percent of the units as workforce, in order to demonstrate compliance with the goal set forth in Section 12.4.118 for households earning at or below 120* percent of the area medium income as determined by the US Department of Housing and Urban Development

Comments from Staff at Work Session January 30, 2012:

Page 10 Building use of Residential multifamily includes rental apartments?

Page 13, 18 and 37 Front setback to be measured from property line?

Email from John Carruth dated February 23, 2012:

Brad,

I have been slow to give you comments regarding the proposed Groveway form based zoning proposal. Hope I am not too late. In general I have a positive reaction to the proposed zoning and the proposed design guidelines and parameters. A great deal of thought and effort are in evidence. I think it could have a tremendous impact on Roswell and the Groveway community area. However I do have two main concerns:

- 1. Allowed building height - 66' is just too tall for this area. I don't think we need buildings of this height anywhere in the historic area of Roswell or immediately adjacent to it. It is out of scale and character with our city and will drastically change the overall appearance and feel of the area. I would prefer to see a limit set at 3 stories at the street front with possibility of a 4 story if set back from the front at least 20'.*
- 2. As I understand it, property owners could elect to develop under the overlay provisions within a particular block while others could develop under the existing zoning. There seems to be a potential for very uneven development and character within a given block. I would prefer that the area have zoning rules that all would have to adhere to.*

Also, there are detail requirements that don't seem supported by the accompanying illustrations. On pages 28 and 45, High Visibility Corners are required to orient diagonally to the intersection, however the diagrams on pages 29 and 46 do not seem to support that requirement. Either the diagonal requirement should be reworded or the diagrams altered.

Thanks for allowing me to make belated observations about the proposed zoning.

Thanks,

John

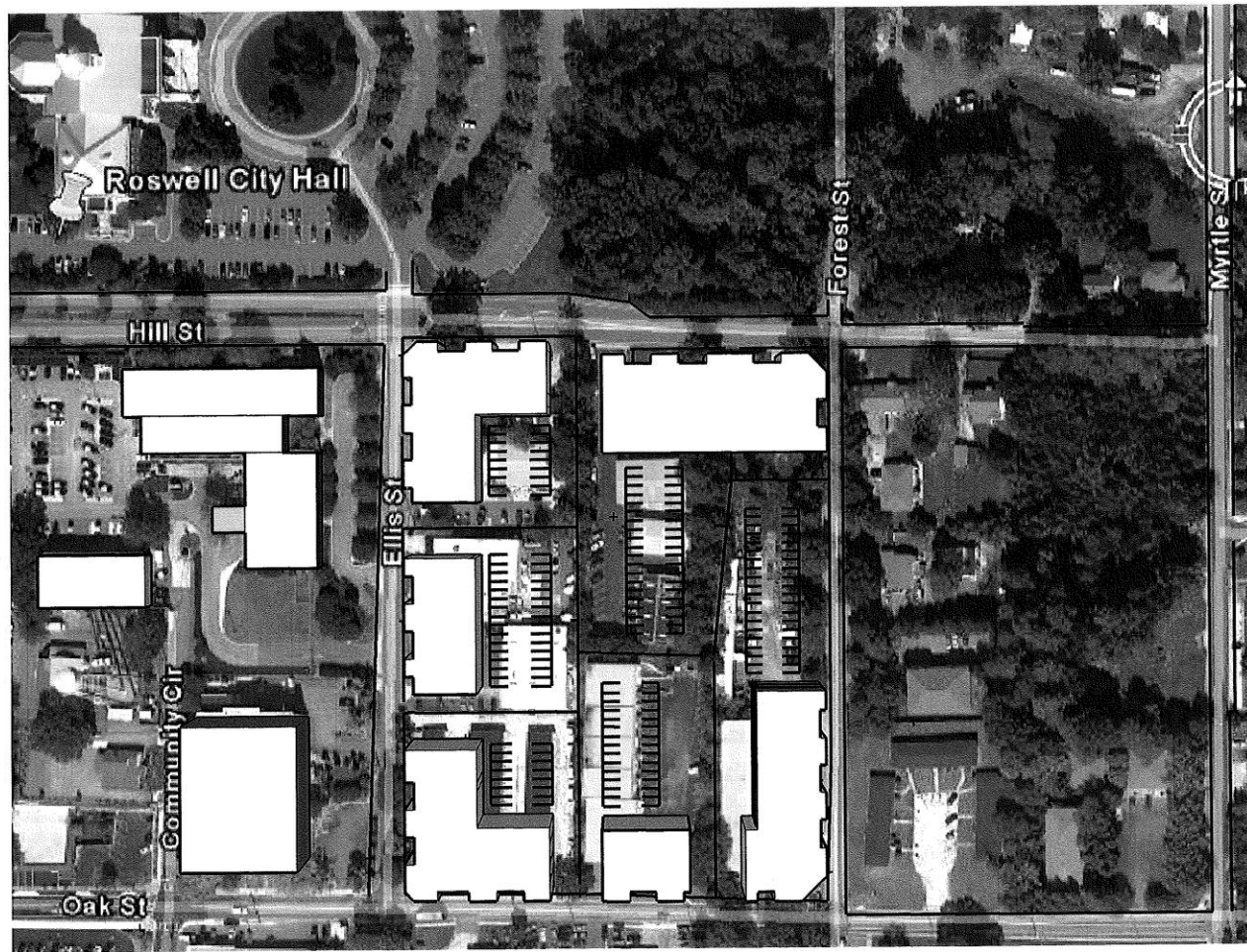
--

John Carruth
46 Goulding Place
Roswell, Georgia 30075
c. 404.245.4915

Per the request of Councilmember Igleheart and Dippolito.

The following is the explanation about the sketchup drawing for Groveway. The graphic does not include any area for drainage and is worst case with no economic factors.

As per our discussion the revised Groveway Model is placed on a 7 acre parcel that assumes residential on the 4 upper floors with an average unit of 1200 SF per unit and commercial on the first floor which would provide 100,800 SF of commercial and 403,200 SF of Residential. If 30% is common area this provides 230 units. 1.5 parking spaces per unit would require 345 spaces. The Retail space requirement at 1/275 SF would require 367 spaces. For a total requirement for the area of 712 spaces. The graphic shows only 164 surface spaces such that underground parking would require 4.3 times the amount shown or 4 story parking decks





**MINUTES OF THE
ROSWELL HISTORIC PRESERVATION COMMISSION
February 8, 2012
6:30 p.m.**

Members Present: Richard Hallberg, Judy Meer, Tony Landers, Lonnie Mimms, Alex Paulson, Mike Walsh and Mary Ann Pepper

Staff Present: Bradford D. Townsend, Jackie Deibel and Sylvia Campbell

DISCUSSION ITEM 12-0005 RZ-12-03 Text amendment to approve Groveway Community Hybrid Form-Based Code:

Brad Townsend stated that what he is here to discuss this evening is the Grove Way Form Based Code Regulations. This is a process that has been going on in conjunction with ARC. They have put together a code, which is included in the Commissioner's packages. A document covers this particular area of the city. The south end of it is Oxbo, Atlanta Street. The northern portion is Norcross and the eastern portion is east of Zion Court. This is a proposal that is going through the process. It was reviewed by the Design Review Board last evening. It will be reviewed by the Planning Commission next week. Then there will be probably multiple readings in front of mayor and city council for then adoption into the code. The way it has been drafted is an additional overlay type of regulations that will allow for additional residential development as well as commercial development in this area. Really the driving force of it is to provide an incentive for redevelopment of the area. It allows for additional height. That is the big incentive. It allows up to 66 feet in height as it is currently drafted, which could be a four to five-story type of building. What it is designed to do is to push the development to the streets, provide the parking in the rear or in decks or structured behind the building. It is designed to have the main fronts of a building to be determined by what type of use they are having. This would be used for non-residential type of developments. Then they have residential type of developments of what their look would be.

In providing it to the Historic Preservation Commission a portion of this area is still in the historic district. So any type of buildings would be brought to the Commission with historical context trying to meld that with...this is now a three-story building with a walk up. How does it mesh together in historical context? So, before the Commission leaves this evening Townsend will be handing his business card to every one of them with his email address. If they so choose, or he will take comments this evening, that is why he is here. If they have comments on the document that they feel are important that would be passed on to the council members before they adopt this.

Townsend is trying to gather as much input as he can. That is why he is going to the boards. They will be drafting or reviewing it with the Planning Commission next week and then giving those comments back to council so they can provide this through the historic process at that point.

Brad Townsend asked the Commissioners if they had any questions.

Tony Landers stated that he wanted to ask a question to Townsend and then he wants to recognize Lonnie Mimms. Is Townsend's question to this body essentially, do they agree with the thrust of what is being proposed here rather than does the Commission have comments about very specific parts of parts of this proposal.

Brad Townsend stated that it probably falls a little bit in both categories because what they do not want to have is regulations on the books which the Commission feels would be directly in conflict with their historic guidelines. If they bring something that a developer walks in, he has assembled property, it is in the historic district, he feels he has met the intent of these guidelines and it comes to the Commission and they say that in no way is approvable by this Commission in dealing with the historic guidelines that they have.

Lonnie Mimms stated that he had a few comments. He wanted to know if they eliminated the CORRO property to the north from being in the district or is this just not reflected on this map?

Brad Townsend stated that this diagram does not include that. That is part of what is being processed through. What Mimms is indicating...when this map went to mayor and city council at a work session it was requested that they include most of the area up in here. It is both sides of Frazier Street, Frazier Street Apartments, the old Southern Skillet site, that whole triangle that fits there. That would be included as currently directed by council as being part of the red mixed use area. And that is in the intent but it is not reflected in this map.

Lonnie Mimms asked for the benefit of the Commission if Brad Townsend could roughly draw a line where the historic district is and where the purview of this Commission is. Just to show the amount of the area that they are really talking about. And just the little bit Mimms knows about what it is the form base here there are some basic features that are pretty much against what they have gone within the rest of the historic district. Even what Townsend just pointed out as far as 60-foot height. Mimms thinks it is important to know what the scope is of what is in the historic and how that is actually going to impact the view corridor.

Brad Townsend stated that pale pink is in the historic district. The white area is not in the historic area. The blue area is actually in a midtown overlay district so there is a second overlay in that location. So, it comes down Forrest to Oak then cuts over behind Pleasant Hill. He pointed out the cemetery area, this gas station and this location here. So the main developable area is between Oak and Hill from Atlanta to Forrest. This would be the crux of what would be under the jurisdiction of the Historic Preservation Commission. The rest of it would be the Design Review Board criteria and under their jurisdiction.

Lonnie Mimms stated that was great and thanked Townsend.

Richard Hallberg stated that the portion that is within the historic district, mass and scale of buildings 66 feet. He does not think that their guidelines at all...so certainly along SR 9 as one goes up Oak Street he thinks there would be a way to gradually scale building heights up off of SR 9 so that would retain that historic Roswell two-story façade at the street level. They have plenty of elevation changes certainly on the parking lot side that is on the west side of SR 9 that would allow for one or two stories underground. But he thinks they need to try to make sure that there are exceptions written into this form based code that stipulates that the guidelines need to be honored, not this form based code in those areas that fall within the historic district.

Tony Landers asked Richard Hallberg if when he says honored does he mean that one would have precedent over the other. Hallberg stated that the guidelines would have...

Brad Townsend stated that if he takes Hallberg's comments he would say supercede.

Richard Hallberg stated that was just a personal opinion. There are other Commissioners up here. But he thinks to retain the look and feel of their district between Canton Street and the square; he thinks it is really important that they stay in mass and scale requirements of the guidelines. And that is 30 feet at the ridge.

Judy Meer stated that she feels the same way. They wouldn't want to have five-story buildings right there in a very sensitive part of town even though across the street they are talking about the church up on the hill that may actually get to that elevation.

Brad Townsend stated that what is interesting about this area in the historic district is how tall is the water tower?

Judy Meer stated that there were also different design elements of buildings that might not be really appropriate right in that area either. So, again, would then the historic district guidelines supercede anything that is in here? And would that be specified in here so

that if someone is looking at developing something right there they don't go to a lot of trouble to do what they want to do and then come to the Commission and find out that is not what they want at all.

Tony Landers asked Brad Townsend if in his mind can these two sets of guidelines, can they co-exist in a compatible way?

Brad Townsend stated that with the architecture that he has seen as a directive from the Grove Way committee, he would say yes. Because they are looking at it providing a pedestrian scale of the buildings. He thinks there is a desire to push to the street but not to overwhelm to the street. He thinks there is a desire in the design. Maybe the store front is at the street and the second floor is also at the street. But the third and fourth levels are pushed back further into the property where it is over the parking deck or it is only one story of residential and they have open roof area, which is their patio out front. In the historic context they can fit together. So the simple answer is yes. But it is going to be a creative architectural design that is going to look at all of these components and say, "What am I going to pull from Canton Street that makes sense?" Is there an historic building that he is trying to retain? Is there a way to incorporate Krispy Kreme's building into something that now is more in context with what they are looking for development-wise. The desire is assemblage. Can there be an assemblage of property that this auto repair building that is metal and tin and no significant value any more. What does one change that whole piece of property into that has significant value and meets the criteria that they are looking for?

Lonnie Mimms stated that he was a little bit confused at the work session. Did he hear it right that the developer is going to be able to choose which set of rules they want to fall under, whether it is the historic or whether it is the new overlay district?

Brad Townsend stated that they will not be able to choose between whether they are in the historic district or not. They will be able to choose whether they use the underlying zoning of C-1 or Industrial or this overlay. Then they will be required whichever location that they are at, Design Review Board or Historic Preservation Commission.

Lonnie Mimms stated that there are a lot of players in this game.

Mike Walsh stated that he had two comments that he would encourage the other Commissioners to look at. The actual area that is historic and what areas they are talking about where they could potentially do higher buildings. He thinks they have picked good locations in terms of relationships to the more historical areas within the historic district. He is actually kind of encouraged by that but he also thinks they have to consider how the area that they will review is going to be in relationship with these other areas because one will be going through the historical area to get back into this area. With that in mind, Walsh is a little surprised how clustered it is. He

would have expected to see a little more mixture in the residential. There are a lot of town homes clustered together, then single-family instead of a mix and it doesn't sell very well right now.

Tony Landers asked to what degree is his observation...what is the intent of this? Is it to be illustrative or prescriptive? Brad Townsend stated that was a good question. He thinks it was originally designed to be illustrative. He thinks the more and the more that the stakeholders in the committees and the council members got a hold of it; it ended up being more prescriptive. When one takes for example, a true form based code. It really doesn't concern itself with uses. Townsend stated that he has a list of 74 different uses of the mixed use category. Thirty-two of them are conditional. So, the directive from the council was after the committee got through with this list of saying this is the way they wanted it, the council then says they don't really want it that way. They now want them to go back and say how many of those can be permitted. So, re-drafting as to which ones won't cause someone to have heartache if it ends up next door to them and someone didn't have to have a public hearing that cost four months of time and council gets to say yes or no to. Townsend thinks that it ended up more prescriptive than being illustrative to this is what they were getting.

Lonnie Mimms stated that at the meeting the mayor was pretty clear that he wanted more of the things to be permitted. So, obviously that would give more flexibility. Mimms' concern with the whole program is that there are so many different little piddly parcels within this area. He has run into the same problem in other areas where one is trying to do something to create change for the good and there are so many different owners and everyone has their own agenda. To actually have any of these things happen, Mimms honestly thinks it is going to be a miracle. But to give as much flexibility to the owners as possible is an incentive. And to not have them have to come in front of a committee or actually it sounds like it is going to be several committees no matter which way they go to get anything approved in this area. When one adds the city council to that it kind of just puts an exclamation mark on the whole thing. Mimms does like the form base. He thinks that maybe they are not going to want to hear this but maybe some kind of a modification of the form base that is at least within a certain stretch along Alpharetta Hwy. Maybe they could get a little more liberal if it is off of Alpharetta Hwy. But that is the main corridor. That's the character of the whole district. If they can't tone it down and enforce basically a very close to what they have, Mimms thinks it just ruins the whole thing. But he would personally be much more open to getting looser in areas that, is the AT&T building historical? No, get real.

Brad Townsend asked if the mini-storage across the street have any real significant value. Lonnie Mimms stated that there are a lot of industrial buildings within this district. There are a lot of automotive uses. He does not place the same kind of value on that historical as being on the main corridor. If he was picking his battles he would say that Alpharetta Hwy. or SR 9 is the critical area for him. Brad Townsend agreed.

Richard Hallberg stated that he had one particular comment and he will send Townsend emails with a number of things. One of the things that he did notice in there that he thinks is totally in error is they were setting the eave height as the building height. One can build a roof that is another 30 feet high. Hallberg thinks building height should be building height. If it is a sloped roof it is the highest point on that roof. If it is a parapet, it is the parapet height. He thinks that is one particular item they need to...Alex Paulson stated that it makes it easy for the architect. Richard Hallberg stated that was on page 15. He thinks that is something that probably would work better all the way through the city of Roswell quite frankly. A building is as high as a building is high and no fading and shading.

Just a general statement Hallberg mentioned that he really likes the idea of the form based code. He like more usage, deciding what goes in there as opposed to the city of Roswell trying to decide what someone does that makes economic sense.

Alex Paulson asked Tony Landers if he would entertain the idea if the Commission sent their comments, after they have had a chance to digest this more to him or to whomever he thinks is appropriate so they can collect it together. Tony Landers stated that would be his suggestion in that regard. Before he says that he wants to ask a question. Is Brad Townsend anticipating something coming from this Commission that is directive or provides any kind of guidance or response collectively? Is he inviting individual comments from members of the Commission with regard to this form base code?

Brad Townsend stated that if the Commission as a collective body can make a recommendation, that would be fabulous. But he knows it has been a short time frame. They have not really digested most of this as to what they feel. So that is why he is giving the Commission the opportunity with his business card and his email address to at least provide him individual comments. If they feel collectively as a Commission that they want to provide some clear direction to the council, that would be fabulous. But that is not needed and required this evening.

Tony Landers stated that he was not sure. He thinks everyone would be comfortable giving Townsend their input. One question that he would have for the Commission is it is his understanding in reading sort of into what was said that's happening with mayor and city council. Form based code has some parameters and is grounded in some principles that have to do with form rather than use. If one tinkers with it too far into use, then his question would be, as Richard Hallberg just said, what is the point? What has he accomplished over what he currently has?

Brad Townsend stated that he appreciates Landers putting that on the record. That has been his comments for about eight months in dealing with this process.

Tony Landers stated that he would say to the Commission that would be of value. One could take a position just saying something generally that they support the idea of the form base code but it should be form base rather than use.

Brad Townsend stated that was correct. That could be in the form of a motion if the Commission wanted it.

Tony Landers stated that Lonnie Mimms has volunteered to take another crack at a motion.

Motion

Lonnie Mimms made a motion regarding the Grove Park Overlay District. It is a modified form based code as it was presented. The Historic Preservation Commission is in support of having more of a true form based code without regard to use. They are also very much in favor of maintaining the historic code in regard to at least the frontage on SR 9.

Tony Landers asked if there was any discussion.

Mike Walsh seconded the motion. The motion passed unanimously.

Brad Townsend thanked the Commission.

Tony Landers stated that there is a resolution that supports those tenants that Mimms outlined. He asked Brad Townsend if this was going to be valuable. Townsend stated it would be. Any type of feedback will be valuable to him. Landers stated that given Mimms' motion as read, will those who read it transcribed understand what they are trying to get at

Brad Townsend stated that if they do not, he will try to purvey the Commission's sentiment as clearly as he can in dealing with anyone who wants to hear him. What did HPC do when they did that? That is why Townsend came; he wanted to hear it for himself.

Unless there is anything else with this, Townsend stated that he will give the Commissioners his business card so anything afterward subsequent to this meeting he can include.

MINUTES OF THE

ROSWELL DESIGN REVIEW BOARD

February 7, 2012

6:30 p.m.

Members Present: John Carruth, Roberto Paredes, Sonya Tablada, Laura Hamling, Tom Flowers, Monica Hagedwood

Members Absent: Herman Howard

Staff Present: Kevin Turner, Brad Townsend Jackie Deibel, Sylvia Campbell

DISCUSSION ITEM 12-0005 RZ12-03 Text amendment to approve the Grove Way Community Hybrid Form-Based Code:

Brad Townsend, planning and zoning director presented the application. He thanked the Board for volunteering and stated that he appreciates what they go through every month.

RZ12-03 is a new code amendment that is being processed. The short timeline is it has been through about 12 to 16 months of a community review with stakeholders in the Grove Way area. It has been put together initially by the Atlanta Regional Commission under a contract related to the LCI development, which started about three years ago in the South Atlanta Street. This is a directive from mayor and city council to provide some alternatives to development dealing with the Grove Way.

Just to generalize. Grove Way is really to their east and south. It is from this building down to Oxbo. It is all east of SR 9. It is back to the housing authority and includes Pleasant Hill Church, Mt. Zion Church. Those are kind of the parameters. It goes actually up to Norcross.

As Monica Hagedwood mentioned there was a directive from mayor and city council to actually include north of Norcross, the Frazier Street Apartment area, the old Southern Skillet Shopping Center. So, that triangle that kind of completes with Norcross, Frazier Street, Atlanta Hwy.

The form based code is designed with two distinctive overlays. To give one a generalized control of how this is happening, these pieces of property have underlying zonings of mostly a C-1, which is a general commercial or an industrial or a residential designation. That is their underlying zoning.

Some of the properties are in the historic district so they have an historic district overlay. Some of them would be coming to the Design Review Board for review because they are not in the historic area so they would require DRB approval if they wanted to redevelop.

The objection of the form based code is to aesthetically determine what the buildings would look like without controlling the uses. What the directive from council was to create a hybrid of that. They still want to control some of the uses. So, on Page 9 and 10 of the draft ordinance one will see a list of uses. The new directive from council to staff was of these 72 uses 34 of them were conditional, which requires another approval process through mayor and city council to even get them. They have asked staff to come back and reduce that number and make a lot of the conditional uses permitted as right for a building to be able to do that.

So, for this evening the guidance that Townsend is looking for from the Board and he talked a little bit with John Carruth, it is in front of the Board as a guidance discussion item tonight. It is going to the Historic Preservation Commission tomorrow night. Townsend stated that he will be there presenting at the same. It will be presented to the Planning Commission on the 21st of this month. It will be in front of mayor and city council for the first reading in March 2012.

So, staff is looking for the Board to provide them with guidance on probably mostly things that their Board is aesthetically charged with. Because what is changing is from those standard zoning codes usually requires a minimum building front setback. What this form based code is saying is they want one to move the building closer to the street. If one looks at page 16, 17 and 18 those are the pages that say how they want a new building to represent to the street.

The one big advantage that this code is providing in essence as an incentive for redevelopment is height. Most of their zoning codes have a pretty limited height criteria, C-1 he thinks is 30 feet and the industrial district he does not think has a very tall height. The height allowed for someone choosing to redevelop in this overlay is allowed to go 66 feet in the air. So one is talking probably a five-story building.

John Carruth added on the order of what the city of Woodstock.

Brad Townsend agreed that it would be that scale of that dimension. So, if one pushes a four-story, five-story building to a street he is definitely creating a different street look than their single story retailers that are pushed two or three car rows back from the street. So, when one looks through page 16, 17 and 18 the design that says that the storefront standards should be a minimum of five feet, that the height should be a minimum eight feet above grade, that between 30 inches and eight inches there should be some change in the façade.

What staff is looking for from the Board as experts in Townsend's opinion, because he is not an architect. He is a planner by trade and will claim no architectural design. Does that criteria that we have established here make sense for what they want to be striving for, for the look of the buildings.

Then, one of the other criteria is dealing with actual building details which starts on page 24, actually 23 and 24, when they talk about building materials, building details and there is a section on page 27. As Roberto Paredes was talking earlier tonight, how do they want to change the pedestrian feel of a building when they move it in and out? How do they want to change it? Like John Carruth was talking earlier, if they paint the brick all one color is that the look that they are going for? They are actually looking for them to say, "No, every 30 feet one needs to change it." If one has a 300 foot building, the maximum he can maintain that is he believes 100 feet or less than 100 feet.

So, the document given to the Board is a real work in progress for the past couple of months. Townsend's expectation is any feedback that the Board can give to him tonight would be fabulous. Any feedback that they feel after they have re-looked at it again in a week or two if they chose to, his email address is Btownsend@Roswellgov.com. And he has a card that he can give the members of the Board this evening, and John Carruth has it on speed dial.

That is where they are at, at this point. Townsend stated that he was present to take notes, to take whatever suggestions the Board feels are appropriate. Those he will be included in a document that ends up as part of his final report that goes to the Planning Commission as well as to mayor and city council.

Townsend thanked the Board for their time at this point.

Roberto Paredes asked Townsend if he is developing in this location, he has the zoning ordinance. So in the case for example of building height, which one is the one that governs them? The overlay over the zoning?

Brad Townsend explained the trade off. One can't remove the underlying zoning. The red areas, which is the mixed use section, and the blue areas, which is the neighborhood residential section, if one chooses to redevelop in a manner with these guidelines they are forcing the building to move up. They are forcing the parking to be hidden. They are describing how one will exteriorly break up the building with window treatments and canopies and awnings and things of that nature. If one chooses to choose to develop with this overlay, he gets the additional height.

Roberto Paredes clarified that he could still develop it under just the zoning. Townsend stated that he could. They cannot remove that from that. And he could develop it with the historic district if he is within the historic district.

Monica Hagewood asked if there was a plan in the future to remove the zoning as this goes forward. Because in order to really get this walkable sense, doing it on one project and then not two more is not going to feel the same way.

Brad Townsend stated that there is a desire, the city of Roswell in conjunction with, this has been started a couple of months ago, they are in the process right now of...the term one is going to start hearing is a Unified Development Code in which he has to look at the current zonings of all of the districts and say, "Okay, when this was put in place in 1958, in 1960, it doesn't work today." They need to re-establish what a C-1 district should be or what a C-3 district should be as they want to promote redevelopment in what areas. They are looking at that process taking another 18 months to do that whole approval process. And that is another, something that staff...and they are hiring a consultant and it is in the mid-year budget to do that.

Roberto Paredes stated that the other question he has is the illustrations basically show the relationship of the building to the sidewalk. But they show basically just a two-story building in the diagrams. In reality Townsend is saying that that would be applicable to potentially a five-story building.

Brad Townsend stated that if one could get that at 66 feet, yes. Roberto Paredes stated or a four-story building. Townsend stated that was correct.

Monica Hagewood clarified that on the 66 feet it talks about five-story buildings should be located along primary streets only, But she can't find anything in the rest of it that says...Brad Townsend stated that it is limited there, there isn't anything. Hagewood clarified that there was nothing. Townsend stated that there was not. Hagewood stated that really, in theory according to this, one could do 66 feet anywhere. Townsend stated that was correct. There is nothing that limits it to not being utilized in the complete red area of the district. Hagewood clarified that those are considered effectively primary streets. Townsend stated that was correct.

Sonya Tablada asked how tall the building is in downtown Woodstock. That one that is right up? Townsend asked the multi-family one behind the railroad tracks. Tablada stated that was correct do they know how high that is? She thinks Townsend has a picture of it here. It is on page 21. That is five stories but Tablada was just wondering? Townsend stated that was correct and it looks like the first level was probably a 12 or 16 foot height because it is probably the retail or office type use. And then above that are standard residential spans.

Monica Hagewood clarified that obvious it is in here that is kind of what they are looking for. Townsend stated that was the look they were going for.

John Carruth stated that actually he does not think that this has enough articulation and façade movement that this proposal would require. Brad Townsend stated that he thinks the proposal has a little bit more. Carruth stated that one wouldn't get that long of a flat façade. Townsend stated that was correct.

Monica Hagewood stated that one of the things it also has is on-street parking and that is consistent with a walkable community. It is contrived to put all of their parking, although she really likes it for the grocery store to have to do that. But on-street parking is consistent unless one has such an entertainment focus like Canton Street. They have taken a lot of that out. Is there any consideration for...maybe she didn't get into the detail in here but is there any available...

Brad Townsend stated that there wasn't any current but that doesn't mean someone who brought a development in could not come to the city and say in conjunction with where he wants to put the sidewalk he wants to put parallel on-street parking and then the city would have to determine if the roadway is sufficient to do that. Maybe the roadway is only 35 or 40 feet of width now. Maybe they need to dedicate 10 feet of right-of-way and that ends up being part of the on-street parking design that is put in.

Monica Hagewood stated that she thinks about old town Alexandria as one. It is mature and all that. It has a lot of that.

Sonya Tablada that for her it is raising that thing of zoning and this and still having that mix rather than having one thing controlling it. And then are they going to have the hodgepodge. Her other one is the height, she looks at the ones that are on page 22 that are more of a three-story or a three-and-a-half-story. It looks like it may be three-story with maybe some skylight type things or 14-foot roofs or something.

Brad Townsend stated that it almost looks like a fourth story pushed back. Tablada stated that it was hard to tell. That would work.

Monica Hagewood stated that she thinks the developers have to have an incentive to foot the additional cost that these criteria call for. There has to be a balance where they can make it. If it is not financially viable no one is going to do it. Hagewood asked if that is why they are saying that it is five feet. That five-foot building, the five stories in Woodstock just looks overwhelming.

Sonya Tablada stated that it has not been successful. Townsend stated that it had not. Tablada asked if it was in foreclosure, which to her tells a lot.

Monica Hagewood stated that it came on line right at the bust. It really got slammed timing-wise, delivery to the market. Horrible timing.

Sonya Tablada stated that the retailers when she has been in there get amazing traffic considering. Those restaurants have done fabulous. Townsend agreed.

Monica Hagewood stated that the residential is not doing so well. Tablada stated that she has not reviewed it in a while but it could not have come on at a worst time. Tablada stated that was true, but condos went down in favor back in 2006.

Brad Townsend stated that he thinks that is one of the objectives of council is to say when they don't have a lot of things happening or going on; do they need to change their rules to be ready? Do the rules foster someone saying that he has been fixing BMW's on this site for the last 35 years, maybe it is time for him to take something else with this piece of property and what is someone willing to hand him dollar wise. The objective and really the hope is one has to do some assemblage. If he can get a whole square of assemblage, get four streets; create something with some synergy that says okay, he now has a critical mass to be able to redevelop something that is storage buildings and automotive repair and things of that nature. They are trying to say that they are putting something on the books that gives it that spark and gives it that desire to be able to happen?

Tom Flowers inquired if the ultimate goal was to improve the aesthetics only Brad Townsend stated to improve the aesthetics definitely by saying that they want one to be more pedestrian oriented towards the street, instead of three rows of parking and then his building pushed back in a way. Hide the parking in the back; hide the parking in the building.

Tom Flowers stated that there is a movement in his particular discipline and industry of this urbanization that Townsend is talking about. It is called Urban Ecology and it is the interaction of plants, animals and humans with themselves and how they work. While sustainable is a buzz word that is used a lot this is a little more bio-diverse and it is not dealing with the aesthetics, which this does. He is more than glad to review it. It is pretty tough to ask a Board that has limited time to review it. He is more than glad, but it has been two or three hours reviewing the aesthetic and he is sure that anyone who wanted to offer that up and send Townsend an email on these buildings.

Brad Townsend stated that that would be fabulous.

Tom Flowers stated that taking in to natural features that are there or diverse systems that are there, roads, play areas, offices, is that all built into this in the urbanization plan? Is urban ecology considered?

Brad Townsend stated that was the objective. He thinks they are looking at one of the bigger players in this whole thing is the Housing Authority, which has some serious plans for how they want to redevelop their property. They have some real ecology-type slope terrain locational. They probably have some of the best views the community could ever have when one looks across their piece of property to the national forest type of thing. So, how are they going to utilize pedestrian-wise connect them, automobile-wise connect them and there is some desire to diversify them from their current spot into the community more. So it is not this big housing authority connection.

Monica Hagewood asked if they were not shifting it to a mixed-income. She does not know the details. Brad Townsend stated that their desire is to mix their use up a little bit.

Tom Flowers stated that he does not know how it would shake out because when one talks about LEEDs and other product, he actually pays more for that product and it is not as aesthetically desirable because it must use sustainable, local materials that may even cost one more and so far they have not found people willing to pay generally that up-charge particularly in the current economy to start moving towards that type of product. Flowers is with them. He thinks it is a tough challenge. The long-term planning is great. Eventually something has to be done.

Roberto Paredes stated that his only concern and he doesn't know what...he thinks they or he expressed his concern on of sort of the charrettes that took place last year or so. The places, and it is in Atlanta if one goes to Glenwood Park for example, which there are a lot of pictures of to use as a model. The reality is that they are almost a little on the too dense or too tight edge and architects and planners are always very quick to jump on the latest bandwagon. In looking at the diagrams, they are all very nice and very pretty but is that

really the character that this neighborhood really wants. He does not know if they really know what they are getting into is what his concern is. Because this defines a fairly dense, tight environment and that neighborhood, if it is going to go to the next level of development, maybe it doesn't want to get that close to the limit so to speak. It is very hard to define what that is but just to give an example in Paredes' mind and this is a very personal opinion. If one looks at what happened at Peachtree Street or Peachtree Road in the last 25 years or the last 30 years where now based on the new urbanism and the new regulations, now Peachtree, pretty much if one goes to mid-town, it looks like any other city, USA. Whereas Peachtree used to have a character that the buildings and the big homes sat back and there were trees and it was a fairly green street. It has all disappeared. Now, that is not contrary to higher density necessarily because there are some examples and they are very few. 12th Street and 10th Street that some developers actually put the density but they broke the mass where only the lower two floors come close to the street and the towers are pushed back. It does have a nicer feeling. But that was not a zoning driven...they could have put the building right up smack to the building line and then....Peachtree now, it is to Paredes goes to Denver, DC, Philadelphia, they are all the same. And Peachtree had this character of the trees and the buildings slightly set back and it is gone. That is the one thing that he is concerned about a zoning like this. It treats every street the same when in reality they are not. There are a couple of streets that are in terms of hierarchy, they are more important than others and it is not recognized. That is Paredes' concern. And he knows it kind of a very loose kind of...

Brad Townsend stated that there was some try; he would say a very good attempt. When one looks at this map, the green dots are to identify some high visibility street corners. It is the objective okay that one turns his building to the corner, the desire is he pushes the building a little back from the corner but it is to the corner and he puts his public art, he puts his plaza. That is identified to the corner. So there is some objectives to understanding that the darker line are the primary streets. What does one want to do with his primary streets? There is some desire to have some of that type of feel and intent. Does the document completely get there? Townsend stated that he can't answer that one way or the other. They are attempting the best they can at this point and they are looking for any guidance or any feedback that they can get and they will take that through the process. They are hoping it gets utilized. He and John Carruth will be sitting there in 10 years and saying nothing got built in mid-town for the last decade. What is happening for Grove Way? Hopefully they will have gotten something that at least changes. There is going to be change.

Tom Flowers asked Townsend if he had an as-built of this area.

Monica Hagewood asked if it is going to be good change.

Brad Townsend stated that was correct. Does he have an as-built? No.

Tom Flowers stated that the way he could review it best would be with an as-built. To follow what Paredes is saying, why push a square peg into a round hole? Why not take what are already the best features that are unique within an area, find out what are the negative impacts in the area and enhance that with complimenting this. Then one would take a migration of what is already sacred about the space and they are bio-diverse and he starts augmenting that as time goes on because...

Brad Townsend stated that he could tell Flowers what is sacred out there. Two big African-American churches. They are not touching either of them and they are not going away.

Tom Flowers stated that there might be off-site views. There may be more than out of the box that someone may be able to see. To take that and like Townsend said, the churches and use that and start instead of a radical departure taking what is...he never likes pushing a square peg into a round hole so to say. The land wants to be this, let it be that. And this feels a little bit like they are trying to take it and impose it. If Peachtree Street was already a peach tree lined boulevard and it was wonderful because it evolved that way, it also feels better to move in that direction. So someone qualified to find out what those diversities and interactions can be within the current space and move towards that with an overlay than trying to mirror something that has been done in downtown Canton it feels like to Flowers may not be the best approach.

Brad Townsend stated that he thinks that one of the...through the document, Rich Dippolito, one of the council members as well as Dr. Price who was here this evening wanted to hear this conversation but felt that the night was a little long for her too. The objective was they have a pretty good grid system pattern of streets. This is one of the locations in which the community currently has it. So, is there a way to utilize that grid pattern and foster redevelopment in some manner, in some form?

Monica Hagedwood stated that she did not want to drag it on but one of things is she thinks Townsend's point is that it does have a grid pattern. What she was hearing about this earlier is it is consistent with feeding off some of the neighborhoods behind Canton Street. It is not like they are just dropping something that is not indigenous to the area. Her concern when she looks at this area is generating incentive to re-invest into the area. If it is easier to re-invest up on an already cleared place up on SR 9 making it easier to come back in here and reinvest and put residential...she thinks residential, there is a lot of residential that is not in the red area, the mixed use area. So it really is introducing an opportunity. Right now she does not believe that one can put residential.

Brad Townsend stated that was correct. Some of it is commercial or industrial. It doesn't allow the residential component.

Monica Hagewood stated that it allows that flexibility where they haven't had it before. She applauds the intent. Her recommendation and she thinks it is consistent with what Roberto Paredes is talking about too is that one has to do a little bit tighter definition on some of those prime...one can't have a whole place five stories. There has got to be some delineation and focus, three stories on some of the ones backing up to the more residential area. She does not know. That is her concern is that she does not think they are going to get a bunch of developers in here wanting to do five-story buildings. But maybe the kind of setback that lets the light in that one is seeing. It would be helpful if they could add that.

Monica Hagewood stated that she remembers the bad part of Peachtree Street that she used to drive down when she moved here. She wondered why all of this blank land is here and no one is doing anything with it? So there is that other section that no one did anything with until this trend came along of residential in the mid-town area. Some of those areas were not pretty.

Laura Hamling stated that she has clients who drive into Roswell and look around and say, "There are an awful lot of condos, an awful lot of apartments." Because that is the first thing they see when they go up the hill. Frankly, she would like to see more single-family homes rather than five-story buildings. She does not know if this is what Townsend wants to hear from the Board. Brad Townsend stated that he would take all of the input that he can. Hamling stated that she feels like they are going to lose a lot of Roswell, the old Roswell by putting the Woodstock-type five-story buildings in here. It could be done well but from what she sees, the people she talks to and those are the people, she is a real estate agent, and they are her clients. And that is the one complaint that they have about Roswell. Once they get out in Roswell and they see all of the other developments it is fine. But the first impression is driving around and seeing a lot of condos and a lot of apartments. And so, if they do this, they are going to just have more.

Brad Townsend agreed that they would have more. Laura Hamling asked if that is what they want. That is not what her clients want. They like the old Roswell, the Canton Street, the square, the look that she would like to see the Board incorporate into this and make it....

Brad Townsend stated that he would like to give Hamling another big piece of that picture. For the last two decades Roswell has notoriously over-retailed and there is a planning term. It is called "pruning retail". What retail does one need to get rid of and what do they replace it with? The jargon today is one replaces it with mixed use. Which means more units, more condos, more town homes and a lot of people like to hear this but for their current retail and any future retail to survive they need more population. Or there is a desire to have a grocery store in this immediate area. They need more seats and more bedrooms in this immediate area to support that because a corporate entity will look at how many roof tops are within a quarter mile, which a mile, within a three-mile radius. So, to do

that they are taking something that doesn't have a place where somebody lives and putting that there. So what style does one want to put it?

This document is trying to get that "this is the style we will accept", at this point. That is kind of the bigger, broader picture. That city of Roswell is going through a strategic economic plan. Townsend is sure some of the Board members have heard some of that discussion and talk. They have gotten some very serious numbers as to okay, the apartment complexes at GA 400 and Holcomb Bridge Road, what do those pieces of property need to redevelop as for an economy scale to happen? It is more units. And it is not a lot more retail and it is not a lot more office.

Monica Hagewood added that it is not a lot more single-family homes.

Brad Townsend agreed because when one has a piece of property of 40 acres sitting there with 400 rental apartments that are at 98-99 percent leased out that are absolutely making millions for that land owner right now, what switches him to say, "economically I will tear this down. I will build something new because I will be able to sell it for how many more millions?" Those are some of the economics of scale that that they are trying say and that is what they will be going through with their unified development code. What codes do they need to have in the future for those entities to try to redevelop? Because the desire is for those apartment buildings to go away but there hasn't been a desire to create a category which makes it economically feasible for them to go away. Because four or five years ago when they were sitting at 60 percent occupancy, they were fine. They were saying, "Okay we need to bulldoze these and move them on." Today, they are sitting at 95-98 percent occupancy and they are just rolling over and rolling over and they will repaint them and they will put in some funny new landscaping, they will change the signage, they may do some standard maintenance and that's it. Maybe they will go in and redo one building one year and another building the next year furbish-wise, and guess what? That only lends itself to where one was charging \$850 a month, now he can charge \$1150 because he put the new washer and the dryer and the other new stuff in it.

Brad Townsend apologized for editorializing. Monica Hagewood stated she gets his point.

Roberto Paredes stated that he was not really that concerned about the detached single-family. People that are going to be buying, the guys that are in their 20s and 30s these days are not really that interested in the single-family detached. They had much rather be in a much closer knit environment. He is talking about couples. They both work. They may have one child. The idea of the 2.5 kids is really disappearing. And again this is all speculation but the new millennium kids and then the man with the ex-wife, baby boomers and now

there are two others. And as long as there are good schools that is what they are looking for. That transition is going to take probably five, 10 years to be really fully felt in the marketplace.

Tom Flowers clarified that they are looking for places to put bodies. What they will want to move into and incentivize the property owners to make this change over.

Brad Townsend stated that was the big picture objective.

Laura Hamling stated that the thing is just looking at to her though, she looks at Roswell...like one goes to Aspen and there is the residential and then they come in with the two and three-story and they are set back in the street. For her that is what Roswell more is. If one goes to Franklin, TN which is a suburb of Nashville and their development of downtown and it is gorgeous. Her husband is looking for a reason to move to Franklin, TN. But it is all three-story. The scale of it, she looks at that and she thinks of Virginia Highlands. Virginia Highlands she thinks with the five-story has changed Virginia Highlands. To her the scale of Virginia Highlands has gotten so tall and cold. It doesn't feel like Virginia Highlands. To her the height of it is the big deal. To Hamling, the scale of Roswell is smaller scale and it just doesn't feel tall.

Tom Flowers stated that the shorter two or three-story doesn't give one the density. The numbers don't work. Brad Townsend agreed that the numbers don't work. Monica Hagewood asked whose numbers won't work. Flowers stated the developer's to incentivize him to move it over. He won't tear down two stories.

Laura Hamling stated that since they really don't know the height of the one at Woodstock, which she would really like to know. She knows that it is five stories but as she looked at some property over in Decatur and their upper units have these 12-foot ceiling and that is the way one gets a higher priced unit with less square footage. You get something grand you get some festoons, you have some outdoor space where one could pull it back and go up and have a rooftop garden, etc.

Monica Hagewood stated that it was kind of like Vinings. Tom Flowers stated that just spread the geographic area. When one goes to the other side of the river and claim that as theirs down to Sandy Springs.

Brad Townsend asked that the Board please take the document with them. If they think of anything they have his email address. They are going through the month process. If there are any other things this evening that they feel Townsend needs to know. He is not looking to shut them down but he knows they have had a long day, too like everyone else here.

Brad Townsend stated that they won't rezone anything. They will use this as an overlay in which the owner would be able to choose which path he wants to go through. If they actually do that, that will probably be 18 months from now when they decide that underlying C-1 is going to be completely changed to something else and that would be a complete rezoning. And that would be city wide in dealing with their whole zoning code.

John Carruth thanked Brad Townsend for allowing the Board this opportunity to give him input.

Planning Commission February 21, 2012 meeting minutes:

**MINUTES OF THE
ROSWELL PLANNING COMMISSION
February 21, 2012
7 p.m.**

Members Present: Cheryl Greenway, Mark Renier, Bryan Chamberlain, Harvey Smith, Joe Piontek and Lisa DeCarbo

Members Absent: Sidney Dodd

Staff Present: Brad Townsend, Jackie Deibel and Sylvia Campbell

TEXT AMENDMENT

12-0005

RZ12-03

Text Amendment to approve the Groveway Community Hybrid Form-Based Code

Brad Townsend stated that before the Commission this evening is a draft hybrid form-base code for the Groveway Community. This was actually initiated with an LCI related to the original Atlanta Regional Commission doing South Atlanta Street. They established Groveway as an area with the current road infrastructure that would be good for some type of different mixed use development. There was then a three-day charrette on this area handled at the Child Development Center for a couple of days. A stakeholder group was put together with that charrette and there were designs put together as to what do they want this place to look like. Once that charrette was finalized there was then money granted from the Atlanta Regional Commission to put together a hybrid form base code.

The ground work for a form base code is one really cares a lot about how the building looks. His concern is not that much as to what is inside the building but it how does it represent to the sidewalk, how does it represent to the street, what kind of height does it have, what kind of changes in the elevation and the exterior, what kinds of windows, doors and things of that nature. That is the true basis of a form base code. The term hybrid is utilized because they still do extremely care about what they put in these buildings. They want to know what the uses are.

So, of the 57 +/- pages what the Commission really breaks down into is on page 11. On page 11 there are three distinct districts for this area. There are the gray areas, which are owned by the city of Roswell, which are the county library, the city parks. Those are not going to change. Those are going to stay just exactly like they are. There is the blue area which is Zion Circle near Mt. Zion Church. That area is identified as residential. Whatever future happens to that the most major component is to be residential. Then there is the blue area. The blue area is really identified as to they really want to mix it up. They want to take whatever happens there today and change it. They want to have some type of assemblage of property. Take for example if one were to assemble this whole block between Hill Street and Oak Street and Myrtle Street and Forrest Street, what would he do once he assembled that whole piece of property. And then they want it to look like the architecture established in this criteria.

They want the architecture of the building to represent an upgrade to the community and that is whether they are dealing with massing, they are dealing with scale, they are dealing with height criteria.

Once one establishes the different districts pages 9 and 10 talk about the uses that he will allow in those districts.

Brad Townsend stated that at the direction of council, this map doesn't accurately show it, they are also including as a blue district north of Norcross Street, the old Southern Skillet site, the Frazier Street Apartments are going to be included as red in this proposal. Staff has been directed by mayor and city council to include that area also. So, whatever criteria they are looking to put here, they are looking to cross Norcross Street and do the same north of there.

On pages 9 and 10 are the lists of how the buildings are to be used. Council has asked the staff, the analysis that Brad Townsend was where the neighborhood mixed-use district there are 72 uses. Thirty-six of them are required or shown as conditional. That means that they are requiring them to go through a four to six month process to even ask for the use that they want. Council has now given staff direction to pare that down. They need to provide the Council some guidance as to what uses ought to be given to them by right as a permitted use and not required as conditional.

A simple example is why would a printing, blueprinting, publishing, binding use be conditional? It seems pretty much an office, 8 a.m.-5 p.m. type of business. So if they have an office building why would it not be included as a permitted use? That is some of the analysis staff is going to be going through and providing to council when this gets in front of them.

The direction for the Planning Commission this evening if they have been able to go through this. Townsend knows they have had it for a short time, he is not pushing but he has been given a schedule to go by. This will be in front of city council for its first reading on March 12, 2012. That is the schedule that it is currently at. If the Commission has things they feel Townsend should research, things they feel are in the ordinance that don't fit what Roswell has just gone through in its comprehensive plan. Things that they feel are great in this ordinance that needs to be included or need to be expanded. Townsend is here to take those notes, to take that information, to pass that on to mayor and city council.

As requested by Lisa DeCarbo, Brad Townsend stated that he passed on the HPC comments; the Design Review Board didn't have a lot of discussion on this item. They didn't say yes or no to it. They did have some concerns like HPC had some concerns related to height in certain areas. Staff is at a process where they are trying to gather as much information as he can and give that recommendation on to council so they can act upon it and make the proper legislation that they want in dealing with this.

The women and gentlemen behind Townsend have a vested interest in this. They probably have had at least 18 months' worth of stakeholder meetings in dealing with this ordinance. They have discussed it a lot and have gotten as much input as they felt into what word is today. It still has some kinks in it. Staff has actually contracted with an outside architect to look at it and find out if there are any internal inconsistencies. If they are asking for the sidewalk to be this wide, why does the stoop fit like this kind of thing? There are detail things that Townsend professionally is not aware of and couldn't understand but anybody that deals with trying to implement this and says, "Well architecturally, this stoop doesn't work" kind of thing. One does not build them like this.

So, staff is having someone review this document with that type of eyes so it is somebody that is completely outside the city of Roswell that will give them a fresh look at that. Staff hopes to have at least drafts from that person within a week or two of that.

With all that to say Brad Townsend stated that he is here to try to answer as many questions as he can and write down as many comments as they can go forward. He will take any email and comments that the Commission wishes for him to pass on to mayor and city council. He is willing to take those too at that time.

Brad Townsend stated that floor was open for discussion.

Bryan Chamberlain stated on pages 9 and 10, the uses, specifically as it relates on page 10 they go through mix neighborhood use versus neighborhood residential, institutional residential living and care facilities serving less than 18 persons, conditional. And as one goes all the way down through schools, trade under the category of office/institutional one can see the general relationship of allowable versus conditional. If one goes over to special uses on the right hand side of that same page and he has a totally different look in terms of, as an example schools, trade not allowed in neighborhood residential, conditional and mixed use.

Chamberlain stated that he is lost as to what the difference is between the commercial and the special use. He is sure there was some thought process there but he would really like to know what that is about.

The second item as it relates to the comment about the city of Roswell has contracted an architect to kind of look at things and say, does this make sense? Are there some obvious things that don't work? Chamberlain would say yes, they need to look at that also from a landscaping standpoint, which is a little different discipline.

Some of the areas like the alleyways and the separations, Chamberlain just had the feeling that maybe someone with a better eye for that needs to review it and make sure that they are not setting up traps that people come in and they can't do anything and they get discouraged and in the end the assemblage goes away.

Cheryl Greenway asked Brad Townsend if he wanted to comment. Townsend stated that he does not know if he has a good answer for Chamberlain. Chamberlain stated that an answer is not needed today. That is just an area that made no sense to him. Townsend stated that he will look into it.

Harvey Smith stated that on that same line, the building uses. What methodology did staff arrive...or how were those categories...he is not going to go through them blow by blow but he just....Brad Townsend stated that they were done by Committee. Harvey Smith stated that is what he meant, the method to the madness not to say. Because the Commission sits here every month and they don't want to run someone through an unnecessary gauntlet and he is sure staff has given that thought. He is just curious about some of these categories. There is a methodology behind it is just his general comment.

Brad Townsend stated that what he can tell Smith is what they will end up at the end of this process, if adopted by mayor and city council is probably closer to an 80-20 split. Eighty percent of what they have listed as uses would be permitted. Twenty percent would probably be conditional. Knowing that the conditional ones have something inherently to them that they are going to want to know and have the public around it have input into.

Harvey Smith clarified that the process to apply for a particular use, if they are trying to be pro-business and they are trying to promote new development in the area, redevelop it, it is Smith's concern that...they are trying to make it user friendly. That is his only comment that he hopes this process and he is sure that the committee has discussed it. But they are not going to make somebody go through this gauntlet to say that he has whatever type of business that may fit or might conform. They are really going to have to apply for some variance just to the use. It is either going to be black and white, they are going to make it user-friendly...

Brad Townsend stated that he thinks that is the objective. He knows that is the goal from the mayor and city council is to make it so more uses are allowed as permitted. And if they come in to develop they get their building permit and go.

Harvey Smith agreed. They are going to see the rules as a game. If they are going to propose a development it is going to be pretty black and white. One either does it or he doesn't or he goes to another part of town to do it. That is what he would like to think and he knows the committee has spent time. Smith thinks that would be a great result out of this whole process. That would be one general comment.

Cheryl Greenway stated that she would like to take that just one little step further. If this is approved, fine-tuned and approved, then someone comes and wants to buy and build in this area, they would be able to come to this document to see what is allowed or permitted and if they comply with this document then they would not have to come before any committee or would they have to go before the Design Review Board.

Brad Townsend stated that depending on the district, some of the land is in the historic district; some of it is in HPC depending on the district. That would be the only location that they would have to go to

would be to the aesthetic review of that. They could be approved administratively for their building to take place. In essence, staff would be able to approve the site plan of the building. It wouldn't need a rezoning if that is the way that it was applied.

Cheryl Greenway stated that her other question is Brad Townsend talked about on page 11 how that is going to extend and go up through Frazier Street and where the Southern Skillet used to be. Will that be in the final approved package or is that just a general understanding?

Brad Townsend stated that they are going to have a new map that will include that whole area because they want to include a couple of high visibility street corners in that location also to make that criteria for those spots too.

Lisa DeCarbo stated that she just wanted to clarify that anything here that is either a permitted or not a permitted use is easy for folks basically. They don't have to come for a rezoning; they don't have to go through planning and zoning or through the Planning Commission for that. So it would behoove the Commission to pick one side of the fence or the other. But everything will go through Design Review Board or Historic Preservation Commission depending on where within the district.

Brad Townsend stated that is the way it is currently drafted.

Lisa DeCarbo stated that one of the other things HPC had talked about at their meeting is the small area in the neighborhood mixed use that is actually within their area. Would their requirements supercede this?

Brad Townsend stated that was something that he is dealing with the city's legal department to try to determine which has precedent.

Lisa DeCarbo stated that it seems to her just offhand looking at it that theirs are more restrictive than what the Commission has here. Although not always necessarily more illustrative. In some ways these are much more comprehensive but there are building height limits that are different. DeCarbo stated that Townsend has answered a lot of the questions so far. So, the only time that anything would ever have to come to Planning Commission and all of the way through mayor and city council is if it is conditional use. Brad Townsend stated that was correct.

Lisa DeCarbo clarified that basically HPC or DRB would be looking at the questions. There are several places within this where someone has to make design determinations on say other materials or other decorative elements that fulfill the intent. Brad Townsend stated that was correct. DeCarbo clarified that it would be the DRB or the HPC that would be ruling on those questions.

Brad Townsend stated that is were they would be looking at probably pages 16, 17 and 18, which deal with the different types of frontage and make sure that the illustrations here of what they are proposing would comply with that. In building details, building materials and such as well.

Lisa DeCarbo asked if anyone else had any major questions because she has a lot of nit-picky ones that she can either send to Townsend via email. Things like is EIFS an allowed material, is metal siding?

Brad Townsend stated that he would prefer it if DeCarbo put them in a list. That would be fabulous that he can email to the rest of the group his answers and then they can go from there.

Harvey Smith asked Brad Townsend if he has an overlay that shows what portion of the historic district is part of this. Or can he kind of describe it?

Cheryl Greenway asked if staff wanted one of the Commission's maps to use. Greenway stated that once they get through with the city's presentation then she will open it up to the public.

Brad Townsend asked that the Commission not hold him to this, but he is guessing. He thinks it is this particular block that is in the historic district. Then it carves back up in most of the Frazier Street area and the Frazier Street Apartments is in the historic district

Greenway clarified that Frazier Street and the shopping center there would be in the historic district. Brad Townsend stated that was correct.

Greenway asked Lisa DeCarbo if she said that she had drawn it on there. DeCarbo did not speak into the microphone.

Cheryl Greenway stated that if Brad Townsend wanted to look for a little bit on that the Commission could go ahead and listened to public comment and come back to that if he likes.

Harvey Smith stated that was one of those things Townsend could email to the Commission later, too. He was just curious because of the overlay. Townsend stated that he was going to have Jackie Deibel go down and get a map so they actually know it. Cheryl Greenway stated that they could come back to that.

Mark Renier stated that just in looking at this from 30,000 feet they are looking at basically a brand new, complete redevelopment of this area. He doesn't see any, many existing facilities being utilized within this development in terms of any of the existing residential. It seems as though there is a developer or a group of developers that are going to have to come in and take down 5, 10, 15, 20 acres at a time and redevelop those per this plan. They are not looking at one of...

Brad Townsend stated that was the big picture. That is the 30,000 feet.

Mark Renier thanked Brad Townsend.

Cheryl Greenway stated that she does have just one more question. In the drawing, going back to the one Townsend has up here; the concept has an additional road in it. Around like where Zion Circle comes in...At one time she knows they were talking about adding a road. She thought that was still in there. Does Townsend know about that?

Brad Townsend stated that there is a desire for anyone that does assemblage of property to use alley ways for the garbage pickup, etc. If one takes this block it would be, okay put the buildings all the way around the street, parking ends up in the middle, there are a couple of ways to get in kind of design. That is at least the overall look of it. There are no mandated road locations.

Bryan Chamberlain stated as a point of observation driving around several of the towns around Roswell that have gone through some of these developments already...as an example, Woodstock on the east side of the railroad tracks, south of Arnold Mill Road has a new development that has taken on some of this flavor. In thinking about those and reading through the detail of this today, Chamberlain thought this did an awfully good job of developing kind of a vision of the spirit of it which really does lend a lot of positive to the growth of this concept for this as well as the rest of the city's zoning code.

Brad Townsend pointed out Oxbo Road, the cemetery, Krispy Kreme, it goes back to Forrest Street, the AT&T building, the block just behind that, goes all the way up and then the Frazier Street Apartments and all of Frazier Street are in the historic district. Jackie Deibel added on that side of the street, on this side it is not.

Cheryl Greenway clarified that the property that is on Norcross Street is not in the historic district but Frazier Street and the shopping center are. Is that what she is understanding?

Jackie Deibel stated that the blue is in...Brad Townsend stated that all of the colors are in. Greenway clarified that all of that is...Townsend stated all of the colors, the blue, the yellows, the greens all of the colors. Jackie Deibel stated that the orange line is the outline of the historic district. So if one is on this side of Norcross Street he is in the historic district. If he is on this side of Norcross it is out.

Mark Renier asked how Frazier Street got included or when did that happen. Brad Townsend and Jackie Deibel stated when this district was developed. Renier stated that was after obviously...because those apartments are synthetic stucco and things like that. They must have been brought in, it was obviously annexed in after it was built. Townsend stated that it was when the district was created. When it was initially done in 1988 that was included.

Mark Renier asked what will happen to, once this is adopted, there might be an obvious answer to this question, it sounds kind of stupid but the existing properties, they will be grandfathered in? Townsend stated that was correct. Renier clarified that they won't become non-conforming all of a sudden. They will be grandfathered in and the city is not going to...Brad Townsend stated that the city of Roswell is not taking any uses away from them currently that they have today. Renier stated that some of the residential properties and designs, they are just going to be grandfathered in but anything that is new will have to comply to the new requirements.

Brad Townsend stated that if they choose to come in and use the overlay district that allows them. Today they are existing probably at one or two stories. This actually gets one up to 66 feet. So, that is a five-story type building. If one wants to utilize that he has to leave the overlay which then he has to utilize pushing it to the street with the parking in the back, add the landscaping, provide the public art and then he gets the aesthetic requirements and the material requirements.

Harvey Smith stated that if one pulls any type of permit, would that bring it out of grandfather status. If one made an improvement to his house, is he going to be exempt?

Brad Townsend stated that on page 5 it gives the applicability for additions and improvements, significant additions constituting greater than 50 percent of the floor area or exterior improvements costing more than 50 percent of the property's assessed value. That is kind of the initial criteria the city of Roswell will utilize in making those types of determinations.

Harvey Smith thanked Brad Townsend.

Cheryl Greenway stated that she was going to go ahead and move on to open it up for public comment. She is sure the Commission will have more questions afterwards for Brad Townsend. She assumes she would open this up the same way. She asked for anyone that would like to speak in favor to please come forward and stated his name and address. This is people that are in favor of.

Ralph Mills
23-45 Oak Street

Ralph Mills stated that he owns 23 through 45 Oak Street, the Shops of SOCA. Everyone the Commission sees here are just a few of the probably 40 to 50 people that have literally work on this for 18 months or longer. There has been an extensive amount of time, an extensive amount of incredible attention and care to make this the best place that it can possibly be. Roswell is extremely fortunate that they have an area like this within its, almost the heart of Roswell that they can redevelop and make a city of the future. Staff has been incredible, city council has been incredible, the mayor has been incredible. Everyone including...Mills would like to than everybody for opening their minds to this opportunity. He knows that the Planning Commission has their concerns. He appreciates that, he respects that. Really the people that they are building for, what this plan is for, is for the people that come after them. Many of them probably won't see the full benefit of this but truly just the beginnings of it will be an incredibly exciting place.

Mills stated that he appreciates the Planning Commission's time and efforts and staff and everybody else.

Cheryl Greenway stated that the Commission would like to thank all of the people that have worked so hard on this. She knows there have been a lot of hours put in. She asked if anyone else would like to speak in favor.

Dave Schmidt
12660 Silver Fox Court

Dave Schmidt stated that to the question of the conditional uses and such. The word hybrid is an important one because getting the form base code was a tough challenge for the city of Roswell to deal with. They have been a Euclidean zoning system for 30 or 40 years and to go to form base code is a big leap. So the hybrid in the early stages really spoke to how they can manage what they are use to, which is uses, but get to form. He thinks over the course of especially the last three or four months they have really moved more toward form and understand that they don't need to be so specific on uses.

Schmidt stated that he encourages today the Commission's recommendations and he thinks what staff is looking at is to make sure the conditions they just don't want to have or they need to put conditional, that they have really zeroed in on that. But the 80 percent of what has been in here Schmidt thinks will likely go to an accepted use.

Schmidt also stated as chairman of the Comprehensive Plan and of the Downtown Development Authority now, they also see this as an opportunity for one to think beyond just Grove Way. As they look at the city of Roswell deed they get to redevelopment this becomes a code that can help them in a lot of other places. And that Grove Way, the members who are members of that community took a bold step to say what they wanted for their community but have also given a roadmap to where they can go in the future in other places.

Schmidt asked the Planning Commission to consider it in that vein.

Cheryl Greenway asked if there was anyone else that would like to speak in favor of the text amendment. Seeing no one she asked for anyone that would like to speak against the text amendment to come forward. No one came forward.

Cheryl Greenway asked if there were any other questions or discussions. Greenway started out by mentioning that the road she was talking about is on the drawing for the page 2 on figure 12.4 the Arts Village Concept map. That does show that road coming in there that is why she was wondering if that was definitely on the plans or if it just depends on how it works out.

Brad Townsend stated that it was a concept that made it through this and staff just wanted to give a basis as to where they are going from. It is not going to be mandatory to be made, to be put in.

Cheryl Greenway thanked Brad Townsend. She asked if the Commission has a motion tonight for this, can Townsend still then keep them updated on the changes he was talking about on the permitted uses and then the Commissioners could still email Townsend their responses without have to back to a meeting.

Brad Townsend stated that would be fine.

Cheryl Greenway asked if there were any further questions or discussion from the Commission.

Lisa DeCarbo stated that she does have a couple of more quick questions.

One of the major things that she sees here that differ sharply from the zoning in the rest of the city is they have apartment uses and those are going to be permitted in both districts. Is that something that came out of the neighborhood meetings? Were the stakeholders on board with that? Brad Townsend stated that they were very supportive of this. If one truly gets the form that they are asking for, he gets the amenities that they are looking for, they felt it was appropriate to have a third, fourth or fifth level of an establishment, an apartment.

DeCarbo clarified that they did not have a problem with a five-story building either. Townsend stated that they did not. DeCarbo asked if there was any talk about a minimum unit size in any of these apartments. She knows that is something...Brad Townsend stated that there was not. DeCarbo asked about in terms of the work force housing. Have they defined what the benchmarks would be for that? The median family income and the fair market rate for the rental. Is that looking at just Roswell proper or all of North Fulton? Has that been fleshed out?

Brad Townsend stated that the details of that are still being worked out. The city has contacted the housing authority and are working with some language that they have provided that the staff feels would be appropriate to determine how that box would fit into the community.

DeCarbo stated that was pretty much it for her. She thanked Brad Townsend.

Cheryl Greenway asked if there were any further questions or discussions. Hearing none she asked for a motion.

Motion

Harvey Smith made a motion to approve the text amendment RZ12-03, the text amendment regarding the Groveway Community Hybrid Form-Based plan.

Mark Renier seconded the motion.

Cheryl Greenway asked Brad Townsend if the Planning Commission needs to put anything with that motion regarding to include additional changes to be made.

Brad Townsend stated that the Commission might want to caveat as described and discussed this evening knowing that there will be amendments that will be transferred back to the Commission for their review prior to adoption by mayor and city council.

Cheryl Greenway asked Harvey Smith if he would be willing to add that to his motion. Smith stated absolutely.

Harvey Smith amended his motion per Brad Townsend's comments. Mark Renier seconded that.

Cheryl Greenway called the question.

The motion to approve RZ12-02 passed 5-1. Lisa DeCarbo abstained from voting.

Hey Brad,

Just have two questions right now.....

1. What happens to the existing public housing ? **Under current review and master planning**
2. Will there be an area for age targeted or restricted housing, 50 plus ? (small lots.....2800 to 4000 SF) **Not required by current draft.**

Thanks,

Harvey

SmithCraft Properties, LLC

Harvey Smith
Principal/CEO

12695 Old Surrey Pl
Roswell, Georgia 30075

hsmith@smithcrafthomes.com
www.smithcrafthomes.com

tel: 770-998-3339
fax: 404-671-8520

Want a signature like this?