

like gold. They spend thousands just to get very little but it is costing the homeowner or the property owner. He thinks these were condos or something. Anyhow Flowers thinks the overall flavor is a good direction.

The applicant asked Tom Flowers if he sees anything with the color selections and the materials. Flowers stated that his hunch is that's going to change in between now and the final submittal but overall...

Marcus Mello stated that he thinks they are on the right track. Flowers stated they are using Hardie and Hardie trim and colors. The weatherwood shingle are all good materials. Steve Ray stated that the roof is so much of an element. Flowers is hoping that they move something in that direction as well with the steeple pending cost. There is always a trade-off.

Tom Flowers asked if there were any other questions or comments for the applicant. Hearing none Flowers stated that they do look forward to his return. He stated that at this level they are fine with what they have seen and they thanked the applicant very much.

**DISCUSSION ITEM FOR REVIEW
CONDITIONAL USE
DRB14-0036
CU2014-00051, CV2014-00070
ROSWELL AUTO IMPORTS
10469, 10471, 10473 Alpharetta Street**

Brad Riffle with AEC, 50 Warm Springs Circle presented the application. He welcomed Eric Clementi. Roswell Auto Imports is actually an existing business just down the street here that is being displaced as a result of the new school that Fulton County is wanting to build down the street this way. The applicant has expressed a desire to stay in the area and the city of Roswell was actually good enough to put this property owner of the three tracts with him. This is a 1.25 assemblage here of three tracts, of which he only needs $\frac{3}{4}$'s of an acre to fulfill the used car dealership requirement for zoning purposes. So, they will be stealing a little bit of land from over here to assemble $\frac{3}{4}$'s of an acre. Right now these are three abandoned properties so everyone feels that it is a win-win situation from an aesthetic look and development look. He intends to keep this building right here, which was formerly a dry cleaner. Just to give the Board a little bit of an idea, Hugo's Oyster Bar & Restaurant is right over here, Old Slope's...so he is basically going to renovate the interior of this, paint it pretty much the same colors that it is now.

He wants to punch out a few windows so that he can see out onto his car lot and then do a two-service bay extension off the back. He will only be servicing the vehicles in which he is purchasing. He needs to be able to pull through and stage some cars that may not be operable back here and then they will be screening it with an opaque fence right here.

Riffle stated that he has been in discussions with GDOT. They are going to abandon this curb cut, they have to improve this curb cut and they have to improve this curb cut. They wanted to keep the curb cuts as they are, but they are making them bring them all up to their standards with radii. The city of Roswell has asked that the applicant try to adhere to the 10-foot landscape strip, which they have done so here. However they are asking for a variance for a five-foot strip

back here. Horton Drive has very limited travel. This is public storage back here. And this street just kind of tees into another little street over here, so it is not a well-traveled road.

One can see the frontage. Roswell planning had asked the applicant to try to duplicate the look of a product that is down the street that Riffle guessed Honda has occupied with these black pipes like every five or so feet, up in the grade.

Eric Clementi asked what the purpose of those was. Brad Riffle stated that sometimes they are for security purposes to keep cars from being driven off the lot as they are stolen. One sees this application right here more on new car lots. Riffle has done this in a couple of Auto Nation dealerships so they thought they would duplicate that effort there as opposed to the simple pipes just sticking up five feet on center. So, anyway the city wants the applicant to try to dress it up a little bit along the frontage. They have a power line easement that is an overhead power line so that is kind of the reason why Riffle tried to pull some shade trees away from the frontage but still put maybe a few understory trees in those areas right there. And then just a little bit of shrubs along the front in between these pipe sections.

This is all very preliminary because they are in the process of getting their final survey very soon. Hopefully to be able to work a bio-retention pond over here. Basically, with regards to their $\frac{3}{4}$'s of an acre they are going to be dressing up the frontage here and then along here, and then along the side over here as it is presented to the intersection. Then this will be an enclosed, just a few cars so they can work on them and pull them out here and then put them out for display.

Brad Riffle stated that his client requested to be moved out by the end of May. They have a lot to do between now and then and they have asked the city of Roswell to move up there conditional use hearings which they have done so and Riffle will be filing for DRB in March to be heard in April. And then their mayor and city council hearing will be mid-April he believes. They are also going to try to be going through some of the land disturbance permitting processes running through currently with their conditional use hearings only because of his need for Fulton County School System making him be out by the end of May. He is probably going to have to occupy the old Long John Silver's for a few months and then park cars over here in operation for a while until this is all permitted and constructed.

The applicant is in conversations with Waffle House for this half-acre. So, that is kind of why one sees it blank right now. That may end up being Waffle House.

Brad Riffle asked if there were any questions from the Board.

Tom Flowers stated that obviously they are looking at just the site plan and not existing building. Does Riffle have any pictures of the existing building? Riffle stated that he does not. Flowers asked if he intends that this addition and this structure is going to follow the new guidelines that are probably not public yet. Flowers hunch is that Riffle has not been educated onto one-story commercial. Riffle stated that he had not. They are hoping to just blend the addition with the existing façade. Just blend it with the same treatment.

Tom Flowers stated to Kevin Turner that he is wondering when this is invoked. Turner stated that it would have to be after it is adopted and this rezoning is coming in before the adoption. Flowers clarified that the design reviews are still going to be after the adoption and Riffle is

looking for feedback on design. The Board is seeing a site plan that is too deep right now. They are seeing a lot of paving, they are seeing some bollards up front, he is seeing a building that is just added on. He doesn't even know what the existing building looks like and he knows that it is in a blight there and he has empathy for Riffle's client that needs to move. But he is wondering if it is going to be applicable to something similar to one-story commercial.

Brad Riffle stated that it should look something like that. It is one-story. It has an EIFS look. There are actually two doors. There is a front door that is fed off the front here and then there is a little side door. It is like a glass encased area right here.

Eric Clementi stated that his concern would be the pipe bollards down the front. He understands why the applicant is saying that he needs them. Brad Riffle stated that they only did those at the request of Brad Townsend. He wanted them to try to duplicate that effort down the street and Riffle didn't like truly the look of it himself. His client would love to get rid of this and just landscape it.

Tom Flowers clarified that there is a 10-foot buffer up front and there is a five-foot in the back. His concern would be also on the site plan where they are adding the new building, he has pushed it out right out to the edge of the street. He is right there on it with no buffer. There are two bays he is going to have to drive through and one sees the pavement on the back side of it. It basically comes right to the street. There is no buffer. Brad Riffle stated that it will be 10-foot off of the right-of-way. Flowers stated that it looks like it is a paved five-foot buffer there. The only green space is to the northwest and along the north property line. There is nothing along the south or southwest corner there right where the two bays are coming out. Riffle stated that there is a little bit of green. It is tight back there. Flowers stated that he has a Dumpster, he has a lot of things going on, Riffle is telling Flowers he is going to pull two cars through there and they are going to be parked out there. They are only doing cars he knows that they work on there. But...he asked Brad Riffle would he would like.

Brad Riffle stated the Board's opinion about the frontage. He is going to be producing his plans within the coming weeks after he receives the survey to be able to submit by March 4th. It will be his desire of course, since they are under such tight time frames that they present enough of a site plan and architectural elevations to the Design Review Board that they hopefully can be heard as a final so that they can get their permitting process and construction going so he is not in this temporary building for very long.

Tom Flower's stated that from his perspective it is very hard for him to respond to this site plan thoughtfully, without elevation and knowing the full scope. It looks like parking, he has 1 ¼ acres, he is going to carve off ¾'s, he is about to put a Waffle House on the other one. He has two front DOT curb cuts, he has some bollards, some planting, 10-foot buffer. He is building a new little two bay stall on the back left and he is pulling some cars there and making it raw to the road. There is no pedestrian thoroughfare and there is nothing that responds to one-story commercial. He doesn't even see the adjacencies here. He knows Riffle says it is residential and a tee-road behind.

Brad Riffle stated that there is no residential. Flowers stated that Riffle said that this road comes and then it tees off behind the...Riffle stated that he could not remember the little street that is over here. This is the title company, Title Max or somebody and then there is another little

building right here. Then this little street goes back to residential, back in this area. This is a big self-storage facility right here.

Eric Clementi asked if there was a highway overlay at SR 9. Do they have an overlay or an improvement in here? Kevin Turner stated that currently there is the mid-town district but the design guidelines will in versions....Eric Clementi stated that is what he needs to know to respond to it.

Brad Riffle stated that one of the reasons they tried to get this in earlier and the school system was kind of dragging this thing along and then all of a sudden it became a Chinese fire drill to get this thing in and they had to get it in to be able to be in the old guidelines. Kevin Turner stated that they are using the C-3. Brad Riffle stated that if they came in after the fact, then a used car dealership cannot go there. So, they are trying to get in on the old system.

Tom Flowers stated that he thought he heard Brad Riffle say that he was looking for a fast track towards approval on the design elements and elevations. Unfortunately, they don't have any of those and so the response is...

Brad Riffle stated that they will have a much more comprehensive, he threw this together very quickly at the first of the year. He will have a more comprehensive package submitted in March.

Tom Flowers asked if this was pending a council vote on this now. A conditional use? Is this a conditional use to...they are doing an assemblage of three and they are carving it out. And he is waiting on the current surveys.

Tom Flowers asked if there were any questions or comments.

Marcus Mello stated that the pipe he thinks is just a bad idea. He thinks it is awful honestly. He would get rid of the pipe.

Eric Clementi stated that he understands the security aspect but if there is a way to pull those pipes back and screen them. Tom Flowers suggested bollards that are decorative back in the back side of the planting. There is a way to secure it inside. One sees these with bollards and chain on the inside of the planting, not out there.

Brad Riffle stated that this was at Brad Townsend's request so he does not know how married he is to it. He just told the applicant to try to duplicate this effort down the street. Do they need to go away totally or do they need to work at something a little more subtle?

Tom Flowers stated that he would refer Riffle over to Chapter 4 of the guidelines of corridors and nodes and look at some of the elements as far as active space sidewalk and single story commercial projects are well-written in that. This is in the new UDC. Tom Flowers stated that this is for planners just like Riffle to be utilizing and he thinks that this should be front and center on this redevelopment and he can fast track it here from Flowers' perspective because certainly they want pro-redevelopment but quality redevelopment in that area is that target response that they have.

Brad Riffle stated that the city of Roswell is dying to get these three abandoned properties down. So, Riffle stated that they appreciate Kevin Turner's advice and information about Waffle House and they have looked at this piece before. Tom Flowers asked if that was the half-acre

adjacent. Riffle stated that it is. So, there would be an opportunity to harmonize the two right here and take some of this industrial nature way of this wedge, this corner right through here. Flowers thinks it would be an opportunity to redevelop the area.

Eric Clementi stated that if the Waffle House doesn't become reality then the plan is to basically take the site back down to a grassed site. Brad Riffle stated that was correct and market it level. Clementi asked if anything would be done on the frontage to...except basically just clear it.

Brad Riffle stated that they are going to have to do the curb cut. GDOT is insisting that this client do the performance of the improvements for both curb cuts and get those in. And a curb cut on a little half-acre tract right there is going to take up a good bit of the frontage.

Tom Flowers stated that there seems to be some moving targets in that area right there. The conditional use permits, the applicant is pending that right now obviously before they resubmit. Are they being heard this month? Brad Riffle stated that the first hearing is March 10th or something like that.

Tom Flowers asked if there were any other questions or comments. He thinks the applicant has heard about the bollards and the Board's thoughts on the green space around it and incorporating it to more single-story commercial and redevelopment of that edge. They are all for it. Flowers stated that the Board looks forward to their return. Brad Riffle thanked the Design Review Board.

APPROVAL OF MINUTES

Tom Flowers stated that he has not seen the minutes from the December 3, 2013 meeting. He asked Kevin Turner if he would mind...Turner stated that they can hold off. That is fine. He will send both December's and this month's with next month's package.

The approval of the December 3, 2013 minutes was deferred until the next monthly meeting of the Design Review Board.

ADJOURN

The meeting adjourned at 8:30 p.m.

X

Tom Flowers
chairman, Roswell Design Review Board