

area and impact on city services. The burden of proof for a rezoning request is always on the applicant.

Cheryl Greenway asked everyone to either turn off their cell phones or put them on vibrate. This includes members of the Planning Commission. She reminded the members of the Planning Commission to please state their names before speaking for the benefit of the audience as well as for the staff recording the minutes of this meeting. Also, if one would please make sure that his microphone is on, the staff is having some trouble with the recording coming through so one should please make sure that the microphone is on and then stated his name and his comments.

REZONING

13-0217

RZ2013-01214, CV2013-01216, CU2013-01219

L. BARRY TEAGUE

Intersection of Holcomb Bridge Road and Scott Road

Land Lots: 677, 712

Brad Townsend stated that this is a rezoning application with a concurrent use request and concurrent variances. It is approximately over five acres at the southeast corner of Holcomb Bridge Road and Scott Road. The petition is asking for an OP designation as well as a conditional use request to allow for a senior living facility and a retirement residence. The three variance requests are for buffer setbacks, setbacks, as well as maximum number of parking spaces. They are asking for some additional parking to cover the number of employees they feel they are going to have for this location.

Staff is recommending approval of this application with three conditions. This is the subject property as one can see at Holcomb Bridge Road and Scott Road, it is a triangular piece of property. There is a very steep grade to the property from the Holcomb Bridge/Scott Road up to the property. It does grade very steeply up. The building is pushed to the north where the access from the existing development to the north. This is the current zoning of the property. They are requesting it to go to OP to allow for the conditional use of this location. The applicant's requested variance is to the 50-foot setback and the 40-foot buffer of along the northern property line and to increase the parking numbers for the proposed use.

This is the proposed site plan for the 130-suite retirement facility. It is a three-story facility. It has parking and access on three sides for the fire department to get around. There is also some accessory garage structures located also on the proposed application.

This is the proposed landscaping plan. It is kind of hard to read. The applicant is proposing landscaping as well as maintaining as much of the existing vegetation that is on these steep slopes that are around the south as well as the western property of the area.

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Staff is recommending approval of the conditions as well as the concurrent variances for this application. Brad Townsend asked if the Planning Commission had any questions.

Cheryl Greenway asked if there were any questions for the city staff. There were no questions for the city. Greenway asked the applicant to please come forward.

Mark Lowen from Lenity Architecture presented the application on behalf of the developer, Hawthorne Retirement. Hawthorne Retirement has placed this property under contract with the desire to develop a three-story, 130-suite retirement residence facility. Lowen provided a background of what this use really is and how it applies. He will give a little history of where they have come at this point in time and where they are going as they move forward.

Hawthorne Retirement and its previous inception of Holiday Retirement have been building this type of facility for the last 30 years all over North America. It is not a medical facility. It is a retirement residence that provides services for senior citizens. It is what Lowen would call Friday night services. The residents don't have to cook, they don't have to clean, they don't have to do yard work and they don't have to drive. In fact, the applicant finds that their typical resident is a female in her early 80s and it has come to the point where it is time to give up the car keys. That is what they are really looking at. So, the fit in the different facets of senior living after what they would call age restricted living but before they get into assisted living. They residents move to their facility out of choice not out of a medical need because again, this is not a medical facility. Like Lowen said, they are looking at a 130-suite facility. Ninety percent, so about 13 of the rooms are two-bedroom, everything else is either a studio or a one bedroom so they are looking at a total occupancy of about 143 if it is 100 percent full. They have talked about the ages. Lowen finds that about 80 percent of their residents move into their retirement residences from about eight to 10 miles around. So, this is something that people from Roswell and surrounding areas are staying in the area. They are aloud, as one of the terms today is, "age in place."

It is a catered lifestyle; no cooking, no cleaning, and one of the big points is that the applicant provides the residents with van service to take them to doctor's appointments, to church, volunteer activities and shopping so that they don't have to drive. The applicant finds that because of that about 20-25 percent of their residents move into the facility with a car and within six to 18 months, they don't have the car anymore. They find that a good ratio for parking, because one of the issues that they are talking about is parking this evening, is about .6 spaces per suite. Lowen thinks the number that he has here fits that very, very closely. That allows enough room for employees, those residents that do have cars, and visitors without, in this case especially, over flowing into the rest of the area. They will be able to contain the parking at that ratio without a problem. They have statistics on well over 253 of these facilities and that ratio of about .6 works really, really well for them. The advantage to this type of facility is it is very low impact on traffic because their residents don't drive. They are low impact in a lot of ways. Obviously they don't impact schools and they provide a park-like setting for their

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residents so they tend to stay on site versus going out and using some of the other public facilities.

To give the Commission a little history of where the applicant has been with this so far is they have the property under contract. Hawthorne is very excited about being in this area and they have to be. This is a substantial investment for them. They have had their neighborhood meeting. They met with their neighbors and they had some very substantial concerns. Most of them center around Centennial Way and the appropriate buffering. They really want to have as much screening and buffering as possible from where they are coming. This map doesn't properly reflect but if one is familiar with the areas of Centennial Way, there is a circle at the top that branches off to the condo apartments that are directly north of them, then there are town homes and then there are single-family residences. So, they spent a lot of time working with them to provide adequate buffering.

In a little bit, Lowen is going to invite Shannon Skinner to come up. She is the landscape architect, to kind of embellish on that. She can say it much better than Lowen can.

Lowen stated that he knows there are still concerns that the Centennial homeowner's association has and the applicant wants to work with them as they move forward to deal with any of those concerns.

Three things that Lowen want the homeowner's association and Planning Commission to consider is:

1. When they have their site plan approved, there will be a two-year bond that requires the completion and the maintenance of the landscape improvements.
2. He would like the Commission to consider putting additional conditions in regards to landscape and buffering as part of their recommendation, assuming they do get a recommendation from them.
3. He would like to remind everyone that they still have to go before the final Design Review Board and they will go through it. There will be an opportunity for additional input in regards to that.

Mark Lowen asked if there was anything he could tell the Commission about their use, their residents or the management before he asks Shannon Skinner to come up and talk about the landscape and the landscape buffer.

Bryan Chamberlain asked Lowen what he would say in current dollars the average monthly cost for a resident would be. Mark Lowen stated that he loves that question because it varies from place to place. He is going to give Chamberlain kind of a long answer to that because this is not a la carte type situation. When their residents move in, this is not a buy in, they are not writing a six figure check to move into the facility. It is a one year lease with a month to month rent and it is all inclusive. It is kind of the same idea as a cruise ship. Whether one gets the studio or he gets the two-bedroom suite he has the same services once he steps outside that door as far as meals and transportation. One is probably looking at studios, and don't quote Lowen on this, probably in the two-grand

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a month range and the two-bedroom is probably going to me like three-and-a-half. That is a rough idea. That is all inclusive, all meals, all transportation, activities. The only other check that one would have to write would be for their phone line to give the Commission a rough idea. This is not federally funded subsidized; it is privately owned and privately operated.

Cheryl Greenway asked if there were any other questions at this time for the applicant.

Someone from the audience started to speak; Cheryl Greenway stated that at this point the public session is not open. This is strictly a time for the applicant to present and the Commission to ask questions. Once they are through then she will open it up for public comment.

Lisa DeCarbo stated that she had questions on a couple of the items. One was the fire lane that the Roswell Fire Department originally required. She sees according to the Centennial HOA letter it is now okay with just the sidewalk?

Mark Lowen stated that was correct. What they did is they worked with city staff in regards to this because again, the concern is along Centennial Way to preserve as much of that buffer as possible. Lowen met with city staff and they have agreed to allow the applicant to reconfigure things. They have a sidewalk to provide adequate hose lay area along that side of the property that is acceptable. So they actually have an access on all three sides and then adequate hose lay from both the top and the bottom corner one could say for fire safety purposes. Staff was very cooperative working with them on that.

Lisa DeCarbo stated that one of the other things that seems to be, there were some conflicts in the Commission's packet talking about the storm water management plans. She had originally seen in the engineering they gave the applicant a long list of preferable BMPs as opposed to what was on the plans. But she also sees that there was a change. Has that all been resolved?

Mark Lowen stated that he was going to refer to Bryan West, their civil engineer on anything to do with storm water.

Bryan West stated that he was with Kimley, Horn & Associates, the civil engineering firm working on this project with Lennity and Hawthorne. They did have a pre-application meeting with the city staff to talk about what the options were. With respect to the storm water, there was a plan in place when this entire area was master planned for storm water, for this site to be accommodated and one of the existing ponds. When that storm water study was done and when that hydrology was done they don't need to anything for channel protection, they don't need to do anything for detention. But the storm water quality requirements are not met through the existing pond. So what they will need to do is add storm water quality features to the site to meet the current code for the city of Roswell with respect to water quality.

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Lisa DeCarbo stated that she had a specific question on those. She looked at the site plan and sees eight different areas where there are bio-retention cells; would that be the appropriate term? Bryan West stated that was correct. DeCarbo stated that along the northern border of the site there are two rather large ones straddling the Dumpster. In one plan it looks as if what the applicant is going to be doing in that area is removing all of the existing trees and putting in this feature. And then when she looks on the landscape plan dated 7-31, it shows the existing tree cover there. How dense is that going to be?

Bryan West stated that there was a landscape plan that was done after the 7-31 that was submitted on 8-2 that addressed that situation. They did have to change the trees that were being saved in that area and save in other areas and there will be replanting along that area once that bio-retention facility is installed.

Lisa DeCarbo asked if it was going to be trees. Is it going to be shrubs? How tall of a screen is this going to be? DeCarbo stated that she was concerned about what the view will be from the apartments directly adjacent to that largest cell.

Bryan West stated that he thinks the short answer is, yes trees, yes shrubs. The final design of those bio-retention ponds hasn't been done yet. They have not gotten into the storm water, but all of that will be designed to meet the requirements of the city of Roswell.

Lisa DeCarbo asked West if that will also be something that the applicant will talk to the Centennial HOA about. Bryan West stated absolutely.

DeCarbo stated that she did have several questions; West may have answered most of them. One of the things noted in Centennial HOA's letter is that even though the applicant is asking for the variance for the setback and the buffer past the apartments they refer to that as the common area. DeCarbo wondered if that was something that the applicant has taken into consideration there. Is that an active recreation area, something that they use? Bryan West stated that he believes the area that they are referring to is right there at the circle. There is a common area right there at the circle that has existing vegetation. It is not an active park. It would just be a passive open space. The applicant is not proposing to remove any trees in that location and that area would still continue to serve as a buffer as it does today.

DeCarbo stated that she thinks her other question has already been answered in terms of the look of the building and whether it was going to be in keeping with the remainder of the Walton Centennial development. It sounds like the applicant is going back to DRB to flesh that out still. Bryan West stated that was correct.

Lisa DeCarbo thanked Bryan West.

Cheryl Greenway asked if there were any additional questions for the applicant. Greenway stated that she had a question. Along Centennial Way there is quite a hill, an

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up lift there. Are the applicant's intentions from what she can tell here to leave that there so that gives him some blockage, view-wise and then design from there?

Mark Lowen stated that what they are going to do, and in a minute Shannon Skinner can go into a little more details on it and he might pull Bryan West back up to talk about grade because the applicant is actually lowering the level of the actual pad the building is going on so there will be somewhat of a berm that already blocks the building. And then beyond that they are going to add and bolster that buffer area additionally. So, the current grade and when this entire area was developed about 10, 12, 14 years ago there was a basic pad level established with some slope to it on this site. That is going to be dropped. In fact, their floor height is going to be very similar to what the apartments that are just directly north of them. So they are going to be down kind of behind the berm that is up by the circle and access to the apartments and then the same thing on Scott Road. Centennial Way is going to drop down some. There will be a berm area there and then there will also be additional plantings and stuff. Lowen is going to let Skinner go into the details on that. Once she is finished, Lowen is going to invite Matt Teague, who is representing the seller on this to give a little additional history on the property.

Shannon Skinner stated that she works with Kimley, Horn & Associates and she has been working with Lenity on this project. The big picture of the site plan that the Commission sees on their screen shows the overall tree protection and replacement quantities. That is where one will see the tree save areas in this plan. As well, one will see the overall, kind of big picture, landscape planting plan. Really, what Skinner would like to focus in on is the Centennial Way buffer. She has some additional images and enlargements that Bryan West will put up on the screen. This is essentially a plan view of the buffer plantings and what they have done is tied into what is going on at the circle at the corner. There are some buffer evergreen plantings, Cryptomeria that they are tying into as well as maintaining the existing vegetation at the corner. And then, as one moves along Centennial Way the applicant has tried to re-vegetate along this slope in a way so that the entire slope would be covered. Their overall goal is to re-vegetate and to re-forest that area because in the existing condition, obviously there are pines and a few deciduous canopy trees and what they are trying to do is put back more that are in better condition to really buffer and provide a screen from the Centennial property owners.

Shannon Skinner stated that on the next board they have shown some images of the plant material that they have selected essentially for the evergreen trees. They are proposing Cryptomeria, Deodar Cedar, Eastern Red Cedar, and Southern Magnolia. And as one can tell these are big, evergreen trees that have different texture, color, variety. They are also proposing some under-story or shrub, even smaller, 4-6, 6-8 in height type plant material. Japanese Cleypora, Inkberry Holly, and Hetzi Juniper.

In addition to the evergreen, the applicant is also proposing some canopy trees along the streetscape and those are shown on the plan. They will be detailing that out and they will be matching the existing streetscape along Centennial Way.

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The next board is an image of a rendering. It is a model that was prepared by Lenity. If one is standing up at the corner of Centennial looking toward the proposed development, this is essentially what they are trying to accomplish with the buffer. So, this model shows the streetscape, the under-story evergreen and then the bigger evergreen trees.

As well as the buffer, just to touch on what Bryan West just talked about with the bio-retention. The applicant will be getting into the details of that and they will definitely want to work with the homeowner's association on plant material types and to create spaces within the bio-retention to create the water quality that West will need for the storm water management.

Shannon Skinner asked if there were any question at this time regarding the buffer plantings along Centennial Way.

Keith Long stated that it looks like from this plan, the Commission is reviewing it at 8 ½ x 11 so it is hard to get a good scale and dimension on it. But, what is the spacing of the trees that Skinner is specifically....the Cryptomerias...

Shannon Skinner stated that they vary and she can tell Long that if Bryan West will pull the enlargement back up she is pretty sure she is going to scale it off. She believes they have those planted at 10 feet on center for the Cryptomeria and then all of the trees within the buffer are going to vary just because they have different widths that they grow. The Deador Cedar are a lot wider so those will be spaced further apart.

Keith Long stated that he does not know exactly what the neighbors are trying to achieve by the screening, but it might help if some of those evergreens were moved up the hill a little bit to help that screening. Skinner stated that was okay. Long stated that as far as the ground plane goes, there is a variety of the Cleyera and some of the other things Skinner mentioned. How are those going to be clustered as far as...because what the Commission is looking at in essence going in is if they are 10-12 feet tall, they are three feet around. So, from Day 1 it is not really doing a whole lot for the screening Long stated that he sees the staggering and the massing that looks good on the plan view, but in the image that they drew was 15-20 years out.

Shannon Skinner stated that absolutely they will space what they need too, to provide more of an instant effect for the buffering and if they need to focus more on the larger trees and maybe providing larger sizes for those and not as many of the ground layer plantings they can certainly do that. Currently on this plan Skinner stated that she believes the spacing reflects about five to eight year growth. It is not full maturity the way that they have them spaced so they really intend for the plantings to grow in and touch each other.

Keith Long asked if that slope is going to be irrigated. Shannon Skinner stated that she believes this will be irrigated. Long stated that going to the 10-foot buffer at the rear of the site or front, from the north end, does Skinner have an image of the updated plan that

is going to be around the bio-retention, the landscaping? Skinner stated that they do not have that yet. They have not gotten to the point of designing out the bio-retention areas. Long asked in the areas that they are reducing the 40-foot natural buffer to it a 10-foot landscape buffer, does Skinner have a proposed idea of what she wants to do there?

Shannon Skinner stated that they are currently showing, in addition to the existing vegetation...she asked Bryan West if that plan was the overall plan. They essentially have what their street trees along the edge of the drive aisle and the entrance road will be. So they have the trees laid out, but beyond the canopy trees, they have not detailed out plantings for that at this point.

Keith Long stated that he thinks they are hoping that if the applicant is replacing the 40-foot natural buffer that there is going to be some screening there. He thinks they need a little more than a deciduous canopy tree.

Skinner stated that was the intent. She stated to Bryan West that under the enlarged buffer plan there is an overall planting plan that she would like to pull up. One can see on this plan along the northern property line the shrub plantings that are massed around the street trees, the entrance trees. And they have the shrubs planted all around those areas all along the northern property line. And the idea there is to tie into the existing plant material along that common space.

Keith Long clarified that the majority of those will be based on the legend. It just gives a variety of plantings and evergreens at three-gallon. Shannon Skinner stated that was correct. They are three to five-gallon specs and at this point the applicant has just not detailed out exactly which plants are which. It is in more of a concept planting plan.

Keith Long thanked Shannon Skinner.

Cheryl Greenway asked if there were any additional questions at this time. Hearing none she thanked Shannon Skinner and asked the applicant if he had more that he would like to comment on at this time.

Bryan West asked if the Commissioners had their questions answered in regards to the grading. Do they want him to speak to additional questions regarding the grading of the site? The setting of the finished floor elevations?

Lisa DeCarbo stated that she did have one question. It noted in Centennial HOAs letter that there was an area which would be excavated. She couldn't tell exactly on the plan where that was happening.

Bryan West stated that he will point to it and then he will come back and speak to it. One of the challenges with this site is there is quite a bit of fall on this site. The northern section where West was just pointing to the existing pad elevation is about 1060 in that location. As one gets towards the corner of Scott and Holcomb Bridge Roads and then

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also up Holcomb Bridge Road on the northern side of the site, the site falls considerably. So, trying to balance the site one is basically flattening out the site and coming up with something that works from a grade perspective without having to haul in a bunch of dirt or without having to haul off a bunch of dirt. They have set the finished floor elevation roughly at 1052 so in that northern corner, and it actually works to their advantage, that parking lot will sit down. So that parking lot will actually be buffered from Centennial Way and then when one adds the landscaping around that buffer as well, he won't see the cars that are parked there. There will actually be a retaining wall that will hold the existing vegetation to the north back, screen the cars and then there will be additional landscape and vegetation to screen it. But also setting the finished floor elevation there reduces the amount of rooftop that one is going to see from Centennial Way and other locations. So it really helps from the buffering standpoint with respect to that as well.

Cheryl Greenway thanked Bryan West. She stated that she would like to ask an additional question. They have talked about the screening the applicant is going to do along Centennial Way and she will try to explain this. If one looks at the corner, swinging around to it on the left side looking at this picture at the very end, would West please comment on what they are looking to put in that way and the plants and such to keep...that's a parking area, to keep the lights from that parking area to go toward the apartments that it would be facing.

Bryan West stated that one thing to note, too on the adjacent apartments over there, one of the reasons for setting the finished floor elevation lower too is to prevent the parking lot from being up higher where it is going to be shining into the apartments adjacent to that. So there is actually going to be a little bit of berming effect there where there would be a little bit of a berm before one even gets to those apartments. But West will also let Shannon Skinner speak to the landscaping there as well.

Cheryl Greenway commented that due to the terrain she did not try to walk down in there. Shannon Skinner stated that she wanted to get clarity on which corner. They have the pocket of existing trees buffering that area and if one looks over at the proposed planting plan, they have some canopy trees shown. And she believes that they were looking at some oaks and elm. They have some different things going on over in that corner so they could definitely propose some more buffer plant material. They can take a closer look at it and maybe prepare a model to figure out where the lighting will fall and buffer that out appropriately based on the grading and the existing vegetation and how it all works together.

Cheryl Greenway stated that because the applicant has a lot of grading to do there it is hard to judge how those lights would be focused at the complex. So she can see where there could be an additional condition in here to work those types of details out through the process.

Cheryl Greenway asked the applicant if there is anything else that they would like to present at this time.

Mark Lowen stated that Mr. Teague would like to come up and speak as owner of the property and give a little history as well and then they are done.

Matthew Teague stated that he works with Walton Communities. He thanked the Planning Commission for having them this evening. Their company developed this property back in the 90s and the vision for this part of the property has always been a senior community. They have had a lot of success with combining a traditional apartment community with a senior component to it. They think that having seniors on the sidewalks and interacting with a mixed-use community is highly successful and great for everyone involved. Walton is very supportive of this development and have been excited about the site plan and their architecture and the full scope of the project. Matthew Teague stated that he is happy to answer any questions about the history of the property or their community or anything that might be helpful to the Commission.

Cheryl Greenway asked if anyone had any questions. Hearing none, she thanked Teague and double checked if there were any other questions for any members representing the applicant. Hearing none Greenway stated that they will move on to the public section of this discussion. She reminded the audience that there is a 20-minute limit. Twenty minutes in favor, 20 minutes in opposition. So she will first start with those who would like to come and speak in favor of the application. If one wants to speak in favor of the application, please come forward.

Josh Winter

Josh Winter stated that he is the principal and owner of Winter Design. He was the original landscape architect and planner when Walton Communities developed this many years ago. He just wanted to put his opinion in, but he thinks the Hawthorn Group has done a wonderful job of reinforcing the original intent of the mixed use development from its original concept. Just speaking a little bit about the Centennial Way, as it is there is very good streetscape in that area and the area where they are proposing the facility has a lot of scrub pines and Winter thinks the applicant has gone above and beyond eliminating those scrub pines where they were doing grading and really reinforcing it with better material for the area. So, Winter just wanted to say that in his opinion they have done a really great job for the overall vision from its inception many, many years ago.

Cheryl Greenway asked anyone else that would like to speak in favor of the applicant to please come forward. For the record no one else is coming forward. She asked if anyone would like to speak in opposition of the application to please come forward.

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Terry Hudson
164 West Ridge Way

Terry Hudson stated that she wouldn't necessarily say that she is in opposition. She is here on behalf of Sven, the HOA president. They just have several concerns as a neighborhood community, which the Planning Commission have all seen in the letter that Sven wrote and put in their packets. Mainly being their setbacks and the look and feel of their community. She knows they have had people come up and say that this was the plan altogether but many of them were led to believe that there were going to be other high-end town homes built on that final piece of property. Which is fine to come in and build something else, but the neighbors just wanted to make sure that it is indicative of the look and the feel of the community that they have now and what they see coming into their community, which would be their setbacks and their natural buffers with sort of hiding anything. Sort of like the apartments are also hidden for the town homes and for the private residences.

Another thing that the homeowners are concerned about is the density of people coming in and out of the property into that one particular round about in that one particular area. There is one exit in and out and Hudson knows that that fire lane has been removed. And so that will hopefully assist in creating the natural setback that they are so majorly concerned about. The safety of their kids with people coming in and out...of course that is another thing. They have Hillside Elementary and a lot of kids walk to and from school so they want to make sure that that stays intact.

The neighbors were told that the parking ratio was going to be decreased more in line with what the normal parking ratio is when they had the walk through. So, they want to make sure that that maintains and they don't have people parking in their roundabout or a lot of traffic in and out of the neighborhood.

Terry Hudson stated that she thinks their main concern is just making sure that they maintain the status quo of their homes that they take such good care of and maintain their property values whatever goes in. And again, they are not opposed to this they would just like to see it sort of not necessarily decrease but something put in there be it Hawthorn or whatever, that is the correct size for the space that is available without having to do a lot of variances and a lot of changes.

Terry Hudson thanked the Planning Commission.

Cheryl Greenway thanked Hudson and asked if there was anyone else that would like to speak in opposition of the applicant. For the record no one came forward.

This is the applicant's chance to make any comments to respond to what has been stated by the public and their concerns.

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Mark Lowen stated that he would like to thank Terry Hudson for her comments and he appreciates Hudson and Sven with the homeowner's association, the dialogue they have so far. He wants to continue their commitment to continue to work with them to provide them that barrier and that buffering that they are looking for and that they fit in with the neighborhood. One of the things that makes the applicant successful is having neighbors around them that like them because if they do not like them, they are not going to send their seniors to them. It is just that simple. So, they will continue that dialogue as they go through the process.

Lowen asked if there were any other questions that he could answer or any of his people can answer. They would be glad to do so.

Cheryl Greenway asked if there were any other final questions for the applicant or the city staff.

Lisa DeCarbo stated that Cheryl Greenway had brought up some of the concerns with the site lighting. She is wondering since the site is on level with the apartments and she can see that they may be able to screen the lighting there. Some of the site lighting is going to be way above Holcomb Bridge Road. Have they done any studies to make sure that that is not going to be casting into traffic?

Mark Lowen stated not at this point in time although they are very sensitive to the whole idea of headlight wash and creating problems with that. And they typically, a lot of times, and Lowen will have to check with Bryan West on this, a lot of times they find one of the best solutions is just to berm on the side with the sidewalk and then additionally add lower plantings to work with that. Their whole site design is around the idea of what they call their dark skies so they don't want any light going off of the site. They have a spotlight on the flag pole. That is the only thing that shines up on their sites. That is standard procedure.

Lisa DeCarbo stated that one other question that she had since Centennial HOA has voiced this concern, it is quite an increase in the number of spaces and she understands that typically this is what the applicant finds works for them. Has there been any consideration in reducing the number, say in that area in the corner of the site where one does have to bring the lot down and put in the retaining wall. To eliminate that lane would be about eight spaces. She wondered if that would be any help to the neighborhood's concern.

Mark Lowen stated that they would definitely consider it and one of the things they may look at doing that they have done on other sites in the past is let's say they and he does not have the exact number of parking spaces, it is about 77 right now? Lisa DeCarbo stated that she thought it was 79 according to the last plan they have. Lowen stated that maybe they would develop 70 of them and have nine designated as future parking if necessary. And if they find that 70 spaces adequately parks the site, that would be fine, they have done that before and that is something that they would be glad to consider. His

concern on the other side is they want their parking spilling out into the rest of the neighborhood. They want to be a considerate neighbor in that respect too. But having part of the parking as future parking, as long as they don't drop it down too far, is definitely something they could work with. DeCarbo stated that she only note that area because that is the area where the applicant is making the buffer 10 feet. So it could solve possibly two problems at the same time. Lowen stated that he just didn't want to have to come back in two years and ask for a variance for parking.

Cheryl Greenway asked if there were any other questions for the applicant or the city. Hearing none, she closed the public section of this discussion. She asked if there were any questions, comments among the Commission itself or does she have a motion?

Keith Long stated that with regards to the landscape, especially the 10-foot buffer on the north side of that site there should be a condition that specifies what needs to go there as far as planting. He thinks the city has buffer strip A or B with a double row screening of evergreen trees that are 10 feet tall at the time of planting.

Cheryl Greenway stated that the Commission is discussing at this point of adding an additional condition with that regard. She asked if there were any other conditions.

Joe Piontek asked if that 10-foot setback is the one that is right up against where this turning circle is. Is it the top right corner of what they are looking at here where they are asking for the 10-foot setback? Mark Lowen stated that it is adjacent to the parking. It is not at the circle but right next to the parking.

Cheryl Greenway asked if there were any other conditions that any of the Commissioners would like to suggest or comments that they want to see added to the conditions already listed.

Lisa DeCarbo stated that what she was thinking of for a condition in terms of that would be to require a landscape buffer plan along both the north property line and Centennial Way to be designed to the satisfaction of the neighboring HOA in terms of density, character and screening of site lighting from the adjacent residences. Does that cover the points that most everyone is concerned about?

Motion

Lisa DeCarbo made a motion to recommend approval of RZ2013-01214, CV2013-01216 and CU2013-01219 as recommended by staff with three conditions and the addition of the condition that DeCarbo just outlined.

Cheryl Greenway asked Lisa DeCarbo to state the condition once more for the record. The condition is that a landscape buffer plan along the north property line and Centennial Way is to be designed to the satisfaction of the neighboring HOA in terms of density, character and screening of site lighting from the adjacent residences.

 **DRAFT**

Cheryl Greenway stated that DeCarbo had also mentioned maybe a change on the parking. Does she want to put that in there or not as another condition? Lisa DeCarbo stated that she doesn't know how they would word that precisely. Cheryl Greenway stated that she will go ahead and get a second for DeCarbo's motion.

Joe Piontek seconded the motion.

Cheryl Greenway asked Lisa DeCarbo what her comments are on the parking. DeCarbo stated that she is not sure how to phrase that exactly to ask for some of it to be delayed for the parking to be phased. She is not sure exactly...she guessed that is a question for staff. How might they approach that?

Brad Townsend clarified that they were discussing the eight parking spaces in that particular location. Lisa DeCarbo stated that was correct. Townsend stated that if the applicant wants to identify them on the LDP plan as future to be determined....he guessed it would be the city as well as the applicant coming to the Planning Commission saying that they need them. What they don't want to hear is the complaint that someone is parking out in the circle. They want to do it before that takes place. If the objective is that the owner of the property comes to the city and says that they now are at full occupancy, they do understand this and they do need those eight parking spaces. The city doesn't want to go back through a whole redesign or re-approval for them to be able to have those eight parking spaces. Townsend thinks that it is going to have to be that they provide the city of Roswell written notification that they are going to put them back on the property. Put them as future on the LDP plans and at such time as they find that they are necessary they are authorized to be able to put them on and construct them. Townsend is not sure if that gets the Commission to where they want to go. Staff will discuss that with the legal department and get clarifying language. How does that work?

Lisa DeCarbo stated that is what she feels most comfortable with because she is not sure that gets them where they want to go and provides everybody with the course they are looking for. She is not sure how she would phrase that.

Cheryl Greenway asked Brad Townsend if he were recommending that the Commission out something to that as an additional condition.

Brad Townsend that the condition would be:

5. The construction of the eight parking spaces in the northeast quadrant of the development shall be identified on the Land Disturbance Plan as future parking until such time as the owner provides the city of Roswell notification and the city gives them authorization to construct them.

Cheryl Greenway asked Lisa DeCarbo if she would take that as an amendment to her motion. DeCarbo stated that she will take that as an amendment and she couldn't repeat it for the Commission if she needs to.

Joe Piontek seconded the motion.

Bryan Chamberlain stated that he had a comment just for the Planning Commission's consideration in looking at the reality of the removal of those parking spaces. They would appear to him to be parking spaces for visitors that would be coming in the front entrance. If they have 80-year-olds predominately as the target residents it is reasonable to assume that some, if not a lot of their visitors are not going to want to park way far away and walk around. So, the reality of eliminating those spaces takes non-handicapped spaces at the front entrance down to four. With a 130 residents, he would think that would be too few up front.

Brad Townsend stated that the eight spaces don't include the handicapped. It is just that one aisle on the northern side of that.

Bryan Chamberlain stated that he understands that but if one looks on the south side of that drive there of those eight spaces the only remaining spaces are the six spaces, two of which are handicap and then the front door. So if they are not going to have the eight spaces there on the north end, they are going to have to park over to the left of the front door, around the side of the building and walk around quite further, he thinks. Just a consideration.

Brad Townsend stated that it is whatever the Commission chooses.

Sidney Dodd stated that it also lowers the parking ratio overall and it sets one up for a potential issue in the future when he gets to a higher occupancy. That is why one has to be careful. Remember that the parking ratio for that...there is a variance that is being requested to the parking ratio and if one eliminates those spaces, he is going even further below that.

Cheryl Greenway stated that the applicant is asking for an increase. They are not decreasing it, they are asking for an increase to the ratio. So, the Commission is already giving them the increase, they are just not giving them as much.

Sidney Dodd agreed with Cheryl Greenway. The location of those parking spaces could be an issue, especially on an inclement day, when it is raining. It is something to think about, not only the ratio but the location of the spaces. Dodd is not for it or against it; he is just saying that the consideration should be thought about carefully.

Cheryl Greenway stated to go back to that... the way it was stated it is open to them should they be able to come to the city and show that there is a need. They are having people that are coming to visit. They can't find enough parking spaces. They have got to

add more. So, it gives them the ability to put them there should, once it is developed result in a need for those spaces. She sees that it still gives them that potential; it is just let's prove that they need it before they put it there.

Sidney Dodd asked Brad Townsend if he was saying that in essence there would be two approvals needed if those spaces were to be designated as future parking. They would have to come back through the process? Brad Townsend stated that they would not have to come back through the process to be able to construct those future spaces. It would be a staff determination by documentation from them. They are at 100 percent capacity, Mother's Day is coming in three months and they know that there is an issue that they are going to parking them at Kroger and bussing them in.

Cheryl Greenway asked if there was any other discussion at this time. Hearing none, she stated that the Planning Commission has a motion and a second. She called the question.

The motion passed unanimously.

REZONING

13-0273

RZ2013-01671

LARRY STRICKLAND

1270 Strickland Road

Land Lot: 428

Brad Townsend stated that this is a proposed application for a conservation subdivision located at 1270 Strickland Road. The property is approximately five acres in size. As one can see it has an existing single family home on the property with Strickland Road to the access and Valley Drive to the southern part of it. It is in the suburban residential subdivision. The application for a conservation subdivision allows for the applicant to provide smaller lot sizes and to develop for the development would contain 1.94 acres of conservation.

Staff has recommended the denial of this application. The subject property is currently able to be developed under the R-2 zoning designation. The property put in conservation, staff does not find is necessarily beneficial to the city of Roswell in that area. The project submitted seems to circumvent the normal R-2 zoning designation. And the existing Rp2 requirements would be more appropriate for this application.

Brad Townsend stated that this would be a standard yield plan that is included in the subdivision. This shows the standard R-2 subdivision connection with the current road as well as a normal lot configuration. There may be some tweaking related to the stream buffers and things of that nature but that would be the neighboring yield plan. This provides the conservation subdivision lay out showing the conservation area and the smaller lot sizes of the development.

 **DRAFT**