

## MINUTES

**City of Roswell  
Design Review Board  
May 7, 2013  
6:30 p.m.**

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

**Members Absent:** Herman Howard

**Staff Present:** Kevin Turner and Allison Bray

### WELCOME

Roswell Design Review Board Chairman Sonya Tablada brought the May 7, 2013 meeting to order at 6 p.m. She reminded everyone that they have had a change in the agenda over what was probably published earlier today. There is the addition of a discussion item and they have a deferral on one of the projects at Holcomb Woods Retail Plaza. Tablada stated that she has also spoken with Kevin Turner on Hugo's Oyster Bar which is strictly a paint of the brick wall. They are going to move that up before the Roswell Market Place Shopping Center just to bring that to everyone's attention.

As a reminder, Tablada stated that this Board sits at the discretion of the mayor and city council. They are just a voluntary board. She asked that the applicants' have patience with them. They are going to try to move through quickly tonight.

### DISCUSSION ITEM

**13-0122**

**DRB2013-00533**

**G&M LLC**

**1154 Alpharetta Hwy.**

Sonya Tablada stated that this item was something that the Board required the applicant to come back because they had comments to their plan.

Also, as a note, if there is anyone in the audience who wants to make comments to anything tonight he needs to fill out a card and give it to Kevin Turner here so that they may speak before the Board. One should make sure that he speaks clearly into the microphone and identifies himself clearly so that the staff can get it into the meeting minutes.

Ernie Geyer with G&M Properties stated that he submitted last month and he thinks they were tentatively approved with the exception that they wanted a formal landscaping plan, which was submitted. Also, Geyer had a change of heart of the color of some of the

awnings, which he submitted the colors for the exterior awnings and the metal awning. If the Board has any questions for Geyer he will be glad to answer them.

Sonya Tablada asked Ernie Geyer to go ahead and walk the Board through some of the things that he has done with the landscape plan. She knows that the Board did have some comments last time on that.

Ernie Geyer stated that he thinks the big question was the rear of the property, which would be graded down and then they put a row of bushes to create a hedge there. There was concern with the cemetery in the back. There were a couple of people that had some concerns about the lights shining in their houses across from the cemetery there. One thing Geyer needs to note is with the elevation drop on that back area, it is going to actually create a knoll which is probably going to be around seven feet higher than the parking lot itself when it is completed. For the area that is disturbed, they will plant some grass turf and then immediately behind the concrete curb they will have a row of bushes.

Geyer thinks that was the main concern other than it wasn't a formal plan. It was just a preliminary and now it is basically it is a formal landscaping plan. As far as the Building their intention is to put a restaurant on the front portion of the new building and they are considering a nautical type theme restaurant of fish. A laid-back, fried, broiled food and he wanted to change the color of the metal awning, which is going to be over the patio to what he calls Pacific Blue. On the side awning for that particular space they have picked a sky blue awning instead of black, which is on the building next door and in the back portion of the new building.

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

Tom Flowers stated that he has a question about the site plan. He knows that there is an existing brick patio that is there that is to remain. Is that where the music that is attached to the back of the existing building? He asked that Ernie Geyer help him understand the site plan. He sees the new retail, and he sees two outside. One is called a pavilion labeled and one is called a brick patio. Concrete pavers to remain.

Ernie Geyer stated that quite honestly their intention is to make that a grassed area not a concrete pad of any kind. Right now there are pavers there. The reason it wasn't eliminated is because of the land disturbance area for their site. If it is over 50 percent it comes under a different category. So they are trying to make sure that they incorporate 49 percent of the area and they don't disturb that....but if they can entail that it is eventually going to be removed and all grassed in.

Tom Flowers clarified that there was no intent for staging or anything in that area. Geyer stated that there was not. Flowers clarified that it was primarily staging at the 24x30 pavilion, Geyer stated that was correct. Flowers asked if that was a raised or covered pavilion. Geyer stated that the plan shows a covered pavilion. Flowers clarified that that is where most of the activities associated with the existing restaurant are going to occur. Geyer stated that was correct.

Tom Flowers stated that Geyer mentioned the topo, that there is a seven-foot existing berm. Geyer stated that it will create an approximate seven to eight-foot high berm after they grade the elevation for the parking lot. Flowers stated that might be good for Geyer but may not be as good for the neighbors. Is Geyer indicating that they will be seven to eight feet higher? Is that correct? Or are they using existing spoils to create an earthen berm?

Geyer stated that he was not creating anything. It is just going to happen that way because when they grade their elevation for the parking lot, if he was looking at it the berm would probably be about this high. So, one really wouldn't be able to see the cemetery if he were standing in the parking area right there.

Flowers clarified that there is a seven-foot cut is what Geyer is telling him into a slope. If there is a seven-foot cut at a 3:1 there is a 21-foot slope going up through there. Is that correct? Geyer is either doing that or putting in a retaining wall.

Geyer stated that to slope it and grass it was their plan. That is why he asked for a....Tom Flowers stated that to slope it with grass would be a 4:1, that would 28 feet he would cut in from the parking lot into the property line. Ernie Geyer stated that they can go as far as; he thinks they were at a 20-foot setback and they are actually 40 feet so it would be about 20 feet. Flowers stated that 20 feet on a 7 to 8-foot berm is about 2 ½:1 that is now really mowable. Geyer stated that if Flowers thinks about it, if he looks at it, where they cut into is not going to actually, it is further back that will eventually be probably eight feet. It is not immediately, so it will have a slope to it and then the furthest part of the property will probably be eight feet high or so. If one looks at the elevation, this will follow the elevation right here and it is probably a four-foot cut where it borders the rear curb and then it gradually slopes back. Actually, they don't have to go back as far as they have asked for he does not think, but they asked for that just in case. Flowers clarified that Geyer is doing that with the turf in there. That is what he is seeing here.

This designated undisturbed buffer which means undisturbed vegetation, right? Geyer stated that was correct. They have the right to go 20 feet and then bring it back to its normal; he believes that is the way it was submitted. Flowers stated that an undisturbed is an undisturbed, just what it says. Geyer stated that he understood. Flowers clarified that Geyer is addressing beyond that 20-foot. He is not addressing in that 20-foot other than keeping it....Geyer stated that they were not disturbing it. The tree line will stay; they are not disturbing that at all.

Tom Flowers asked Ernie Geyer if he thinks that zone will be mowable. That cut zone? Geyer stated that he believes so.

Flowers stated that if he were trying to screen it and he was trying to screen it from the adjacent property, he would probably go to the top of that slope as opposed to what Geyer has done at the bottom by putting 36 *ilex burfordii nanas* in there and he would probably go to the top with something like *clevara* or *cryptomeria Japonica* or something that would then give complete view obscuration from the adjacent property at the top of that slope not down here next to the parking lot and then giving a free buffer zone, clear

zone, while it may be nice to have a perimeter planting. If Geyer is really trying to buffer it, he does not put them down in a hole. The plants are down in a hole. Geyer stated that was fine. Flowers stated that the Burford Holly is not a great, great, great, great performer around here. Dwarf Burford Nana is but he would probably recommend going with something like a *clevara Japonica*, an alternate to this and making them heavy in a double staggered row, Geyer added doing them on top, and Flowers would increase them to about a seven-gallon where Geyer has a three-gallon in there. The standards of a three-gallon would be very minimal. Imagine raising them seven feet and what impact that is going to have instantly to the adjacent properties which is really his interest. Then he has a clear mow zone instead of something behind shrubs on what still is going to be at certain areas by the time Geyer gets his parking in there.

Flowers only other comment would be removing this existing patio, he thinks he hears Geyer saying that his LDP doesn't allow those types of tolerances. Ernie Geyer stated that he is right on the border line and he is still trying to figure out exactly where they are at. Flowers stated that this pavilion could be further buffered with the removal of that and also it is eco-friendly to remove the pavers. It looks like a permeable paver. Geyer stated that it is. Flowers stated that he could use that zone to help additionally buffer this pavilion from any adjacent... then his buildings buffer everything. He has what he needs right there.

Ernie Geyer stated that he will bring that to the attention of the landscape architect and he can do that on top and change it.

Tom Flowers asked Geyer where the Dumpster is located on this site plan. Geyer stated that it was on the far...Flowers asked on the north? This goes right in here? His only other comment then down at ground level where Geyer is putting that, it needs to be shrouded in and using his additional *cleveras* or whatever at five-foot on center, seven gallons around that to buffer that side

Geyer clarified that it should be five foot on center, three-gallon. Flowers corrected Geyer. It should seven-gallon *clevera Japonica*. Those would be a bullet proof type planting that would have a higher rate of growth. Geyer asked if that was a recommendation that Flowers will put in writing. Tom Flowers stated that it will be on the records here and this will be approved with that stipulation.

Sonya Tablada asked Kevin Turner to brief the Board on the formality of this process since it is just a discussion item. Turner stated that there is no formal action to depend on. This is just like when they Board has an applicant come back and they meet downstairs, give them a couple of concepts, have them email Turner a plan and then staff will check it. That will be fine. Awning color was an issue here, too.

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

Laura Hamling asked if this means the applicant will come back for a final. Kevin Turner stated that he would not. He was approved as a final last month. This is just a discussion item to get the last details ironed out, the conditions of the approval. Hamling clarified

that the conditions of the approval are tied to like the additional *clevera*. Turner stated that was correct.

Sonya Tablada asked if the Board could ask the applicant to come back and make sure that he has got that list for Tom Flowers or a plan for Flowers? Turner asked the Board if they wanted to handle that electronically. Just forward it to Turner and he will forward it to Flowers. Tablada stated that would be great and thanked Kevin Turner.

There is one public comment.

**Eric Shumaker**  
**145 Prospect Street**

Eric Shumaker stated that his home is located about 100 and some odd feet from this property bordering the old Roswell cemetery. The old Roswell cemetery that is bordering this property is actually being maintained by the city of Roswell. The city takes some ownership for that. Shumaker asked David Davidson tonight if someone could come from the city to represent the interests of the actual cemetery but he has not heard back about that. Shumaker would like to speak to that a little bit and also himself being so near the property.

He has been to the zoning meeting and the previous Design Review Board meeting on this property to ensure that they have proper screening of this property for safety purposes as well as sound, noise, etc. There is a conditional reduction of the natural buffer on this that is contingent upon adequate screening of the cemetery and the R2 properties behind it. Shumaker wants to make sure that they do improve the screening that is there today. There are three at least specimen trees that probably need to come down. He would want to ensure that something goes up to replace those as well. He has also been involved with the Roswell Police Department over security issues here. As recently as about a week-and-a-half ago there has been some egress/ingress from the businesses on this property into the cemetery at night. Adult activity, drug use and things like that are fairly common coming in through that hole. So, what Shumaker asked the city to do is to recommend that there is a privacy fence overall that surrounds this property, protects this area, and prevents that type of thing from happening here. On occasion and pretty frequently there is trash and other things outside of this property behind Thumbs Up diner. He does not want to continue to see that kind of thing. If they fence in the property that should prevent that kind of issue. There is precedent of the city requiring this kind of thing on other properties, especially when they have a C-3 property bordering R-2. There has been a request for certain kinds of trees, certain kinds of offsets and including eight foot fences.

So, Eric Shumaker would request that the city of Roswell consider a fence in this area..

Shumaker thanked the Board. He added that he has police reports about noise complaints from the business across the street which is Pure. They have music going on there now and it is traveling quite a bit here. So, when one has these C-3 right next to R-2 especially in this area becoming more popular the sound issue should be addressed.

Tom Flowers stated that he would like to address a couple of things that Eric Shumaker just said. The 20-foot non-disturbed buffer is not supposed to be touched. If it is, one has the right to call the Planning and Zoning Department and check that out. Ernie Geyer stated that it is currently being used for parking all the way up to the buffer zone. Flowers reiterated that the 20-foot non-disturbed buffer zone is not supposed to be disturbed other than the right to protect existing trees girdling and what not. He does not think Andy Pittner would go about allowing....

Ernie Geyer stated that he would like to clarify today that that buffer is being used for parking all the way up to the property line. Flowers stated that that might need to be addressed by compliances.

The second thing is fencing; Geyer certainly has the right for the adjacent properties to put up fencing, which is probably a better solution to stop ingress/egress. The adjacent property is right under; the Board prefers not to create maintenance. As far as the sound, it is the same issue with compliance. If they are beyond the decibels that are occur at 10 p.m., they went through this, it is not the Design Review Board's domain to address that. It is a compliance check.

Eric Shumaker asked whose domain that would be. Tom Flowers stated that it was part of zoning and compliance right there that they are not in compliance and they would call a compliance officer. Shumaker stated that it was a bit of a grey area from what he understands because when he looked at the meeting minutes on other properties and towns where they have C-3 bordering R-2, there has been extensive conversations around it enforcing certain buffers and fences for this reason including lighting, etc. As a citizen Shumaker stated that he is unclear on who exactly or how exactly they ensure this happens because everybody kind of adds a piece in the puzzle.

Tom Flowers stated that it is the same thing that goes on during construction. One has the right to check it and send a compliance officer out there to ensure that they are in compliance whether it is zoning, development, sound or whatever the issue is. Flowers is sure that the city of Roswell would respond to Shumaker's request.

Eric Shumaker clarified that they did approach Ernie Geyer. He knew Geyer before the meetings and tried to work out a solution. They talked around it a little bit but it looks like they are looking at some small bushes. But Shumaker would like to ensure that they have proper trees in that area for the cemetery itself and for the neighbors that are directly behind it because there is nothing screening obviously because they do have a cemetery.

Tom Flowers stated that they do have a cropping of trees and when he gets the final plan he will review it to make sure. But he is sure that the city arborist has reviewed it and it meets compliance with caliper inches on this property. They will reconfirm that.

Eric Shumaker thanked Tom Flowers

Sonya Tablada asked if there was any further discussion before the Board goes to the next agenda item. There was none.

**FINAL APPLICATION**

**13-0123**

**DRB2013-00564**

**PNC BANK OF ROSWELL**

**855 Woodstock Road**

John Hightower with PNC Realty Services thanked the Design Review Board for their time. He is project manager for the southeast and is here representing the bank. He has with him Jake Bendick and Julie Abbott. They make up their design team with GPD and Gensler respectively. They are back with the re-submittal of a different spin on their design. The first design didn't go over so well. But he will let Bendick and Abbott speak to all of the design but he just wanted to reiterate how excited PNC is to be down here in this region. They are especially excited to be in Roswell. This is a really good location and they are excited about getting their brand out there. They are excited to serve the community and be a part of it. Their design is real important to them. It is important for them to enhance the area around them and make it better than it was when they came in. Like Hightower said last time, with all of the elements that they put into their building. It is a LEED silver building. They are very proud to have more green buildings than any other company in the world on the ground. The green initiative building with their environment in mind is something that is very important to them. It is something that they hold very near and dear to them in their core values. Of course along with that is the customer experience from the building to the customer service they receive to the security measures that they take both through their lighting and their light sensors. If one goes to the drive-thru at 2 a.m. they have light sensors that will light up that drive-thru the time that one is there and then after the car leaves, those lights turn back down again. So, it is not a disturbance to anyone as well as they are not using power that is not needed. Hightower stated that he knows that if his wife was going to the drive-thru, he does not know why she would be at it at two in the morning, but if she does and she needed some money, she would be safe.

With that, John Hightower turned the presentation over to Jake Bendick unless Julie Abbott needs to go first.

Jake Bendick stated that he will just sum up last time they decided the site plan looked okay in concept and the big sticking point was obviously the building. Hopefully the Board has their old building in their document that they presented. A member of the Board indicated that they did not have that. Bendick stated that he just wanted the Board to re-hate it a little bit so that they would like this one a little more.

Bendick stated that he will turn it over to Julie Abbott to talk a little bit about the building and what they are doing there.

Julie Abbott stated that she is with Gensler Architects. When they came before the Board last month they had a very contemporary design. That is PNC's signature look that they

are doing around the country. But they do understand that there are certain jurisdictions that like a little more traditional, historical look and they do have this look that is in the Board's packets today that they have developed specifically for Georgia. They have a number of projects that they are doing here in the Atlanta metro area where they are sensitive to some of the design parameters that jurisdictions have.

They have a hip roof with a standing seam metal roof. The brick they had before but now they are showing that they have a brick that is more in line with the brick that is part of that Publix shopping center. They are looking at matching that. They have a cast stone base that has a more historic look. They have pilasters in the corners and then breaking up the façade so that it is not a long, plain, kind of modern façade that one might have seen last month. It has some articulation on it. As before, they had kind of bare I-beam columns. They have now encased those in brick. So they are looking at a more historic look that is going to fit in better with the shopping center and within what one might expect at that neighborhood in Roswell.

One of the other big moves is in the contemporary look; this canopy was a royal blue. It has now gone back to the grey that matches the roof.

As far as the materials go, Abbott presented the grey that it is on their roof. They have a grey that matches this for the window mullions and for the storefront and curtain wall system. They have a brick that matches the shopping center plaza, specifically the Publix that is right there. They have this as their cast stone base that is wrapping around the building and these are the colors that are going on their signage. This is the face of the signage for the logo and then the bank on PNC Bank, and this is the metal housing that is wrapping around to give that signage that three-dimensional look.

John Carruth stated that he and Tom Flowers met with the applicant during the last month and he told them that he thought this was a tremendous improvement over what they showed the Board the last time. He thinks it will fit well with the Parkway Village and that site on the corner. He really has no problems with what they are proposing tonight. They probably should show the orange in a little bit smaller pieces because it really sticks out. But that is their corporate colors so the Board really cannot dictate... Carruth thinks the applicant responded well to what the Board suggested without losing the sense of what their buildings are. If one saw the contemporary one and he saw this, he would realize that they came from the same family.

Roberto Paredes stated that he was not here last month and he apologized. The one thing that he finds disturbing and it may be just a matter of refinement, but the hip roof as a form seems awfully heavy. He thinks it has to do with the depth of the fascia. It would seem to Paredes that as a hip form it should be a lot more delicate. There is a lot of precedence in the Roswell area in terms of hip roofs. That is the one view that Paredes finds the most disturbing, which is really the one that would be seen probably the most in terms of...the form of the hip is totally gone. So it is either a function of either the slope is too shallow or the fascia is just way, way heavier than what it needs to be. His tendency would be to make the fascia only as big as the gutter. So it is a much lighter roof form. Right now it seems like it is a remnant of the contemporary design which had

sort of a roof form, massive. Now it is a hip, which is a little more traditional but he just thinks that fascia is just way, way too heavy.

The other comment which Paredes thinks is kind of contrary in a way to what the applicant is trying to do is that the glazing that is underneath the hip roof still maintains the grid look, which in his mind really is more associated with the previous design and maybe the proportions of that should be more rectangular, vertical. Still simple, clean but the grid makes it kind of fighting the hip form.

Paredes stated that he personally likes some pieces of the previous design. He likes the idea of the small awnings that the applicant had on the side windows and whether they become more little shed roofs or metal awnings over the windows. He thinks it would add some character to that side elevation, actually, both elevations. But the main roof form, he just finds it like really, really...the proportions just don't work for him. He does not know how the rest of the Board feels about it.

Laura Hamling stated that she would like to say thank you for matching the brick. It does look a lot better. She likes the side view, this view of the bank a lot and she thinks it looks great. But, she has to agree that there is something about that side angle just looks a little bit more contemporary than that whole shopping center to her. The bottom of it looks very traditional but the top still looks contemporary to Hamling, just because of the shape of it.

Roberto Paredes stated that is what he was talking about. One of the things is if the roof form came to more of a sharper point and the gutter maybe even complimented the shape of the roof so that it became like a traditional hip roof. One cannot expose a rafter here obviously but even if there was a fascia board it would be smaller and there would be a gutter that is an ogee shape which has sort of a triangular cross section. So it may be bringing the roof farther down and making the gutter sort of integral to the shape of the hip would give one a lighter form. Right now Paredes is reading it as a square box sitting on stilts and just happens to have a hip on it.

Jake Bendick stated that he wanted to comment about this elevation that they are looking at that they are saying will be...it is actually...when PNC selects a site they do a lot of studies on site visibility and that elevation is actually heavily screened. If one is driving south on King Road there are several large trees on this elevation that almost come close to the sidewalk. So one does not see this side of the bank until he actually approaches this entrance and he would obviously see it when he is coming up this driveway. But this elevation specifically doesn't have a lot of visibility because of the existing vegetation here. And unless that goes away at some point in time, which is not likely because where this building sits higher than the road and that is on the low side...it just doesn't get a lot of visibility if that helps at all.

Sonya Tablada stated that she would tend to very much agree with Roberto Paredes. She likes the design. It is a tremendous improvement and she thanked John Carruth and Tom Flowers for meeting with the applicant. To her, she would just define it as looking chunky, which is a way of saying that it is a bit heavy. What Roberto Paredes is

suggesting seems to be a very simple thing and she does know if there is a reason why the applicant would not want to do it is to make that fascia a little bit finer. Which, Tablada thinks would take off that chunkiness and she couldn't define it when she looked at the picture. She just knew there was something wrong about it until Roberto Paredes brought it up. And whether it is seen from the road or not, they are inviting people in too see it. It just looks heavy.

Julie Abbott stated that one thing that she thinks is misleading about this particular view, is the camera angle is close to the building and it is at pedestrian eye height so one does not really get to see the pitch of the roof as well as he does here in this other view. But she does get what the Board is saying about the fascia. That is definitely that they can explore in thinning that up and making this whole roof structure appear a little lighter as it sits on the building.

Tom Flowers stated that it looks like on the detail that the applicant has on the drive-thru, the hip roof that is on the drive-thru, they look like two different pitches. But nevertheless, his step back detail in that, he is not sure if it is there that heavy of the fascia, to logo, the gutter or how it connects to the building. But right there he has done a step back on his hip roof on the drive-thru. Is that correct? In looking at it, it looks like there is a thinner line. Flowers guessed that he would ask if it was taken to a thinner....the Board has a little straight elevation, but not a perspective. It is hard to tell but actually the back view over there on the top left, if one looks at the way that it steps back from the gutter real thin and then steps back into the beam line. It is certainly a more, a coming to the point or changing the pitch, whatever.

Julie Abbott agreed that the fascia is thinner on that drive-thru here. Flowers stated to match the fascia and the trim.

Roberto Paredes stated that to him in terms of scale he does not know how wide that glass wall is. Is it 15 feet or so? Like on that top left elevation, the actual width of the glass underneath the hip roof.

Julie Abbott stated that it was about 12 or 13 feet. Roberto Paredes stated that it has a very nice residential scale to it. So, in terms of the roof structure it just seems like it is way over engineered or what it is doing. It could be a much more delicate roof element.

John Hightower with PNC stated that he definitely hears what the Board is saying. One question that comes to mind for him is a big part of their brand is the building like he has stated before. Their prototype or signature branch is what they submitted before and this design here is intended to be reminiscent of that with a more historical, kind of a softer *flair* as was suggested. He guessed that he is a little concerned with changing this too much because then they end up losing their brand.

They are not losing it they end up diluting their brand a little bit. Part of their brand is just like golden arches. One sees golden arches anywhere; he knows what he is looking at. With those golden arches come certain elements of the building. It is the same thing with an eight-foot chili pepper. The Board all knows what he is talking about when he

mentions these things and so what he would ask of the Board is to please take that into account when they are looking at this. He understands with the height of the roof there with the certain pitch that is there, sure there is a certain element there that is imposing. Their building is on the interior, is structurally very sound. They put a lot of steel into their building both for look, for feel and for stability. That is in Hightower's opinion a very important part of the brand of the building. He asked that the Board please take that into account as they examine this. Intrinsic to the brand is not just the logo that one sees there. That is the building. They want people to be able to come over the hill and see out of the corner of their eye this building and think, "this is PNC Bank."

John Hightower stated that he just wanted to focus their attention there for a moment if he could. He turned it back over to Julie Abbott.

Laura Hamling stated that she knows that property is a little concave, the topography is. The more she thinks about it, she thinks she understands what Hightower is saying is that this is going to make people aware of this building whereas it might not be seen otherwise. Is that why the applicant raised this hip roof?

Julie Abbott stated that was correct. This area surrounding here, this roadway is on par with the roof level. And then as one comes down this driveway he is starting to come down the side of the building but this is still very much lower than the surrounding area. Then, as one comes down King Road and Woodstock Road these roads are far below the grade of the site and so here one is looking up and looking to see the buildings. They are trying to make something that is very prominent there on that corner.

Roberto Paredes clarified that he was not questioning the height of it; he is not questioning the width of it. If anything he thinks that the roof could have even deeper overhangs, which would make it even more powerful and at the same time would reduce the visual height of that fascia. Regarding the question of brands, the Board has been exposed to different kinds of, especially in the restaurant, national chains, but Paredes thinks that what they are seeing also is that a certain company, once they have decided that they want to be in a certain location, they will modify their look and feel and it actually makes them think very closely as to what their true branding elements are. He knows that McDonald's has a brand, but he has seen some recent McDonald's that don't look like their "new prototype". For example if one goes to Hilton Head, SC there are Burger Kings, there is McDonald's and they pretty much all adhere to a certain architectural theme. One can still recognize them but they are not their stamped...he does not want to say stamped in a relative manner, but it is not their design that has been put in that particular location.

Roberto Paredes thinks that this design with a few minor tweaks can be very beautiful and still powerful and make the applicant happy and make the neighbors of Roswell happy also. The last thing the Board wants to do is approve something in Paredes' mind that looks ugly but it meets the applicant's brand requirements. In his opinion, that is not what the Board is here for.

John Carruth stated that given all of this conversation they have had about this upper roof and the height of the fascia, can the applicant make it shallower?

Julie Abbott stated that she thinks that they can make the fascia shallower. They need to study it to see how much shallower they can make it.

John Carruth asked Abbott if she thinks they can make it as shallow as the one they have on the drive-thru. Abbott stated that she thinks so. Carruth asked if that would satisfy everyone who is up here.

### **Motion**

John Carruth made a motion to approve this application as submitted tonight with the one stipulation that they are going to change the fascia of the upper hip roof to match the height of the fascia that is shown at the drive-thru.

Monica Hagedwood seconded the motion.

Sonya Tablada stated that she has a motion and a second. She called the question. The motion was approved unanimously with the stipulation. 6-0

If there should be issues with not being able to do that, then the applicant will need to go back to Kevin Turner and they would need to meet to take a look at that.

Julie Abbott thanked that Board for their time.

John Hightower stated that if that is the ruling of the Board, then they want to be here. Jake Bendick stated that he believes the motion was to approve with the stipulation that it mirrors closer to detail.

John Carruth stated that was correct. It should be doable and it is not going to drastically change the overall appearance of his building. He thinks it is a good compromise.

John Hightower stated that there has been a lot of compromise here so far but he does understand. John Carruth stated that he understands. The whole building was a compromise. Hightower stated that was correct, absolutely. He appreciates the Board's opinions and he appreciates their time.

Jake Bendick stated that he just wanted to understand that if they are saying match the reveal of the canopy if it goes back to submit building plans and the applicant can't get it matched exactly structurally...he just wants to make sure that if they have to come back to DRB....

John Hightower stated that the design intent is to match that and the intents there. If it can't be done then it needs to be revisited.

Jake Bendick stated that all he is saying is if they are stuck to some exact number that they can't quite get to proportionately....Hightower stated that they were looking for the same reveal, the same fascia, frieze board coming down to the columns and the scale of that he thinks is the intent. As long as it reaches that intent he does not think they are going to have any challenge here.

Sonya Tablada stated that if there are any questions in terms of as the applicant goes through the design, he needs to get with Kevin Turner because what the Board can do is meet to look at that and confirm it if there are any issues, He would not have to come back before the Board and all. So, as he goes through the design process, if he has questions, then he needs to get with Kevin Turner.

Sonya Tablada thanked the applicant.

**FINAL APPLICATION**

**13-0127**

**DRB2013-00572**

**VIP AUTO TECH**

**1325 Holcomb Bridge Road**

The applicant was not present.

**INITIAL APPLICATION**

**13-0178**

**DRB2013-00935**

**HUGO'S OYSTER BAR**

**10360 Alpharetta Hwy.**

Peter Zackis, the designer of the restaurant, Rich Clark, the owner presented the application for Hugo's Oyster Bar. Zackis stated that they are present to get the paint approved for the exterior of the building. He thinks that Rich Clark stated that everyone has the renderings of the building that they have and also the paint selections.

Sonya Tablada mentioned that all the Board has is renderings. They do not have the paint sample. Zackis stated that he had those chips here if the Board needs to see those. Tablada asked that he please pass them to the Board.

Peter Zackis stated that the grey is the trim. The trim is around the windows. First of all the concept is a seafood/oyster bar concept. The exterior of the building currently is brick and they would like to increase the street presence of this building by giving it a very clean and fresh feel and look. They would like to paint it this off-white color, which Zackis has with him. It is a Benjamin Moore Paper White color that would go around the perimeter of the building. The roof stays the same. There is a parapet that also gets painted this Paper White color with the trim grey. The only thing that is purple would be the entrance concrete slab as one comes in underneath the canopy and that is a purple. Zackis thinks the Board can see that on the bottom, kind of, of the rendering.

So, basically they have three colors and they are here to hopefully get the Board's blessings on letting them do that.

Monica Hagedwood asked Peter Zackis to explain where the violet goes again, the purple. Zackis stated that the violet goes only on the stoop. One can see on the rendering that he has, the purple at the base. It is really on the entrance. These colors exist inside the restaurant as well on the walls, they have a purple stained concrete floor, and then they have some grey trim. There is brick in the restaurant which they are also painting white and so the colors outside kind of come inside as well.

Tom Flowers asked if that violet color to pick up in the signage. Peter Zackis stated that it was.

John Carruth asked why paint the concrete purple. Zackis stated because they like to do purple. Carruth asked why not just paint the front door purple or something like that. Leave it more of a natural material on that concrete. He does not have a problem with the other two colors, but that just....Zackis stated that it is an accent color, he agrees. Carruth stated that it is just a strange place to put an accent color.

Tom Flowers stated that too much of an accent loses it being an accent. It is like pistachio ice cream that is all pistachios. There is not an accent to it. John Carruth agreed.

Peter Zackis stated that everybody has an opinion on what they think is....he has been doing this 38 years so he is used to dealing with everyone's opinions and trying to come up with the best resolution for everybody. He can somewhat agree with the Board. He thinks that the color today in restaurants is important. One sees stained floors all of the time so, he will do what the Board wants him to do but he really thinks that the purple floor is a nice accent. It also brings one inside the restaurant. The floor in there is also a stained purple.

John Carruth stated that it is not so much the floor; it is what one sees on the front. If one is driving down the street he is going to see a one foot band of purple

Peter Zackis stated that if that is what the Board wants is to paint the leading edge of that concrete slab the grey. That's okay. That's fine.

Sonya Tablada stated that actually in the color photos that the Board has it looks like the dark grey and it looks very nice because it looks like everything else.

John Carruth stated that the photo that Zackis just passed down here looked horrible.

Sonya Tablada stated that to her, if the applicant wanted to do the walkway purple, it couldn't be seen from the street she personally would not have an objection. But, she does not like the purple that's....Zackis stated that they can live with that. It would not be a problem.

Laura Hamling clarified that the applicant is not changing the color of the roof. Peter Zackis stated that the roof is staying the same.

Monica Hagedwood stated that the roof color looks different in every picture. Zackis stated that when one prints them...it is a brown is really what it is. It is a reddish-brown color.

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

Roberto Paredes stated that the sign, and he knows the Board is not discussing or approving signs, but he wanted to ask a question and maybe make a comment. Is that the maximum that he is allowed to do on the sign that is on the parapet? Peter Zackis stated that he believes so. Paredes clarified that was the maximum.

Rich Clark stated that there are three signs and they have all been approved. Paredes clarified that he cannot make it any bigger. Clark stated that he could not. If he could he would.

Peter Zackis stated that actually these were existing signs so he thinks they have kind of just reused the existing light boxes and sign placement.

Laura Hamling asked the applicant if he changes the color to grey on the concrete will he change the color on the sign as well. She knows that the Design Review Board does not have any say in that. Rich Clark stated that the signs have already been fabricated and approved. Peter Zackis stated that they also go along with the stationery and menus. Clark stated that it goes with the color of other things. Hamling asked if the sign was going to be this purple. Clark stated that it was not. The sign background will be this sweatshirt grey and then the color where Hugo's will be, will be this dark purple.

Tom Flowers stated that he had a question that either Clark or Zackis could answer. One of the issues that he has with this building is the sterility of it. One would expect to see this on a boardwalk, that sea of concrete down there and there is no softening around the existing sign or planting. Is this drive-thru up front, is that a drive? Rich Clark stated that it was but they are not going to use that. Flowers clarified that the rails there on a 12-18-inch curb step off of there to direct pedestrian traffic to either end. Will that be driven through that area, the center? Clark stated that it currently has been when it was a restaurant before and people drive through it and behind it.

Tom Flowers stated that it has been anchoring to the ground they way that the connections are happening here with the signage and there is nothing softening it. He is in need of two well-placed urns on either end or something to soften this because it looks like a very sterile building. He is not sure if the city of Roswell environmentally responsive design would be a purple banding along there versus something that is more muted and natural. He is with John Carruth in that he thinks the compromise is to get their accent on a door or something like that. If there was an opportunity to soften this curb line as opposed to it being a curb line. How wide is that drive-thru in there? He sees some shrubs stuck out front here and he is suggesting to the applicant that some street

trees and without blocking his signage and some plants around his monument sign on the right and a couple of well-placed urns along the front of this building, even if they are up on the walk would go to put this building in context and not just be plopped out there, which is what it reads to Flowers.

Rich Clark stated that the plants out front are not exactly fantastic but this picture was taken in the wintertime and they have since....Tom Flowers asked Clark if they are planning on re-vamping that. Clark stated that they would once they get open and ready to go. Flowers clarified that right now; Clark is just doing the building with them and trying to get the paint colors, the parapet, and façade. Flowers suggested to Clark strongly that that needs to be addressed to really dress this building up. Pardon his French, but it looks like they are “putting lipstick on a pig” here. They are not really doing anything meaningful other than to draw attention and create a billboard up here that Hugo’s Oyster Bar is right there and it is more about environment and getting people in there.

Laura Hamling stated that she thinks it looks much better, she loves it. She thinks the color is great. Roberto Paredes agreed that he thinks it looks a lot better.

Sonya Tablada stated that this is an initial application. Are there any other comments?

John Carruth stated that Tom Flowers is right. It is a tired, old-looking site and if the applicant’s restaurant is successful and he hopes that it will be, that one has turned over several times in the last few years. An investment in the site would really go a lot further to make it look good and fit well into this street. This street is coming up in the world.

Rich Clark stated that they plan on doing some landscaping. The plans were actually already stamped and then he came to city hall to talk about a variance and then it was then that he was told he had to go in front of the Design Review Board and this is already in the plans. He is kind of playing catch-up now so that is what they are doing. They will be happy to paint this grey but it looks better than it does now and he is set to open. He has his liquor license and he is ready to roll.

Tom Flowers stated that his question to Rich Clark at this point would be are they acceptable to some of the design revisions that they have heard this evening. Clark stated absolutely. If they paint the floor grey, the band grey....

Sonya Tablada stated that first of all this is an initial. She asked if there was a motion to hear as a final.

**Motion to hear as a final.**

Tom Flowers stated that he was going to make a motion that the Board hears this as a final this evening.

Laura Hamling seconded the motion.

Sonya Tablada called the question. The motion passed unanimously, the Board will hear this as a final.

She asked for a motion in terms of a final.

### **Motion**

Tom Flowers made a motion that the Design Review Board approve this application based on the curb line being painted to match the existing grey color that was shown to them based on the color charts this evening and that's it. He cannot make it contingent upon the landscaping.

Rich Clark stated that they will landscape. Tom Flowers stated that the Board understands that but that is not approval of this application subsequently the applicant will have to submit for his approval there.

Sonya Tablada asked for a second to Flowers' motion. Monica Hagedwood seconded the motion.

Sonya Tablada called the questions. The motion passed unanimously. Everything is approved with the exception of the band on the front.

Rich Clark thanked the Board. Sonya Tablada wished him well with restaurant and welcomed him to Roswell.

### **INITIAL APPLICATION**

**13-0172**

**DRB2013-00919**

**ROSWELL MARKET PLACE SHOPPING CENTER**

**10800 Alpharetta Hwy.**

Karen Moman stated that she was with Colliers and they act as the managing agent for the owner of Roswell Market Place Shopping Center. She is here on their behalf. She thanked the Design Review Board for their time tonight and for the time she thinks that they have given during some preliminary meetings with Collier's design team. They really appreciate the Board's time and their assistance. They are excited about the opportunity to redevelop this property.

Roswell Market Place is at the corner of Mansell Road and Alpharetta Hwy. It is an existing retail shopping center. The proposed redevelopment is intended to eliminate

some less desirable retail space and create two pad sites that can possibly be leased to restaurant users. They also intend to make modifications to accommodate a new anchor tenant and create a few other smaller shop spaces. At this time, Moman is going to Marcus Mellow with Randall-Paulsen provide the Board with the details on the design intent.

Marcus Mellow thanked the Design Review Board for the opportunity to present this project. This shopping center was built around 1985 and hasn't seen much change since then. What they are doing, as Karen Moman has mentioned, is they are demolishing the west part of the building and also the corner building. They have three buildings on the property. He pointed out SR 9, Mansell Road and they are going to demolish this wing and also the corner building here. Then they are redoing the facades along SR 9, the facades along Mansell Road and then the four facades on this building. They are adding a new building.

Mellow presented some images of the existing site. One can see that the building looks old and tired. There are some issues with vehicular access and also for pedestrians to go from one building to the other they just have to walk through the parking lot and they want to improve that.

They also have two monument signs and a pylon that look old and they are big. They are replacing those with something that looks better and is smaller and conforms with current Roswell standards

Mellow stated that he is going to pass to Bryan Taylor who is going to talk about improvements they are doing on the site.

Brian Taylor stated that he is with Paulsen-Mitchell. They are the civil engineers and landscape architects doing the site improvements for the Roswell Market Place. He just wants to go over a few line items as far as site improvements and also landscape improvements for the site.

As an overall theme for these improvements they really wanted to enhance the shopper's experience. They did that several ways as Marcus Mellow kind of pointed out with the issues regarding pedestrian and vehicular access. Currently there is no real access for pedestrians into the site. There are sidewalks along the frontage roads, but as far as getting into development itself there is really none. They are proposing to add access points at actually each one of the vehicular entrances and not only that but adding sidewalks throughout the site and also adding crosswalks. So, a pedestrian getting out of his vehicle, once he is out he can pretty much walk building to building without every leaving the sidewalk or getting out of a crosswalk.

As far as vehicular circulation goes, the main focus on that was on the Mansell Road entrance. That currently is a huge problem as far as traffic backing up trying to leave the site. So, the applicant has proposed redoing that area and actually adding more of a corridor and kind of vehicular stacking right there as people try to get in and out of the shopping center there.

Another improvement that they are looking at is to increase the site lighting. Currently the site is very dark, not very pedestrian friendly as far as that goes so they are looking at adding some vehicular lighting or lighting in the parking lots as well as relocating some of the existing light poles that are in their demo areas to the main parking lot there. And also adding pedestrian lighting, lower lantern-type lighting along the pathways.

Kind of transitioning into the landscape improvements they are really looking to give the project a face lift and increase its curb appeal and kind of unify the site as a whole. They are looking to do that by adding perimeter landscaping in the form of street trees and accent shrubs along all three of the major roads there. It really ties the site together and gives it a presence from the street.

Along with the improvements to the Mansell Road entrance to the shopping center, they are looking at enhancing that landscape area as well. They have actually added about 10,000 square feet of pervious surface for landscaping purposes there at that entrance.

Several other issues they are looking at addressing are the screening of existing and proposed Dumpsters and the back areas of some of the buildings.

There are some visibility issues there along the intersection of Houze and Mansell Roads. That is a large sloped area covered in pine trees, scrub pines mostly that they are looking to remove those pine trees and unify that area with deciduous street trees and accent shrubs there as well. Those trees will be planted at the bottom of the slope so it still allows visibility into the site while beautifying and really upgrading that street frontage.

Marcus Mellow stated that the low level lighting for pedestrians, they are along this corridor with the yellow circles one sees here and then along this façade and then along this façade here and at these entrances on both sides. They are keeping the location of existing signs, which is here, here and here but they are replacing them. And regarding pedestrian access there is also a bus stop here and they are creating an access with the steps here at this corner so people can enter the site without having to walk all the way to one of these entrances.

Mellow pointed out fire lane striping. They are doing something at the edge of the asphalt instead of painted curbs which they think is more subtle.

He pointed out the proposed monument sign locations. The heights are 12 feet from the street so at these locations here, the sidewalks actually on the street side is much higher than inside the site so they are 12 feet from the sidewalk there. On Mansell Road it is at the same level as the sidewalks, which is 12 feet from here. At Houze Road there is a retaining wall here so they cannot go 12 feet from the sidewalk level so they are 12 feet from the top of the retaining wall. The signs will be back lit and they are brick with the same stain they are using in other locations in the building.

He showed the existing building where the two pads for future development are and he pointed out a new building. This building is not going to change the footprint.

On the façade of the main building facing Mansell Road they are treating these instead of having a huge façade with miles of the same canopy, Mellow thinks there were several buildings grouped together. So they have different types of canopies and they played with a color palette that has rich colors but more muted tones.

He showed the elevations of two sections. This is where they are going to have their main tenant. It is going to be a grocery store and they are talking of the triangles that they have there and making something using part of the existing brick and staining and adding some other elements like a canopy and extending these.

In some locations the brick is going to be painted like here where it is partially painted brick and partially painted EIFS and adding moldings.

Mellow pointed out the façade facing SR 9. Again, they keep the same language, same color palette but using different colors. Like if there were different buildings and using different details for each section of the building.

That is the building at the corner where Starbuck's and Chipotle are. Here again they are treating it as if it were a group of buildings together. They are doing the same treatment on the four sides. So the four facades receive the same treatment.

Mellow presented two other elevations. That is the new building here which is a smaller building and this is the façade with the main entrance facing Mansell Road. They put canopies also at the back so one is not just looking at a blank wall.

There are several types of canopies that they are using. They are using standing seam corrugated metal and flat canopies and fabric canopies.

The signage is going to be either back lit or with a goose neck. It is really going to vary a lot from one part of the building to the other. So, they really look like different buildings.

They are going to stain the brick. The existing brick is kind of an orangey color and they are going to stain it with like a white wash. All of these are going to be varied with very little texture. It is very smooth. Mellow presented the colors that they are using at the different locations. The corrugated metal is going to be galvanized with Galvalume. The store fronts are going to be either an aluminum color, the existing store fronts or the rust color.

They are adding all of the upper level, this continues glass and they are removing portions of the glazing and creating pilasters. So, it gives a more traditional look. They are doing this on all of the facades.

The only place they are using a more vibrant color is at the fabric canopies that they are doing like bunches of color with the fabric canopies. They are using red, green and with the fabric they had before they had yellow but they found this lime green which is a new color and they really like it. They would like to replace the yellow with this one.

Mellow stated that was the end of his presentation. He asked the Board if they had any questions.

John Carruth stated that before they go into questions, he just wants to state that his wife works for this architectural firm, so he is not going to make any commentary on this project or vote on it.

Laura Hamling stated that she would like to say that she thinks it looks fantastic. She thinks it is going to be such an improvement. She loves everything. She really does.

Tom Flowers stated that he would just like to confirm some things that they agreed upon. Unfortunately his eyes are not as good as they once were and this site plan is very small even with magnification.

Flowers stated that they had talked about the back of the building with the diagonal parking and where all the meters were at. Was that addressed in there and the railing?

Brian Taylor stated that basically the space right in there with the parking butting up to that elevated sidewalk and railing. It is tight but they were able to create some small landscape pockets and Taylor wanted to go vertical with some evergreens, basically Sky Pencil Hollies. Unfortunately, the space restraints there don't allow him to go with anything that will get fuller as far as the evergreen tree would go. But he thought that just the softening up of that with adding the Sky Pencils would soften up that.

Marcus Mellow added that the railing would be replaced.

Tom Flowers clarified that the rail would be like they discussed. Mellow stated that they would be. Flowers clarified that the Sky Pencils are intended to screen those meters and what is happening back through that. That is pretty industrial.

Brian Taylor stated that he does not think that they will ever really achieve screening them fully but they will soften that area up.

Flowers stated that he is concerned that it is a near miss on that area and he prefers probably just to see a ground cover in there, *liriope spicata* or something simplistic because he thinks they are setting up for something to fail. It is going to be so dotted through there based on the diagonal parking. He is concerned that it will not pull off. The only other thing he could have done was readjust his walkway and make the top place a planter against all of those meters, still leaving access by getting his pedestrian movement through there. He knows that there is a Dumpster and the applicant plans on the curbing cleaning that up.

Tom Flowers stated that Taylor was addressing a key slope on the southwest corner. He is removing all of the scrub pines. They have addressed this one before on a big slope. What trees...he can't read it. Taylor stated that there is a mixture of zelkovas and elms down through there with evergreen shrubs kind of flanking. Flowers asked what cultivar

is the zelkova. Taylor stated that it was the green vase. Flowers clarified that the Chinese elm is what he was talking about. Taylor stated that was correct. Flowers stated that Taylor said under story. Is there erosion control slope fabric on this? Taylor stated that there was not. They would cover that in either a pine straw or they could possibly plant it with some Love Grass or something like there. Flowers stated that there are a lot of utilities in there, boxes around both the intersection of the lighting post as well as a large transformer when one is coming down there. Is that being addressed and screened? Taylor stated that it was.

Back to the northeast corner. Tom Flowers stated that they added trees down there where there were no power lines. He knows the power lines jump SR 9 at that point. What trees did he use? Brian Taylor stated that those are Nuttalli Oaks. Flowers asked if in the planters that Taylor has put in front on both the nine side, is there an upgrade to irrigation in here to support those along the building?

Brian Taylor stated that he does not know that that has been looked at. So he would say no, not currently.

Tom Flowers asked Taylor if he had images of the lighting fixtures. Do they match the existing?

Marcus Mellow stated that the parking lot lights are matching the existing. And then the low lamp posts are the more traditional looking. They are new. Tom Flowers clarified that that was the pedestrian lighting along the walkways through their. Mellow stated that this is where they have the yellow circles on the site plan.

Flowers stated that he noticed on the back left retaining wall that where the applicant changed the pedestrian movement through there he did not change the pedestrian movement on the sidewalk there. He knows that there is a retaining wall. He is assuming that the applicant is going to have this monument sign sitting right on top of there, is that correct? Mellow stated that was correct but they are cutting back the bushes there, which is at this corner here because the sidewalk is kind of narrow because the bush is too big. So they are cutting this back but still screening the wall. Flowers asked Mellow if he has considered vertical landscape in there. That is kind of a trashy...it is a continuation of it.

Brian Taylor agreed. He stated that what Mellow is saying is there are some existing Nellie R. Stevens hollies along that wall that basically cover the wall up. One would not know that there is a wall there from the road and that is why they are proposing those staying but being trimmed back.

Tom Flowers stated that he would go to tree form and get them up out of the hedge way. Taylor stated that he could do that or just simply just trim, sheer them back from the sidewalk. Walking along that space it really feels tight. Flowers stated that it looks trashy, it is tight and it is not in character with the rest of the site, the streetscape. Taylor stated that they are trying to upgrade that a little bit as well with the zelkovas and the elms through that area as well.

Tom Flowers clarified that all of the other issues that the Board addressed there on site are addressed in the applicant's landscape plans? Taylor stated that was correct.

Roberto Paredes asked if tenants are going to remain there while they are doing the renovations. Marcus Mellow stated that they are going to stay. Some tenants are leaving, some tenants are staying and they're going to stay during the renovation. Paredes stated that he thinks it looks great. He is hoping that the applicant can get the pavers. He has a couple of options in his plan. He sees that there is stamped concrete or pavers in the sidewalks. Mellow stated that they would rather have the pavers. That is their first choice. Paredes stated that his only other comment, and it is a very minor comment and is more apparent on the roof. Paredes wished they could break up, he thinks these are like six awnings and then there are five awnings in a row. He wished the applicant could either vary the awnings or do something so that maybe there are three openings and two next to that or four and two versus having....

Marcus Mellow stated that the difficulty is the reason they break up the buildings like that is that is where the slab steps. So, they could not have a tenant that takes part of this space and part of this space here. But, here the tenants can change so now they may have a tenant that takes a third and then the other tenant takes the other space or they may have four or five tenants. If they do something like that they are kind of limiting themselves as to how they can divide this space for the tenants.

Roberto Paredes stated that was fine. All he is saying is if that is the case would they have different awnings then versus all having the same awnings. Mellow stated that they could play with different awning colors, yes. Paredes added or the shape of the awning, because he thinks that is what adds variety. The building can still basically be left the way it is but if one ends up with three tenants then maybe all of the tenants would have the same awning as an example. And the same thing with the building down, potentially just five openings, which could be two tenants or he guessed that it could be one tenant. That is his point.

That is the only comment Paredes has. Everything else he thinks looks pretty good.

**Motion to hear as a final.**

Tom Flowers made a motion to hear this application as a final this evening. Monica Hagewood seconded the motion.

Sonya Tablada stated that there is a motion to hear this as a final and a second. She called the question. The motion to hear as a final was approved 5-0-1. John Carruth abstained.

**Motion**

Roberto Paredes made a motion that the Design Review Board approve the design as submitted with the caveat that if possible, there would be more variation on the awnings that are located on the south elevation and the main building. If possible the applicant can achieve a little more variety on the type of awning along that side.

Laura Hamling seconded the motion.

Sonya Tablada stated that she had a motion and a second. The motion being that the applicant give consideration to changing the awnings. She called the question.

The motion passed 5-0-1. John Carruth abstained from that vote.

**INITIAL APPLICATION**

**13-0174**

**DRB2013-00927**

**HOLCOMB WOODS RETAIL PLAZA**

**1605 Old Alabama Road**

The item was deferred to the June 4, 2013 meeting of the Design Review Board.

**REZONING REVIEW**

**13-0176**

**RZ2013-00928, CV2013-00930, CU2013-00929**

**JOHN H. WILSON**

**10485 Woodstock Road**

**Land Lot: 370**

Amy Brown presented the rezoning review. She is a friend of John Wilson, the applicant, and she is going to be representing him in this meeting as well as the neighborhood meeting next Thursday.

John Wilson is a resident of Roswell. He has lived at the house that he wishes to rezone for about 15 years. He is a chef by trade and his business is called Culinary Vacations, which is a European cooking school. One of the months he happens to do this school is May. So unfortunately he is out for the two meetings in May but will be back to do the Planning Commission and the city council meetings. So, Brown is representing him.

Obviously, this is a rezoning and Brown would like to touch on a few things there. What John Wilson wishes to do is to rezone his property from R-1 to C-2 as well as get a conditional use for a four bedroom bed and breakfast. He is asking for two concurrent variances and Brown will go through the details of that when she goes through the site plan.

What Brown plans to do tonight is she is going to use the three plans that the Board has in their packet, the survey, the site plan and the tree survey. She is just going to spend a

few minutes on the survey but spend most of the time on the site plan and the tree plan. She has photos to use to help illustrate some things.

Tom Flowers stated that the Design Review Board only has two documents in their packet. They have the site plan and the tree survey. Does Brown have a copy of the survey to put on the screen? Amy Brown stated that she does. She didn't know the Board did not get the surveys.

Brown stated that there are two variances. It is when C-2 abuts R-1 one needs a 50-foot setback and the Board will see that where the house is today that won't work. And also, one needs a 40-foot natural buffer.

Tom Flowers clarified that that is an encroachment into that 50-foot. Amy Brown stated that it was and it is very clear on the site plan. Flowers asked what type of encroachment Brown is looking for. Brown stated that right now the house is eight feet from the property line. So, she will show the Board that when she goes to the site plan in just a minute. The Board will be able to see that.

First, just on the survey, Brown stated that it is an odd shaped property as one can see. It is actually five-sided and one can see where the house is and the driveway. So, on two sides is the city of Roswell Park, so there are no neighbors there. On the other two sides there is a single family residential house that is a rental property today. Then obviously, they have Woodstock Road here and they have in this area a single-family residence that has been abandoned for about five years. Apparently an older gentleman died and nobody has ever moved back in there. And then, up here is the Oak Ridge Run subdivision. It is important to note that really with the park here, the main neighbor would be here where the rental property is.

Amy Brown noted that in this area, she calls it kind of a panhandle. She will refer to it. One can see that there is a creek there. So that on the site plan will require certain buffers and so forth. So, that is the survey.

Brown stated that she would like to go to the site plan and she will spend most of her time on that. Again, she does have photos to illustrate different points. The Board should have this in their packet.

One of the things to note is they are not proposing any changes to what is there. So, no additions to the building, no trees removed, no grading changed, no additional parking. What the Board sees here is all existing and that is what is proposed.

This is a single story brick home with a walk-out basement and it is just over 5000 square feet. Amy Brown stated that she had some photos to show the Board what that looks like.

Sonya Tablada asked if the 5000 square feet was with the basement. Amy Brown stated that was correct. It includes the basement. She showed the front and the back. She was not sure that the Board could see it. She showed the two sides. This is the side that

essentially faces the park and this is the side with the garage. So, this faces were the neighbor is.

Brown stated that the next thing she wants to talk about is the driveway. One can see from the site plan that the driveway basically abuts the property line. There is maybe a foot down at the bottom where it is not but literally the whole way up here abuts the property line.

One of the things is if one looks at the site plan, the neighbor's house is extremely close to the property line. It is just over five feet. Apparently, these two pieces of property were owned by the same person and it was a builder and he built both houses and he got pretty close to the property line there. Brown showed the Board a couple of photos regarding the neighbor's house and what they see.

She showed a photo looking from John Wilson's house to the neighbor's house. There are no windows on the neighbor's house. As one can see, Wilson's property comes right where the planters are, so there is only about five feet and that is all black top there.

She showed a photo looking at the neighbor's house and the Board just saw that view. There is some screen that the neighbor has here.

Amy Brown stated that she would like to go through the setbacks which they did talk about. The front setback of the house is well beyond the 30-foot minimum that is required. But as they just talked about, when C-2 abuts R-1 a 50-foot minimum setback is required as well as the 40-foot natural buffer. Right now, currently, the house is just over eight feet from that corner. However, Brown asked the Board to remember that there is no residence back there. That is city of Roswell Park. She is going to show that there is extensive current screening with trees and vegetation here and she will show the Board that in just a second.

Currently six parking spaces are required. So the owner needs to have two, as well as there needs to be four for the four-bedroom B&B. So there needs to be six total. There happens to be space for six today. Brown stated that she wanted to go through that.

The two spaces that the owner is required; he has a two-car garage so that should satisfy that requirement. At the top of the driveway there is 26 feet. So there is enough for a standard parking space as well as for a handicap van space. So that is where the two spaces would be. Currently, there is a gravel parking pad about halfway down the driveway and that would be enough for two spaces parallel parked. Brown has some photos to show the Board that. She pointed out the parking pad. It is a little dark on the photo but it starts here and then goes up above the cars. So there is enough space for two parallel parked cars.

Next, Brown wanted to talk about the screening that currently exists on the property. So, everything that is there as far as screening is either trees or natural vegetation. She has photos to show the Board this. Along Woodstock Road there are 25 Leyland Cypress trees along there so it is well-screened from the street. Also, obviously along the city of

Roswell, those two sides, there is heavy, natural vegetation along there. Now, most of that, the majority of that is actually on the city of Roswell side and Brown has some photos. A little bit of a natural vegetation is on the applicant's property. This whole pan handle area is all natural vegetation so there are no buildings or anything in there. From the back of the driveway to this corner piece here there are eight fir trees along that. So there is screening between the applicant's yard and the back yard of the neighbor. Brown mentioned that there currently are some holly bushes at the front of the neighbor's yard that would screen them. So, if one were standing on the neighbor's front porch, he is not able to see the applicant's house. Brown has some photos to show the screening.

Brown showed a photo taken at the driveway looking west on Woodstock Road and one can see the Leyland Cypresses go down not quite to the end of the property, but almost to the end, as well as they swing around here up the driveway.

She showed a photo looking from the side of the house, west side of the house back towards Woodstock Road. One can see that there is a car there. This is the natural vegetation and screening that is on the city of Roswell Park.

Brown showed a photo of the back yard looking west and again, this is the city of Roswell Park here and one can see all of the natural vegetation there. This was taken in approximately the same spot but looking back towards that pan handle area. She pointed out the pan handle area and one can see the city of Roswell Park on the street in the back. But one can see all of the natural vegetation there.

Last, as far as the screening Amy Brown wanted to show the Board the screening between the applicant's back yard and the neighbor's back yard.

The last thing on the site plan that Brown wanted to mention was she had mentioned that there is a creek through this panhandle area and a 100-foot undisturbed buffer is required as well as 50-foot pervious surface is required and those are met on this site plan.

Amy Brown stated that the last thing will be the tree survey. Again this is all existing. The applicant is not planning to remove any trees, any landscaping, etc. She has mentioned the 25 Leyland Cypress, which are along the front and the side. There are also four specimen trees, three Georgia white pines in the front as well as a large water oak in the back. There are other trees throughout the yard which the Board can see in the tree survey. There are also additional trees in the pan handle area, which Brown did not survey because she is afraid of snakes. So, she did not go back there. But she thinks that is it.

The other thing is the house is currently landscaped along the three sides. Obviously not the side with the garage but the other three sides as well as there are a few other beds of landscaping.

Tom Flowers stated that he sees really two issues here. Nothing to do with what Brown is calling the pan handle, she is well buffered from them while there is a lot of deciduous material. She does not see issues with the park side on this. There are two issues that he

sees. One is the adjacency of the property right there. Some serious vertical element needs to be designed in there. If Flowers was the adjacent property, he would not want continuous commercial traffic in there without some type of eight-foot structure, masonry walls, to start separating it. The other thing the existing site plan fails to address is hammerheads and proper circulation of vehicles that don't put lights into the neighbor's house. There is a neighbor's house very close, and that node, that connection is not well-addressed and the circulation of the vehicles as it is right now, meaning now they have four vehicles up close there because the two remote ones probably are not going to be used much. Unfortunately, when one stacks four vehicles up around this based on the scaling of the plan, there is no way to turn these vehicles other than to start encroaching on landscape beds or plantings. It is going to require some adjustment and there is no room. He sees some pots and urns in between these two houses, but he would have a challenge with that. He thinks that the park side...is there access to the park side right now?

Amy Brown stated that where there is access is actually there is a path right here, not on the applicant's land, but there is actually a path right here. It is mainly for the subdivision that is over here.

Tom Flowers stated that preliminary review of this would suggest the connection in between the two homes, Brown needs to voice that to make it palatable for the neighbor and improve the hammer heads, the ability to have vehicular circulation on the site.

Amy Brown stated that on the first point Tom Flowers made, she was not clear about...Flowers said that Brown stated there was 23 feet and they are adequate for parking and handicap accessible spot right there. Brown stated that there were 26 feet. Flowers stated that in that zone there needs to be some type of vertical, masonry structure that is architecturally responsive to the home that starts separating those two. If Flowers is the adjacent property, he does not want to be looking at different strangers every other day that are driving by. Brown stated that there are no windows there. Flowers stated that it doesn't matter; it is still their back yard. Brown has shown Flowers to the back right here some buffering. Unfortunately, the buffering is on the neighbor's property and the applicant does not control that. The Design Review Board does not control that here tonight. It is not up for discussion.

Amy Brown apologized and stated that she still was not following Tom Flowers. Where this masonry element....Flowers does state where the two structures meet. It should be right on the applicant's property line, whatever code will allow him to do. There needs to be some type of masonry fencing because Flowers does not want wood in there. He wouldn't suggest wood because it is going to fall...something more permanent and matches the existing structure. He thinks there is brick on the structure from the images he has seen. And all of the landscaping is on the neighbor's side and the applicant does not control it.

John Carruth asked to make a suggestion. Amy Brown asked him to let her ask one thing. So the landscaping, Flower is talking about the landscaping here? John Carruth stated that Flowers was not. At the edge of the parking. Flowers added that at the edge of the

parking it has to be on the point 26 feet...Carruth stated the point right at the edge of the house. Flowers stated that along that property line there needs to be some large...

Amy Brown asked if Tom Flowers was talking about the entire length of the driveway. Flowers stated just up against there where Brown is talking about having parking.

John Carruth made a suggestion for mayor and city council to consider when they look at this. Maybe these four parking spaces ought to be up front where the gravel is and facing toward the west so that when a car pulls in, its headlights face west. They don't shine into the neighbor's yard at all. When they back up and come out they are completely hidden. Then take the little bit of the space where the applicant is trying to put a parking space and cut away a little bit of the existing driveway and put some green space. Put a fence in like Tom Flowers is suggesting.

Tom Flowers suggested that they put screening and fencing in there. Then they remove, other the owner's vehicles going up there, which is appropriate. They haven't increased their traffic.

John Carruth stated that the applicant could do just about anything he wanted to in that front yard and nobody is going to see him from Woodstock Road because of all of those Leyland Cypresses that are there. That just seems to Carruth to be a much better place to try to put the guest parking.

Amy Brown stated that obviously they have to have because this is up a hill, there has to be the handicap accessible parking at the top. Tom Flowers stated that those could be there and one could create some walkway from there to his primary entrance. Carruth stated that the applicant could leave the handicap accessible spaces there and it would give him some space to do a little bit of landscaping still. Brown stated okay and just to make sure she is following Carruth, is he only talking about the landscaping and masonry right here where the house is?

Tom Flowers stated the length of the home and to make it architecturally responsive because a masonry fence that would step down would be responsive to the home. And it may extend to the corner or even five-foot in front but just to buffer the activity of pedestrian circulation through there so one is not into the home. That the applicant controls, the neighbor's plantings he does not control. If they choose to remove that to the back yard, the applicant is suddenly open right there. Flowers does not think that would be reasonable.

To John Carruth's point, Flowers stated that the four additional parking up front keeps the headlights out of there. They turn in that way onto the applicant's property so he has the light pollution there. His only addition to that is he would not put four continuous. He would put an island and then two, an island and then two and create some type of pedestrian movement from that area, of their primary visitors to a front entrance or whatever is going to be approved for that area. Then Flowers does not think that the applicant will impact the neighbors. Out of curiosity Flowers asked if the neighbor in support or are they not objecting, or are they objecting?

Amy Brown stated that she did not personally talk to the neighbor, but the applicant has and the neighbor is not opposed to this. Tom Flowers asked if they have signed a petition in favor or are they just not opposing. Brown stated that at the time that they submitted it with the city of Roswell, they had not signed a letter. Flowers can see the one neighbor next to it had. Brown is not sure if he has signed a letter since then or not.

Tom Flowers stated that the site is very secluded from the perspective of the pictures that the Board has seen and he calls it quaint. It would be nice to keep it quaint. He thinks the wall on the right side and to separate the two properties would maintain the quaint nature of the site.

Amy Brown stated that with the masonry wall, she has looked through the code and so forth. They would just follow what is currently outlined in the ordinance?

Tom Flowers stated that Brown is just proposing that it be a masonry structure that is responsive to the home and whatever code, if it allows, he thinks eight-foot until one gets to the front yard and it is going to need to switch to four feet there. But the applicant is only looking for some seven or eight-foot. Usually six to six-and-a-half feet is adequate for a pedestrian to divorce oneself from it. Maybe the columns come up to seven feet and the structure is six to six-and-a-half feet to stop seeing through it and do their vertical landscaping there.

Brown clarified that even though there are no windows on that side...she is a little bit shocked because they thought the same thing but since there are no windows in the neighbor's yard...Tom Flowers stated that it doesn't matter. He stated that it would not matter to him; he doesn't care which side of his house the applicant is on. This is their high activity inn and what the applicant is telling the Board, and Flowers does not even see their home. This is a low use side of their home. It is only used for circulation no doubt. Their high activity is parking probably on the other side, an entry/exit. Brown stated that was correct.

Tom Flowers stated that he thinks in all fairness that the applicant would have to buffer from strangers from always visiting the site.

Roberto Paredes clarified that to the north is the park, across the street is single family. Brown added that there was also a single-family subdivision. Paredes went on that to the south is single-family. So, in terms of urban planning, where is the next C-2 piece of property along this stretch of Woodstock Road? Amy Brown stated that it was down to the east. Once one goes past Park Ridge subdivision, which is two properties down, then it is a whole mix from there down to Canton Street. There is O-P, there is C-2, Brown thinks there is some C-1 so it is a big mix.

Paredes asked if it was the city of Roswell's intent that at some point this stretch from the park, all the way to the Corner Grocery and the little Cuban restaurant there, that all of that would be C-2.

Kevin Turner stated that is the intent right now. It is mostly mixed. Already from this location to Canton Street he would say it probably mostly C-2.

Paredes stated that there are still single-family homes that...it is spotty but there is single-family....you know homes. Amy Brown agreed that there are a few. Robert Paredes stated that his question is really having to do with is the property no longer viable as a single-family residence?

Amy Brown stated that it was still viable. Paredes asked why the request to rezone it if it is still viable as a single-family residence. Brown stated that the thought is that it is only literally two spaces down from this mix of single-family and commercial so it is just a stone throw away. The other thing is obviously a bed and breakfast is as a business, is kind of residential-like. It is not retail. Paredes stated that he understands that but the concern that he has, and again it is really a decision from a planning standpoint that the city of Roswell needs to make whether the city is ready or committed to eventually, once this goes C-2 the whole stretch goes C-2, is that something that fits in the overall comprehensive plan? Is that something that is desirable? Because once it goes C-2, and maybe the property next to it doesn't go C-2, and if the applicant sold the property, that is C-2 property. So, one could tear down the house and do whatever they need to...they could put up whatever is allowed in C-2. To Paredes, it doesn't fit and again, he is not on the Planning Commission. It is a very delicate situation to say okay, just because one wants to put a bed and breakfast, he wants to rezone it and....he wants to put a hotel in his house so he wants to rezone it to C-2. To Paredes, it doesn't make any sense.

Amy Brown stated that she hears Paredes, but she guessed that the two things, again, from a business standpoint this is very residence-like. They are not asking for retail. The other is, let's face it, from literally almost there down...and she will do this before the Planning Commission. If one goes from here down to Canton Street, what percent is single-family versus either O-P or C-2? Her guess is that it is less than half

Roberto Paredes stated that part of the thing that Roswell is trying to do, is not displace the ability for people to live just because it is commercial. But then, single-family homes disappear or there is no additional encouragement for people to do that. He thinks that is one of the beauties of the village is there is that kind of mixed type of things happening. So, unless the city of Roswell is committed to some master plan or whatever direction that they are willing to go, in his opinion Paredes would not support a rezoning of this property.

Sonya Tablada stated that one thing that she would like to put on the record is she read in here that Roswell doesn't have any B&B's, so her questions is this is a conditional use for a bed and breakfast. So, what is Roswell's definition of a bed and breakfast and how it can be used in terms of looking at this house? To her, a traditional bed and breakfast one sees in old town is a Victorian house. This looks like a residence that people are going to stay in. She does not get it.

So, Tablada's concern is what is Roswell's definition of a bed and breakfast? Some place that one can let people come and pay rent, then what does it become when one has a

residential neighbor. She would be very much opposed to this particular piece of property. It doesn't fit to her; it doesn't look like a definition of a bed and breakfast. And how does one have a conditional use of a bed and breakfast unless there is a true definition of what a bed and breakfast is? She does not know. It is just a question she has.

Monica Hagewood stated that she happens to love bed and breakfasts, she stayed in Europe. She has actually stayed in some neighborhoods, like in Calgary just where it was right in the neighborhood and she would argue that it is actually a good transition use between single-family and commercial. It can be a good transition. It is not what one thinks of as a New England B&B.

Hagewood stated that conditional means that if this were to cease being a B&B, it would go back to R-1. Is that correct?

Kevin Turner stated that was not correct. To her point quickly, a bed and breakfast is a facility where one is not...an accommodation is not exceeding six rooms that are provided for compensation with or without a meal and may include afternoon or evening meals for guests. The operator of the facility lives on the premises. Bed and breakfast does not include retail uses, public bar or conference center, or special events. So it is a smaller use.

To the question about the conditional use, Turner stated that a bed and breakfast is allowed, is permitted in Roswell's c-1 and c-3. It is conditional in O-P and c-2 so if it was rezoned c-2, then any permitted use in c-2 would be allowed in the future. If a bed and breakfast goes away any c-2 use could come in. It is only the bed and breakfast that is conditional to the c-2.

Sonya Tablada stated that she thinks that is it for comments. She thanked Amy Brown.

## **APPROVAL OF MINUTES**

Sonya Tablada stated that the Board has two months of minutes to approve. The first is the March 5, 2013 minutes. The Board did not approve these at the last Board meeting because there was not a quorum of those who had attended who could vote on the minutes.

Tablada stated that she needs a motion to approve the March 5, 2013 minutes.

Monica Hagewood made a motion to approve the March 5, 2013 minutes. John Carruth seconded the motion. The minutes were approved 4-0-1. Sonya Tablada and Roberto Paredes abstained from voting as they were not at the March 5, 2013 meeting.

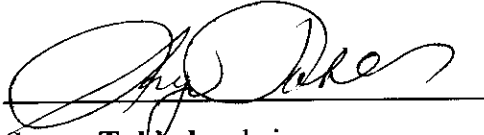
Sonya Tablada asked for a motion to approve the April 2, 2013 minutes.

Laura Hamling made a motion to approve the April 2, 2013 minutes. John Carruth seconded the motion.

Sonya Tablada called the question. The minutes were approved 5-0-1. Monica Hagedwood abstained. She was not at the April 2, 2013 meeting.

**ADJOURN**

The meeting adjourned at 8:46 p.m.

A handwritten signature in black ink, appearing to read 'Sonya Tablada', is written over a horizontal line.

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