

## MINUTES

**City of Roswell  
Design Review Board  
March 5, 2013  
6:30 p.m.**

**Members Present:** Roberto Paredes, Laura Hamling, Tom Flowers, and Monica Hagewood

**Members Absent:** John Carruth, Sonya Tablada and Herman Howard

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

### WELCOME

Vice-Chairman Tom Flowers called the March 5, 2013 Roswell Design Review Board to order at 6:30 p.m. If there is some projection or some item that one needs to show or can't be carried, or he has on a computer, if he will see Kevin Turner or Allison Bray they will help him through it.

The microphones are on the table so the Board asks that when one comes up he introduce himself for the record and that he also...he doesn't have to turn anything on, just simply speak normally in that area. If he leaves that area the Board is going to ask the speaker not to leave that area to continue to be recorded.

### INITIAL APPLICATION

**201300123**

**13-0073**

**PURE TAQUERIA**

**1143 Alpharetta Hwy.**

Rick Cey presented that application for the architect and Joe McFadden and Chris Blavell for Pier. They are present for what they originally started to do which was to put the rooftop bar on this restaurant. The Board has a packet that has the plans. They have two staircases. They are putting up a handrail and they are putting up a bar on the top of the short side on the north side of the building and they are putting up some canvas awnings, they call them sails on the west side. Cey stated that they have met with the Board once before and kind of went over this thing briefly. They have kind of tightened a couple of details and the applicant has a sample of the handrail that they are planning on using. It is all galvanized and stainless steel. The pickets will be four feet apart. The situation that the Board sees, the doubles, those will be at the corners just for stability.

Tom Flowers asked if the pickets or the line posts are four feet. Cey stated that the supports will be at four-foot on centers. This condition only occurs at the corners where

they have doubled up brackets. The little stainless steel nuts and all of that kind of stuff only occur every 40 feet. So the cable actually will run through like it does on the center one through several of the posts and they will have the top handrail. This will all be 42 inches high and connects into the beam that they have running around supporting the canopy right now. It has a frieze of concrete on top.

Rick Cey stated that he was open to any questions that the Design Review Board might have. It is really pretty much all structural things that they are adding, which is just the handrails and the staircases.

Monica Hagewood asked what color the sails are. Rick Cey stated that they are going to be a cream color. They used them in Woodstock and he thinks in the Board's package they have a photograph of the Woodstock store. So it is going to be the kind. They were unable to get a sample of it but it is a creamy color. Hagewood stated that she knew.

Cey stated that on the north side of the building they have what is called a mono-stair. It will have concrete treads that will have the cable rail running up on both sides. But it has a center support on it and that is because they have some utilities and things in that area that they need to sort of stay within a parameter on so that they are keeping their footings and their structural portions for those stairs kind of tight. It goes up and around the back and connects onto the side of the building.

The ones that are on the south side of the structure are pretty much required by the fire marshal for their emergency exit and one will see in the package that it is kind of a long, several sets of steps and then a long, flat section then they actually have a set of stairs that come down and turn back towards the handicapped parking.

Roberto Paredes stated that it looks like Cey has basically toned down, he has lowered the height of the poles and made more of a...Cey stated that they got rid of the tacky look that the Board was worried about. What they had before was they had more like they have at Woodstock, where they are actually pulling the sails up to a pole. This they have tried to tone down a little bit. Paredes stated that he thinks it looks pretty good. Cey stated that it takes out the...it is a little straighter lines.

Roberto Paredes confirmed that in the rendering Cey removed the tree just for....Cey stated that he did. He also removed a telephone pole because one could not see the building. He took a little artist's license on that when he took the tree out because the tree really covers, he has the stump right there, that little car that is underneath there. If one puts his hand right on top of that, that is where the tree is. So, the tree from street level will manage to take a fair portion of that up. It will be nestled into the tree.

Tom Flowers stated that there was a discussion and he is not seeing a site plan of screening the stairs, the under belly of the stairs on the south side. Cey stated that they ended up taking those stairs and actually turning them back around. Flowers stated that he sees that they have a turned landing in them now as opposed to straight out. Cey stated that rather than straight out like they had before, which they decided for some of the

traffic flow for getting some of the servers up there. Now they don't have that bottom side.

Tom Flowers clarified that they still have the under belly on the door side. They come down and land at the landing now? Cey stated that they are going to come down right just past and then they are going to turn and come back over to the handicap parking that they have over there. Flowers clarified that one will see the treads and risers coming towards him. Cey stated that is correct. Flowers stated that the under belly of that staircase, it looks one would go down six or seven stairs and then there is a catwalk in effect right there. Cey stated that was correct. They have created...Flowers asked if that was to get past the doors?

Cey stated that it was also an obstruction thing for the doors down below but they also kind of liked the idea of having almost like another little canopy over there because of the sun on that side of the building and the trees. They kind of wanted to put an awning out there so to speak. That is kind of doing that for them.

Tom Flowers asked if the issue of the banding where it meets in the air, the canopy comes up and it has these little holes there. Was that addressed in terms of beefing it up?

Cey stated that what they did was they ended up dropping all of the tall poles and then they talked with their engineers and the guys that are fabricating it and they came up, and the Board will see it on the drawing, it is actually like a triangular truss that will run from one side to the other so that they can put their light fixtures and all on it. That will be almost like a "stagey" look, kind of thing that they are looking for right there. And that took a lot of that beef that they had targeted for.

Tom Flowers clarified that those were scabbed on and then it returns. Cey stated that they will be on the outside. Flowers clarified that they were scabbed to the façade right there. Cey stated that they will come down and they will actually have brackets and a plate that they will sit on that will attach to that flange portion up on these.

Tom Flowers clarified that he was correct that this side staircase has pickets and not this as is illustrated. Cey stated that the south side is a utility area more or less and it has pickets. They are going to do they cable rail around on the landing on the south side and then from there on it will all have pickets, up and down pickets.

Tom Flowers stated that another issue that was addressed was, and this is more circulation not particularly a design issue, was with the steps on the north side coming down. Cey stated that they looked at those. First of all, they are working with a pre-engineered concrete step and they are maximizing that. It is 42 inches and then cable rail and all will be on the outside. They actually got out there and measured and tried to see if they could go a little bit wider and they are in the parking lot. They just wanted to try to make sure that they don't have cars hitting in that rail. It gives them a nice little comfort level there.

Tom Flowers stated that one illustration he sees shows signage in the canopy and the other one shows it on the side. Cey stated that they have this one on the front, the Pure sign that is on the front of the building and what they have done is they taken the round signs that he thinks are on one of them. They have taken those off. Flowers clarified that was just for illustration purposes. Cey stated that was correct. They have taken those off completely. They would love to put them up there but they are kind of struggling a little bit with the structural porch as well as it would be a sign issue, too. So, they have just taken those off for now.

Tom Flowers clarified that the rest of the poles in the canopy like over the bar area, are they the same material? Cey stated that there were. Flowers inquired if that was a fixed awning. Cey stated that that one is going to be like they have in Woodstock. It is going to be a corrugated galvanized panel. Flowers asked if there was a color to that. Cey stated that it was galvanized. It is all going to be galvanized and the front of the bar will be tile. Flowers asked if that was visible from the street. Cey stated that it was not really because it is going to be set back on that back canopy towards the building itself. One really won't see it very well from the street. Flowers stated that it would be hard to see from the parking lot. Cey stated that maybe from the Advanced Auto or some place one might be able to see it.

Laura Hamling asked if the canopy was going to be open right here. Cey stated that it was and in the back above the rail. From the top of the rail to the bottom of the canopy will be an eight-foot opening. Hamling asked if there would be sofas like this here and there. Cey stated that there would be. They are going to do kind of like what they did in Woodstock. That front area they are going to use pretty much as a sitting area and an entertainment area and then the side will have the bar. It is very narrow once one puts the bar in there and puts the stools in there, they kind of want people to come up and get their drinks and head on over towards the front of the building, towards SR 9. Hamling asked if the sofas be of a similar color to the canopy. Cey stated that they would be. It is actually is going to be almost identical at this point to the furniture that they have in their Woodstock location. There are different colors involved there as well. But the outside is really all sort of a "tanny" beige color. He thinks the Board has some photographs. Hamling stated that this has a tan color. Cey stated that was correct. It is identical. They found that furniture to be pretty long lasting. It is expensive stuff but since it is outside and exposed it has been great for the durability so they are going to repeat that again. And the guest love it because it is very comfortable, it is weather resistant, it is stain resistant, easy to clean, easy to care for and very expensive.

Tom Flowers asked at this point without any further discussion if the Board has a motion.

**Motion to hear as a final.**

Roberto Paredes stated that he would like to make a motion that the Design Review Board hears this as a final. Monica Hagedwood seconded the motion. The motion passed unanimously.

Tom Flowers stated that the Board is hearing this as a final. He asked if there were any additional questions or comments of the applicant.

Laura Hamling stated that she would like to say that she would like to make sure that the sofas remained this color and are not too off....Cey stated that they are not. They have pretty much established their color palette now and that is pretty much what it is. It is very narrow and they will absolutely do that.

### **Motion**

Roberto Paredes made a motion that the Design Review Board approves the application as submitted with the condition that the furniture to be used in the lounge area be as depicted in the photographs of the original submittal. To Flowers clarified that it is shown as the original and not the revised.

Tom Flowers stated that he would like to amend the motion....Paredes stated that it would be similar to Woodstock. Flowers would like to amend it that they are approving it per the revised, not what was in the original packet. Paredes stated that was correct.

Monica Hagewood seconded the motion.

Tom Flowers called the question. The motion passed 4-0. The application was approved.

### **INITIAL APPLICATION**

**201300147**

**13-0074**

**ST. ANDREW CATHOLIC CHURCH**

**675 Riverside Road**

Janie Foss with St. Andrew's Church presented the application. Billy Sonavan stated that he was the architect on the project. He stated that these were minor modifications, most interior. Tom Flowers reminded the architect that the Design Review Board does address the interior, only the exterior remodel renovation.

The architect stated the model will probably help explain it, but the entrance to the church is actually onto Riverside Road. As one is driving along Riverview Road he is actually looking over the building to this. So one might see this much of it from the public right-of-way.

Tom Flowers asked the architect if he had any photographs of the structure. The architect stated that he did not have any with them. They actually did a balloon test and took several photographs and unless it is a certain time of year, one barely sees it. He has a three-dimensional sketch beyond the model. This is showing a gray roof. They are probably going to put the patina colored roof just on the top part. All of the other materials will be to match the existing church, which is a stucco. The other part that is in the Board's packet is they are adding some parking up front. The disabled access is really

a challenge for this church because the parking, the site drops down 20 feet from the road to the parking in the back and the building sits 10 feet up in between those two heights. So, getting more parking along the front was critical to the childcare and to ADA access. Because they are in the river corridor they simply did a swap. They added parking where they needed it and took parking out in the back so that there is no new impervious area. Their engineers met with and have gone over that several times with the staff and all of the engineering related to that.

Tom Flowers clarified that the two primary modifications are the steeple on the front and some parking. The architect stated that was correct. Flowers asked if the parking adjustment effects the site plan or landscaping in any way. The architect stated not drastically. A lot of the mature trees are on the other side of the road and they put the parking on the side closest to building and there are no mature trees where they put the parking.

It was great working with the engineers; they understood the site really well. The applicant was going to put a rain garden out front but the engineers knew that the soil's conditions weren't conducive to that and that it might cause flooding. So, they are doing a rain garden along the side, which is actually going to help a more regional problem. There is flooding that happens already as a swale has been built up over the years and has huge rifts in it. They are going to clean all of that out, put 30 inches of sand in there and plants in it that are more water quality type plants. It is a very creative solution. He thinks it is actually from Roswell's engineer that recommended that but it will solve a lot of the different problems.

Tom Flowers asked if that element was visible from the road anywhere. The architect stated that it was not really. The whole site, even the parking is not visible because the whole site drops down 10 feet right away. Then where that swale is it drops down even further. There is tributary water from the city of Roswell that kind of comes down through a culvert underneath that road and then floods their parking lot.

Tom Flowers asked if there was not a drainage easement through there. The architect stated that there is a culvert that goes underneath the road. He is sure that it has been doing it for years.

Roberto Paredes asked how much of the steeple would be seen from the road. The architect pointed out the highest point of the building right now. There is a pyramid roof on here and the existing roof is right about here. There is a building out in front of this about this high so one would see this piece. They picked this height for a couple of reasons. One is they wanted the church to be more visible and for people to know that it is a church. It kind of looks institutional, like a school, so the reason the steeple is there is important to their mission to attract people to the church. They want it high enough for that.

Roberto Paredes stated that if anything his comment would be that he does not think it is tall enough. The architect stated that they actually did a balloon test out there at 100 feet

and the reason he chose 79 feet...he lives in the area so he has been looking at this for a long time and he actually rides his bike through here all of the time. About one-and-a-half times the height of this roof would be good. This building when it was designed was done back in the 1980's and it has this really kind of square plan to it. But if one takes the golden section of this square, it comes out to 79 feet and it felt right when they looked at. So it has kind of a harmonious relationship with the way the building was designed. The actual fund raisers would be happy to make it higher. They would have it as high as they want but he feels as the architect he likes that golden section, harmony in that relationship. They balloon tested it and they feel pretty good about it.

Roberto Paredes stated that he understands the golden section and it is almost like the proportions of this need to be more Gothic versus Renaissance. It seems like, and Paredes definitely agrees with the architect that...and he rides his bike through there all of the time too...that the building is very institutional. An addition of the steeple would be wonderful to sort of have that sort of dignifying quality about it. But he just does not think that this gets there. It is a fairly big church perceived in terms of buildings. And it seems like the steeple is kind of like little, windy thing. He may be reading it incorrectly but what the architect is telling him is that is the square, basically the nave, the intersection. He keeps thinking of churches in Charleston, SC where that steeple would be probably two-and-a-half times the height of that element there.

The architect stated that he had sketched the steeples in Charleston. He has talked to them about not too far from here is Johnson's Ferry and they felt that that was too high and awkward. They are trying to be respectful at the same time. And if one looks at the scale, and maybe this model throws it off, but that is four-feet high. That is the new baptismal, so it is pretty high.

Roberto Paredes stated that what is deceiving there, and he does not think the architect has to build a model, but it would be interesting to take a photograph from the road of the existing building and then superimpose the proposed steeple so that one can really see the relationship. His first reaction is that it is just too small. It is also a little deceiving and maybe it is the model, but it seems like the actual slope, in the drawing it is a little more delicate. The actual steeple itself seems to be taller than what is shown on the model.

The architect stated that it probably is. This is taken from the digital read-up file and it may be slightly higher. Paredes stated that the model is a little more squatty. From that view, Paredes stated that it seems to have the right proportions. The architect stated that this is what is in the read-up model; this is what is going to be built. Paredes stated that one is looking at it from down low, looking up to it versus from the opposite side. The architect stated that Paredes was correct. The parking, when one is walking up to it this is the view he sees. Paredes stated that that feels right from that view but he is concerned about...there are churches that have the steeple that is really related to the building and there are churches that have the steeple related to the city. He thinks this one of those where there is really no other significant building civically or institutional in the whole corridor and it would be nice to have something that....The architect asked if the city

wanted to contribute to the verticality of it, he thinks they would love for him to explore it more. It is a budget issue too.

Tom Flowers asked if there were any other comments from the Board.

Laura Hamling asked if it goes against the value system of the church to have it more ostentatious. Is that what the architect is saying as compared to the Johnson's Ferry? The architect stated probably to a certain extent but there are all kinds of personalities. Really the guy that is raising the funds would agree 100 percent with Roberto Paredes. It needs to be a lot taller. But not everybody has that opinion at the church

Laura Hamling asked Roberto Paredes how much taller he thinks it should be. Paredes stated that it is hard to tell....the architect stated that one needs to photographs. Paredes stated that they need to see the other roofs but probably he wants to say 20 percent taller. He is just picking that number based on looking at that.

The architect stated that they started with an old city council record from 1983 that approved, because this is the river corridor and back then they were very careful about; there were other bodies that were approving stuff like this. The ARC was approving. And there was a 61 foot steeple passed at that time. So, the architect drew the 61 feet and said great. They have city council approval and they have ARC approval and it really didn't feel high enough. Then they did the research with the ARC and over the decades they have kind of let height go to the local jurisdiction and they have let people build taller things.

Tom Flowers asked the architect if he would be objectionable to looking at a taller structure. The architect stated that he would not and a lot of times what they are talking about could be done in the top piece. He thinks the proportions are relatively good leading up to it. Flowers clarified leading up to the building but it is the steeple that is....Roberto Paredes stated that it was the actually roof itself.

The architect stated that from here up is a pre-fabricated piece out of aluminum. Tom Flowers asked Roberto Paredes if there were other things that he objects to it. Paredes stated that the overall height is one. The other issue would be if there is any way to add a little more detail to, architectural detail to it because the church is fairly kind of pseudo-modernist and he thinks this traditional element to it to Paredes, he thinks it maybe should have a little more detail so that it does say, "Hey! We are a church" and it is not a modern interpretation of a steeple. That is really a traditional steeple and that is what it is.

The architect stated that they are struggling with that throughout the design on the inside and out. The general consensus is they want to be respectful of the existing church and not plop traditional features on it. It won design awards when it was built. It is kind of a 1980's Mario Bodo style building that takes a while to get used to. The architect had earlier versions that were really traditional and they just looked out of place.

Roberto Paredes stated that is a minor comment. He thinks the rendering, the drawing, looks better because it has that open sort of trellis. The architect stated that actually this is going to be glass in here so that will help. It is going to have some detail just because these forms appear; the crucifix forms in the glass go around, which is a lot different than that feels. Just imagine if that were glass going through there. It lightens the whole thing up.

Tom Flowers stated that his only comment on it is right there, there is only one piece of it that is struggling and he is not qualified to speak to the height per se without additional renderings and photographs of the site. And that is the round arched dome just doesn't feel right on the front where one has an elliptical on the sides here, more radius type arches. He does not know why. But for some reason it doesn't fit with the very structured vertical forms in there. Maybe it is traditional architecture, maybe it is not, but to Flowers' eye.....The applicant asked Flowers if he was talking about this round, palladium dome on the front whereas the rest of the domes, for some reason it is the only form at all where everything else is very structured that seems out of place and he is a round guy. He is a radius guy; he loves radii and for some reason it doesn't set well.

Tom Flowers stated that he thinks the Board has heard enough at this point. This is an initial to hear and get feedback from the Board on it. He guessed there are two options that he thinks they have as a Board this evening. One is the applicant can go away and make modifications, revise the design per their review and they will hear it as a final next time. Or, if the applicant would like, the Board could entertain trying to make a motion and he is sure it would have stipulations with potential off side reviews of whatever revision that the stipulation...if the applicant is interested in proceeding ahead with that it comes down to what timeline they are trying to meet.

The architect stated that he would have questions. It has been a while since he has been through the city of Roswell but he thinks the church is trying to get under construction around Easter. Jamie Foss stated that was correct....no, after Mothers' Day.

The architect asked if there was a way if the applicant got the Board's comments that they could meet with them and they don't have to wait for the next cycle.

Tom Flowers stated that the Board would have to make a motion to hear it as a final. No doubt it will go to the final, and it will be approved with stipulations. The stipulations will probably interject in this motion that there would that there would be a sidebar final review of it. Just to allow the applicant to move forward.

The architect stated that would be great.

Tom Flowers asked Roberto Paredes if he thinks that is practical in this case. Paredes stated that the Board wants to help the applicant get this thing going. He is just trying to think of a way that he could add height without adding a tremendous amount of cost. To him it would be in the top one-third where the applicant has the glass or the actual roof. Maybe that could be somewhat taller. Paredes really would like to see a view from the

road for the Board to really see...the architect stated that would be easy for him to do and he apologized for not bringing that because, the applicants themselves tried to get comfortable with it. They took a lot of photographs and really studied that so he is sorry that he does not have that present. So coming back would be easy for the applicant to do that.

**Motion to hear as a final.**

Laura Hamling made a motion to hear this as a final. Monica Hagewood seconded the motion. Tom Flowers called the question.

The motion passed 4-0.

There were no further questions of the applicant.

**Motion**

Laura Hamling made a motion that the Board keeps this as a final with the stipulation that the applicant goes back to Kevin Turner with his re-submission. Keep in mind what Roberto Paredes has said about....

Tom Flowers stated Roberto Paredes would need to amend Hamling's motion.

Roberto Paredes asked Kevin Turner if ideally rather than just them coming in and saying here it is. Is there a way that Board could maybe have a preliminary to the preliminary so that the Board can see a sketch of what the applicant is proposing so they don't have to... work though it before the Board looks at it?

Kevin Turner stated that the Board could do that. One can just make a motion to approve it with a subset of the Board and then they can get some original sketches. Turner can forward them to the Board members and then they can look at them and maybe comment on those and then they would get a final done.

Laura Hamling clarified that the application would be approved with a subset of the Board. Then they can get the final sketches.

Tom Flowers asked if they could amend that motion to say based on the comments that the applicant has seen tonight. They are revising their design based on the comments. Laura Hamling accepted the amendment. Monica Hagewood seconded the motion.

Tom Flowers called the question. The motion passed unanimously, 4-0.

Tom Flowers told the applicant that if they have any questions to feel free to contact Kevin Turner and he will be able to tell him or play back these records for the applicant about what revised. If the applicant will communicate with Turner, he can then share....he can get the applicant copies of the minutes so that he has the comments of

what the Board was looking for. He can then share emails of preliminaries and then the final resubmission, the applicant will probably meet back in here with someone to review the final.

The applicants thanked the Design Review Board. Tom Flowers wished them good luck with his project.

### **INITIAL APPLICATION**

**201300164**

**13-0075**

**SINGLE SOURCE/ARIE KOHN**

**595 W. Crossville Road**

Mike Strawn stated that he is one of the owners of a company called Single Source. Bill Werkheiser is a partner of Strawn's at Single Source. They are both residents of the city of Roswell. They started up a company, Single Source, about 18 years ago. They are a distribution company. Their corporate office was located in Norcross. About six years ago they moved their corporate office to the city of Roswell and for the last six years they have been very blessed with a lot of growth and they are busting out at the seams in their corporate office.

The applicants bought the building across the parking lot from them with the hope and intent to make some changes to it so that it fits in with their....the same look as their corporate building across the street. And that is why they are here.

Jay Bauck stated that he works with Arie Kohn Architects in Roswell. They were contracted by Mike Strawn and Single Source to come up with an addition to an existing building at 601 Crossville Road that kind of was within keeping of the existing structure with the idea that the only area that they could virtually expand that existing structure would be out the back opposite of Crossville Road.

Tom Flowers asked Bauck if he had any renderings or anything. Bauck stated that all he has is the four elevations.

Laura Hamling asked if these were the office buildings that are right there. Jay Bauck stated that this looks like it could almost be a part of that same development so in the exterior design of what they are doing to the building both in some of the treatment to the existing structure and then definitely the treatment of the new addition that they are putting on they are mimicking some of those elements that are on that bigger development.

Bill Werkheiser stated that the four buildings are as part of an association or group. That building is not. It stands alone.

Roberto Paredes clarified that these are the five buildings...Werkheiser stated that they are right beside the Outback steakhouse.

Laura Hamling clarified that is the 849 to the south is what the applicant purchased. Mike Strawn stated that was not correct. They are in front of the...actually these are the pictures of the neighboring development of four buildings. Bill Werkheiser stated that was correct. Strawn stated that the property that they are proposing an addition to is right beside of it so that coming off the back side of this property and to the left of this structure is how the development wraps around both the left side and the rear.

Tom Flowers asked the applicant if he can describe his plan to the building and the roof. Is it standing seam and siding? Jay Bauck stated that it was standing seam on the lower sloped roof areas that are more of the shed and matching shingles to the rest of the development that it is.....Flowers asked where the siding is. Bauck stated that the siding is a mix of, it is basically just corner board construction and probably six or five-inch lap siding. Flowers asked if this is what is in the adjacent. Bauck stated that it is what is in the adjacent. Flowers asked if it was lap board. Bauck stated that he would have to look at the pictures exactly. He knows that it is a siding. Flowers clarified that there is no masonry on it, or is it masonry columns, he is not sure what the materials are here.

Roberto Paredes stated that the top pass is stone on the existing one.

Jay Bauck stated that the columns that are on the neighboring development are built-up 1x to where it has more or less like a Shaker style panel face to the columns. So they will be mimicking those with their columns that they are putting on this structure. And then the siding itself, Bauck does not remember exactly off the top of his head, but he does not believe that it is a composite siding that is on the neighboring development. So they are going to go with something that has a little more of a shadow relief to it and it will be a little more within keeping of probably what this existing structure was.

Monica Hagewood asked if it would be the same color. Jay Bauck stated that it will be the same color as the neighboring development.

Roberto Paredes clarified that theirs are basically shed dormers, kind of. Jay Bauck stated that they had a challenge here because they are trying to maintain as much of the footprint structure of the floor plan that was the core building. And if one looks on...he does not know if the Board has the site plan sheet, S1. If one looks and they have the front of their property, which says "exterior porch". If they go kind of to the left and towards the back of where it says "proposed addition" that has the cross hatch in it. One can see that they are not adding a ton of footprint. The issue that they have with the existing structure is that it was an old, enclosed garage and it just doesn't function. The ceilings are low. The structure tie-in with the existing building...because that garage was an addition that was done somewhere long after the time that the original structure was built. Because of the low gable and low ridge height of the existing structure, the tie-in of kind of taking what that garage footprint was with difficult and multiple roof angles, they stripped all of that roof off to the back part of the existing structure to tie in the new structure that they are proposing. In order to do that a ridge height on the back structure gets a little bit taller and there is a saddle that connects the gable of the front original structure to the gable of the new structure, if Bauck is explaining this right.

Laura Hamling asked if it was this part right here. Jay Bauck stated that if the Board looks at sheet A3 they have the original gables that are on the left side of the sheet. It has the original double gable. They are mimicking that with a double gable on the addition that they are doing out of the back and one can see the ridgeline that kind of connects the two gables which is their main body roof that is a little bit lower slope. And that will connect those two pieces. Then they have a series of sheds that cover up the existing footprints and multiple additions that were done over the course of time. So, the roof plan solution that... is more or less what dictated a lot of the direction that they went with the elevations. He thinks that on the existing structure there is probably four or five different roof pitches.

Tom Flowers stated that he saw a note up front here. He asked Kevin Turner if he could help him with this, the re-submit of a planting plan. There was a requirement here. What was that up there because Flowers is not understanding this whole site. He understands the expansion of the building but not the attached area that the applicant is expanding it, he is shedding it off is what he is doing and he is tying the...they are leaving the gables.

Jay Bauck stated that they are trying to bring it back down to two roof pitches as opposed to the four or five that are on the building now. Flowers clarified that it is basically all wood structure and is painted to match the adjacent buildings.

Jay Bauck stated that the materials that they have here in the pictures of the develops that are neighboring, the stone accents on the base of the columns, the column style with kind of the Shaker rectangular panel that is in the center of the faces of the columns, the siding, the corner boards, the roof shingles, all that will match and tie in. It will just be a separate building. It won't be the same building repeated four times.

Tom Flowers asked what was the intent behind the site plan. He sees some trees. Is this being proposed or is this a design...who did the design? The site plan?

Jay Bauck stated that the site plan is existing as it is with the exception of the added footprint that the applicant has and the entry is now going to be at the rear of the building as opposed to the front. So it will be closer to where the actual parking and staff and those visiting this business will park.

Tom Flowers asked the applicant if he has an accompanying landscape plan. He sees the densities. Is there an intent to...Jay Bauck stated that the intent is to landscape around the new entry, which is going to the rear of the building. Flowers clarified that there were no other Dumpsters or service areas on this building though. Bauck stated that there were not right now.

Tom Flowers asked about the AC units on the exterior site plan. Where are they all at? Bauck stated that load of the existing HVAC isn't going to be exceeded by what is there. Flowers clarified that Bauck meant by the addition. Bauck stated that was correct so they

will be putting in replacement units and the replacement units will likely be smaller than what they are now as far as mass, just because they are older units.

Roberto Paredes stated that his only comment on the site plan would be...and he does not know how much customer traffic, but it seems like it would be nice to have a more direct route to the front door. If someone parks in those last three or four spots there or the handicap space, they don't really see the front door. Maybe the handicap space should be between those two trees or put a sidewalk to connect it up to the front. Right now it is kind of like one has to go around the building to get to the front door.

Jay Bauck clarified that the front door being the back of the building. Roberto Paredes stated that was correct. Bauck stated that they were trying not to disturb to trees that are there or the critical root zones of the trees. So, the parking they left alone. It is all existing parking. The only thing they are going to do is on spots 10 and 11 they are going to flip the striping so that the striping is on what would be kind of the northeast corner of that three bay area.

Roberto Paredes asked that that was really a function of how much customer traffic. Bill Werkheiser stated that most of their traffic will be coming into their current building that they are in and will be parking over in that and so most of their traffic will be coming from there into this building. The majority of them probably won't even be parking in that parking lot. That is not saying that there won't be people parking there but the majority of the traffic flow will coming from the other...people will be walking over from the other building.

Tom Flowers stated that if the buildings are matching he doesn't have any major opposition to it if they could tie it to the adjacent buildings. He asked Kevin Turner if there is a requirement for a site plan that has plantings on this right here. They certainly can make a stipulation if they wanted to, but there is some site work here and Flowers is not talking about just the striping. He is talking about the expansion of the double hatch here. They are getting out near existing walks and everything else. They are limiting some space on the site. And it is going to have to be softened and replanted and Flowers is not seeing a planting plan. He is assuming these little cloud forms are existing shrubs. They documented existing trees and the caliper inches but does not see a landscape plan for this addition. Was there a plan to develop one?

Kevin Turner stated that when they spoke when they were going through the initial submittal, they were going to go through this process, get approved on the building with the idea that they were going to supplement it with the landscape plan.

Tom Flowers stated that it was the beginning that he was most curious about. The applicant will be re-submitting that. Kevin Turner stated that was correct. Flowers stated that was fine, he didn't understand what that note was. Turner stated that the building footprint could go in many different directions. Like he said before, the most complicated thing was solving an addition and correcting the bad addition that was on the back was a re-plan that worked. Then they were going to kind of work through the building first with

the idea that they were going to supplement it with the landscape...Flowers clarified once they get to that. It will be hard then it will go soft. Turner stated that was correct.

Tom Flowers stated that he will refer to their resident expert over here on the low slope roofing and the sheds that are going on here.

Roberto Paredes stated that his only question would be is the applicant is using the metal roof. One side of him says "why not just use the same roof everywhere."

Jay Bauck stated that he is hitting a sticky point on the slopes of maintaining a warranty on a shingle unless he does an ice and water shield or some type of membrane under the...Roberto Paredes stated, "On the shallower slopes." Bauck stated that was correct they will go two-and-a-half, that is what they warranted. Bauck stated that most places will cut one off at three and 12.

Roberto Paredes asked what those slopes are on the sheds. Bauck stated that they are two-and-a-half and 12. Paredes stated that there are some that will allow one to use 2 ½ and 12 with an ice and water shield. Bauck does not want to do that because of cost? Bauck stated that a lot of places, even with ice and water shielding won't warranty it unless the installer is a certified installer with that particular manufacturer. Paredes stated that he would like to see what the color of the metal roof is. Bauck stated that they are probably going to go with similar to the...or a complementing color to the shingles, the architectural shingles that are on the neighboring development, which is kind of a Forest green he would say. It is a lit faded now that they have been installed for probably 10 years. So it would probably would be like a Hunter green.

Tom Flowers asked if there was any standing seam on the adjacent buildings. Jay Bauck stated not on the adjacent buildings but their shed roofs are a little bit steeper. It is a green shingle. So, if they kept within the same families of colors the two would kind of blend together to a certain extent.

Tom Flowers clarified that the landscape plan won't be treated as a minor that it would come back in before the Design Review Board. He is right up against the walks and things. Kevin Turner stated that if the Board wanted to condition that with the approval here it would probably make it a little simpler.

Roberto Paredes clarified that basically the bottom awning of the skirt know that the siding...what is that all the way around and on the elevations. Is that stone?

Jay Bauck stated that the bottom skirt is just a vertical applied 1x skirt trim board with a drip edge on top. Paredes clarified that it was what actually hits the ground, right? Bauck stated around the base of the building would be the stone, which would be similar to what is on this building. They are going to pick it up in accents; they were not going to apply it to the full building. The neighboring development has the stone base. Paredes clarified that is what Bauck is proposing on the site. Bauck stated that was correct at least in the part where they are putting the additions. When it gets over into the existing structure,

Bauck stated that...he does not have pictures of that. The existing base core building has its original foundation which has some stone in it but it would be on the...if one looks on sheet A3 it would be on basically the third of the building from their entry point over would stay as it is. They would leave the water table as it is. From the new addition back they would copy the accent that is on the neighboring building.

Roberto Paredes inquired if the roof over that bay window is metal as shown on A3. Jay Bauck stated that is going to be shingle, which is going to be picked up in the same style of the neighboring building, which one can kind of see here on the overhang detail. But, it is the same shingle roof that is on the main body of the building. Paredes stated that that seems like it would be better if that was metal. Tom Flowers stated to tie the metals where one is seeing it one way on the Queen Anne. Roberto Paredes stated that if the applicant could just provide a little more clarity on what is what on the elevations. He thinks that all of the design seems to blend pretty well with what is there. He would just like to see a little more definition as to when a material is changing.

Tom Flowers clarified that these are schematics and the applicant does not have any CAD drawings. Jay Bauck stated that they wanted to get through at least initial approval and then they could finalize the drawings. He did enough of a study in CAD to know that all the roof plans match and he knows that the roof plan works and that the elevations are 98 percent accurate.

Tom Flowers asked the Design Review Board if there were any additional comments for the applicant. He thinks they have heard this as an initial this evening and the applicant has enough now to work with. He suggested that those be taken away and the applicant come back with the comments that they have had with CAD drawings labeling the materials, when there is a change of materials introducing the standing seam. Flowers would also recommend at that time that the applicant provide samples and additional site photos of the actual building right there and samples of the standing seam, roofing and anything that can't be easily displayed in color or that he can easily get a sample and bring to the Board. And to make life easy for the applicant, because Flowers is not seeing a lot of revisions he would also suggest that the applicant submit the landscape plan for the Board's final review at his final submittal. There is just not that much but he is against some walks and that other. Where he is disturbing an area the Board has a right to review to ensure that the building has been put into proper context. Flowers was reading a note that got into their package somehow or another that having a requirement of three trees. That is not the applicant's site, so Flowers' earlier comments are stricken.

The Design Review Board has heard this as an initial and they look forward to the applicant's return on the final.

**INITIAL APPLICATION**  
**201300203**  
**13-0076**  
**ROADWORX**  
**1205 Old Ellis Road**

Brad Riffle with AEC presented the application and introduced Lou Ehrenhalt who is the owner of Roadworx. He will be discussing the architectural aspect. Riffle is present to talk about the site and the landscape architecture. This was originally approved last summer. Riffle has a site plan that shows what was approved and he would like to show the Board the areas that they are changing just to kind of refresh the Board's memory. He is not sure who may have been a part of that effort.

The area that they are talking about is in the back. It is these two buildings and that building. Those were just single story office warehouses with parking around it so it is just this area that they are talking about. This site again, is under construction so the applicant is trying to keep it going as best as they can and get these new buildings approved.

Brad Riffle stated that the applicant is going from a little office warehouse product to strictly self-storage. That is what these two buildings that are in the back here around this gray area, that is permeable pavers. So, they have the building up front which they have architectural elevations for which was previously approved and then the two buildings behind it, the two longer vertical looking buildings. Phase 1 being the 60x100 with a little bit of addition can be done later.

Building D which is over to the side is going to be a duplicate of Building A, which has already been approved. So, that is a future building that is over to the side and it will be a duplicate of A.

As far as the basic site plan, the parameters of the paving are almost a wash from the previous design, just reconfigured a little bit. So, it is not much more of a site change. The landscape architecture, of course, they had four islands that flanked the parking and the buildings on either side. They basically took those four trees and they have moved them over to the side between their building and Hewlett Packard....Honeywell building. It is not Hewlett Packard. Anyway, they just took those four trees and moved them over. Everything else has remained the same.

Brad Riffle stated that that covers the site component. He asked if the Design Review Board had any questions about that.

Tom Flowers asked about the buffering. Did they lose trees when they shifted that over? Brad Riffle stated that they did not. The numbers stayed the same. All they basically did was change the building from a flow of even with Old Ellis to point towards Old Ellis. They just flipped the buildings.

Tom Flowers stated that he remembered last time when they did that review they were concerned with that corridor driving down through there. They had awnings put on it right there. He is seeing Building A in here but he is not seeing how that relates to Building B when it is turned sideways now. Is the applicant saying that this Building A is Building B now. Lou Ehrenhalt clarified that Building A stays. There is no change as far as the size or where it is located or anything like that.

Brad Riffle clarified that the only change to Building A is the stucco. Ehrenhalt will go into that detail. The front has to do with the structural capability of it and he will get into the detail of why the front façade above the brick wainscot is going to stucco or EIFS.

Tom Flowers asked what one is seeing when he drive down to Building B. What is his elevation? He is seeing the line drawings here. He is talking about the metal clad building, there used to be a door and awning. Lou Ehrenhalt stated that they got rid of all of the doors. It is just not going to work. They got rid of all of the doors and glass and everything and just went to a straight roll up.

Flowers asked what the purpose of the shift was. He is re-purposing these? Ehrenhalt stated that it was to gain vehicle access to be able to load and unload. They had to kind of move things around and try to open up a little center drive and open up a wider area in the back. So, they have moved the building so that they have a wider turn around.

Ehrenhalt asked Tom Flowers if he was asking about the product. Flowers stated that the product shift looks like it was an office storage unit before and now it has moved simply to self-storage. It is not the office component?

Brad Riffle stated that the economics of those little office warehouses just aren't doing anything in the market right now. The applicant has had a consultant that said he needed to run away from that and just go to the simple self-storage product.

Tom Flowers clarified that they are using the same square footage; he is just shifting the footprint to make the circulation. Brad Riffle stated that the square footage is a little different but it is a pure self-storage.

Riffle stated that Flowers asked what is the façade that one is going to be looking at. That is the short, 60-foot façade that is behind Building A that is facing the back portion of Building A. He will see that on page 1 of 3 and it is that side...the two short sides, 60-foot depth.

Tom Flowers asked what that material is. Lou Ehrenhalt stated that it was a straight metal building. There is an access door to gain center entrance for the smaller units.

Brad Riffle stated that one will see the footprint up at the front on top. It is just that man door at the one end.

Lou Ehrenhalt stated that allows one access to those smaller units and the inside units.

Roberto Paredes stated that the site plan shows that U-shaped building. They are only building like a portion of the U? Is that correct?

Lou Ehrenhalt stated that it is the two long pieces. The back is actually a driveway.

Brad Riffle stated that he thinks that since they may have done the initial portion, the building is not longer going to be U. It is just going to be two buildings side by side. The little back portion, the U part that is the bottom of the U, that 20-foot channel is gone. They have a complete pass through now.

Tom Flowers stated that he is getting it now. They are still up front in that same building with that parking. They left that buffering and the berming. Didn't they introduce berming up at the front? The applicant stated that they did and it is there. Flowers clarified that they are basically cloaking this site. They have Hewlett Packard on one side, they have nothing on the other, the applicant owns this out lot here that was eventually out storage? Brad Riffle stated that was correct. It has not changed at all. The front will probably be for rent spaces. Flowers clarified that it is this back space that they have re-oriented and put mini-warehouses in. Brad Riffle stated was correct on one side. And it will still be outdoor storage over here.

Flowers asked if this goes from the road any way. Brad Riffle stated not much. The future Building C will have a direct view down the entry drive at some point. Flowers clarified that these are metal clad buildings and the existing is going to stucco.

Lou Ehrenhalt stated that what Steve Ray recommended, the architect, was to go with a three-foot knee high brick wall and then go with the...he passed some drawings around.

Tom Flowers stated that he thought that is what they had all discussed was the water table on this building for clad particularly. They had it on all of them. Brad Riffle stated that they did when they had storefront doors and windows for all of them, little office components. Flowers clarified that they are moving towards stucco on this.

Monica Hagewood stated that she does not understand, they have the storefront that is what went there. Lou Ehrenhalt stated that that was what was there. That is one of the buildings that was there. These three colors are the ones that Steve Ray had picked out. This one most emulates Honeywell end wrap.

Tom Flowers clarified that those are the three they are using or they were asking for comments on. Lou Ehrenhalt stated that they are asking the Design Review Board which one they would like to see out of those three. He likes the earth tone better. Steve Ray said that matches Honeywell and then he liked the darker colors. Ehrenhalt told Ray that they were going to let the Design Review Board decide.

Tom Flowers stated that he likes the darker. It is more recessive in nature.

Roberto Paredes stated that the site plan shows the building as 15x130. Brad Riffle stated that was the old...Paredes went on that this building over here, is he going to fit like here?

Brad Riffle stated that they are still doing a water table. Paredes questioned if the clearances were the same. But the new building is....Lou Ehrenhalt asked if it complements this. Paredes stated that he thinks so. Brad Riffle stated that it is not a red brick. It is an earth brick. Paredes stated that this is now 60 and that is 60, the future building, is that going to give them enough room here to move their driveway. Lou Ehrenhalt stated that they would have a 20-foot drive and then this opens up a little wider. They want to make sure one can get a truck through there.

Roberto Paredes stated that he thinks now he understands what....

Tom Flowers stated that the big question for him is what they want to see from the road coming down through there and whether they are acceptable to see that.

Lou Ehrenhalt stated that it is about a 24-foot entrance. The only way one is going to see any of this is if he looks directly down the driveway because this would be berm and tree, berm and tree.

Tom Flowers stated that the Board addressed that last time and that is when they added the awning. Looking down that corridor he remembers it.

Lou Ehrenhalt stated that on this building he does not think it would be a problem to add an awning to that man door. It would probably be a good idea to add an awning to those.

Tom Flowers stated that this building is metal clad where a radical departure...they are going from stucco to a metal clad. They have no water table. And if this has any relationship with the road...there is a low slope roof.

Lou Ehrenhalt asked Brad Riffle if he had any pictures or photographs from the site or photographs from the front. Brad Riffle stated that he did not have any. Ehrenhalt stated that he does not think one will see it from the road because of the berms. There is a 214-foot driveway. Unless one is just dead looking down that driveway, he does not think one is going to be able to see the side of that building at all.

Roberto Paredes stated that his only concern and it may be that he is not looking at this right, but the old site plan had two 50-foot wide wings. Now they have two 60-foot, and they are turns.

Brad Riffle stated that one is a 60, then he has a 20-foot center access aisle, and then a 50. And they are turned the other way. Paredes clarified that the applicant is not asking to build this now. Riffle stated it was a future plan. The only part that is going to be done now is the 60x100 metal....

Lou Ehrenhalt stated that they actually have that 50-foot. He was just trying to see whether or not he can go ahead and get that priced out to where they can just do both of those buildings. That's why they want to get an approval on it. The one that is definitely not going to be built is that other side building right now. A is definite, B is definite, C is a hopeful and D is in the future.

Tom Flowers asked Brad Riffle what the grade change is there from the street down through there. Riffle stated that they are actually raising the site because they have some serious rock problems in the back area. Building on top of fill? Flowers asked what it is relative to the street?

Brad Riffle stated that he has the grading plan right here. Flowers stated that he does not see a grading plan; there are just contours on this thing. What is the street finish?

Brad Riffle stated that they are coming in off the road at 41; one is going to go up a little bit to Building A at 46.

Tom Flowers clarified that the parking is on the left, so he is five feet above street level there, finished floor. So the building is up 17 or 20 feet or whatever. Riffle stated that was correct. He added that the buildings in the back are at 46 as well. Flowers clarified that they are level. Riffle stated that was correct. Flowers asked how big is that berm? Riffle stated that the only difference is that those back buildings won't be as tall.

Flowers asked what color the metal is. Lou Ehrenhalt stated that it is the exact same color as the original building. It is pretty close to the front. Flowers stated that as long as he has just a galvanized metal warehouse building...Ehrenhalt stated that was not correct. Brad Riffle added that it is going to match the stucco front color. Ehrenhalt corrected Riffle and stated that it was going to match the metal. See the color of the metal ....Flowers clarified on the A building? Ehrenhalt stated that it was all the same color metal.

Tom Flowers asked if there were any further questions from the Board. Hearing none he asked for a motion.

**Motion to hear as a final.**

Laura Hamling made a motion to hear the application as a final. Monica Hagedwood seconded the motion. The motion was approved unanimously, 4-0

Tom Flowers asked if there were any additional questions for the applicant. He asked for a motion.

Roberto Paredes asked the Board if they feel comfortable that the applicant does not need to modify the site plan. Tom Flowers stated that a modification is not going to improve what they have. He thinks the Board needs to confirm this stucco color and that the metal will be that and if they add an awning over that door. But if the applicant hasn't lost any

trees and they really hold compliance on the berms in the front, then this site is not seen but from an industrial site.

Brad Riffle stated that he would like to clarify the color. The stucco is what is facing Old Ellis Road. The metal is an actual painted metal that is on the sides and rear and the back buildings are going to be painted metal to match that front building. They have already picked the roof color and the sides. Riffle just wanted to make sure he was clear on that.

Tom Flowers stated that they have it on record that it wasn't a red brick, that it was a taupe-type, like a Wareco 2x2 or something brick that would match this, it would be complementary and not contrasting.

Tom Flowers asked for a motion.

### **Motion**

Laura Hamling made a motion that the Design Review Board approve this on the condition that the applicant uses the darker color, No.111 Prairie Clay stucco-Dryvit on Building A. Building B will be the metal that matches it. The door will match the existing cloth awnings.

Brad Riffle stated that there is going to be an awning on Building A and they will just duplicate that awning on the door. Tom Flowers clarified Buildings B and C on those two end doors...

Monica Hagedwood seconded the motion.

Tom Flowers called the question. The motion passed unanimously, 4-0

### **DISCUSSION**

#### **REZONING REVIEW**

##### **2370 and 2380 Holcomb Bridge Road**

Robert Donner with Regina Kelly Academy presented the discussion. This graphic showing the triangular shape with 3.1 acres is the area they are talking about.

Tom Flowers clarified that it was just the 3.1, Site 2. Donner stated that was correct. Flowers asked what the current zoning is. Donner stated that the current zoning is Fulton County Annexed. They have just acquired the land and they are seeking to build what they call a hybrid home school building there. They are going through the zoning process right now.

Donner presented the concepts that they have. This will be the front of the building; this will be on the street frontage right on Holcomb Bridge Road right on the street there.

That is the perspective as one is going north on Holcomb Bridge Road. It is a one-story building. He presented a side view and the rear view.

Tom Flowers stated that Donner said going north, did he mean east to west? Donner stated going towards SR 400.

Roberto Paredes asked what kind of school Donner said this was going to be. Donner stated that it was a hybrid home school of around 200 students. It is conceptually like a daycare facility but it isn't a fully coded school. So the home schoolers would meet for full school days twice a week and home school for three days a week.

Tom Flowers asked if this was conceptually the structure. Could Donner discuss the site plan? Donner stated that they have a concept here that has already received plenty of comments so he knows they have some work to do. They had the topo wrong so it is a little steeper than they had indicated on it because that triangle is actually comprised of two triangles. If one can see the parcel line, the topos were superimposed on a larger area instead of squeezed in. So it is actually 20 feet. Flowers asked if this was an actual topo or GIS maps or what did Donner use. Donner stated that he thinks they did some spot surveys and then they used the GIS map and it has now been interpolated. But basically it is almost a 40-foot slope from the rear to the front. But this is a concept. It has already been modified since it was submitted. There won't be any street going around the back of the building, so they will have street frontage, a decel lane here, full turn, parking up front and most of these sides will be eliminated. They will be all underground detention.

Tom Flowers clarified that Donner has had some revisions to the proposed site plan. He sees he is into the buffer zones. Donner stated that they are not anymore. There is a standard 40-foot buffer, they are asking to reduce that, it is an underserved buffer, they are asking to be allowed to landscape this because of the topo, to bank it and then they will fully vegetate. Flowers clarified that it is not really an encroachment but an enhancement to the existing buffer. Donner stated that they would like to have a landscape buffer as opposed to an undisturbed buffer. Flowers stated that there was a big difference.

Donner stated that they intend to use a playground on the back so they are going to have to terrace this up but it will be natural grass and the banks will be fully landscaped. There are three single lots to the left over here which are abandoned, formerly residential lots that are abandoned and right next to that is the shopping center.

Monica Hagewood asked if there was residential on this side. Donner stated that that there are two houses here, pretty far up. These are some steep lots right here and so the houses are up and to the rear. There is an existing home on this side, an abandoned home. One can see that there are some homes right up in here.

Tom Flowers stated that it was quite a triangulated piece here. Donner stated that it is. Flowers stated that it would be nice to play off of that somehow or another and to use

some of that form of asymmetrical design and come up with something creative. It looks like there is a wedge down the street. Is that due to topo or just the site constraints? One is out on the road.

Robert Donner stated that it is the site constraints. It is the largest footprint but they also wanted some secluded area in the back for the children's playground. Tom Flowers asked what the fall is from front to back. What is the full topo? Donner stated that it was in the neighborhood of 38 to 40 feet. Flowers stated that he is seeing a lot of issues but it sounds like Donner has revised the site plan. And that is probably where the Design Review Board would comment the most is on the site plan as opposed to if the architecture was thrown out on the road. He does not think the building particularly is placed on this lot very well with what is happening around there. He is sure the applicant has had a lot of comments from Horseshoe Bend across the street, or will.

Robert Donner stated that they haven't heard anything against it yet.

Roberto Paredes stated that the applicant mentioned that he was asking for the change from an undisturbed buffer to a landscape buffer and that would be true also on the right-hand side behind the homes. Roberto Donner stated that on the triangular legs of the lot, yes sir. Because of the slope is really why and they want to re-landscape them instead of leaving them undisturbed. Paredes clarified that that was the back lot line of those homes. Donner stated that there are two residential homes here and if they were on this they would be somewhere in the neighborhood of this area. And it is a hill so they are up and on a hill.

Tom Flowers stated that environmentally what Donner has to do is document what is in those zones because an undisturbed buffer is just that. It is undisturbed. One can let trees fall down, they will let one go in and do minimal if there is damage to the trees, i.e. girdling, vines, and he can do that. But one does not touch an undisturbed buffer zone whereas a landscape buffer is different. If environmentally those buffer zones are working then they would probably be against that. The neighbors would come out in arms. Does Donner have petitions from the adjunct properties? Donner stated that they talked to several of them, he does not know if they have all of them yet. Flowers asked if they have signed petitions from them supporting or objecting. Donner stated that they have nothing signed. They have verbal support but they haven't gone through the signed petition.

Roberto Paredes stated that typically what he would like to see is really for that to remain undisturbed and in addition to that to have a landscape buffer. Robert Donner stated that it just is not possible on this site to do anything. There is no buffer there now. They are trying to zone it to office professional.

Tom Flowers stated that is what he is saying. It requires a site survey of what is in that zone now. If there are healthy buffers of trees then one does not want to do that, if there is nothing in there. Donner stated that there are a few specimen trees which are on here

but they are not in those buffer areas. The specimens are not. These are scraggly pines, there is nothing...it is brush. It is not Loblollies.

Roberto Paredes stated that zoning wise they have residential that it still remains residential to the right. Donner stated that was correct. Paredes clarified that this was going to be rezoned into...Donner stated office professional with special use. Paredes asked if there was an undisturbed buffer requirement between.....

Kevin Turner stated that is what the applicant is asking a variance to.

Paredes clarified that zoning requires just an undisturbed buffer plus a landscape buffer or....Robert Donner stated that the specifications as they are listed is a 40-foot undisturbed buffer. That is what the standard code is but it doesn't exist now but Donner is requesting the office and professional zoning.

Paredes stated that Donner stated that it doesn't exist now. Robert Donner stated that there is no buffer constraint on that lot right now.

Monica Hagedwood clarified that there is just the brush is what Donner is saying. Donner stated there is no zoning code that says that there is any setback or defines any buffer on what is there now. So, they are introducing a new zoning ordinance, they are asking for it to become office-professional and what is in the book says 40 feet. That becomes a stipulation. There is no buffer now but by making it OP they will have to buffer it against the residential.

Tom Flowers clarified that the applicant was asking for a 15-foot encroachment and to be a landscape buffer. Robert Donner stated to be landscaped as opposed to undisturbed and to reduce it from 40 to 25.

Tom Flowers stated that the applicant would have to have an inventory of what was there.

Roberto Paredes stated that he knows what Donner is asking but if it were him, like if he bought a piece of property that is next to homes and he goes in there and says that he wants to zone it commercial as an example and he is required a 50-foot undisturbed buffer but he wants to change that to 20 feet and make it landscaped.

Roberto Donner stated that they are asking for that and certainly they would need the neighbors' support so they are counting on that support. They would want to be harmonious with that environment. He thinks that Horseshoe Bend is already in support of this; of course they are on the other side of the street. So, there are two residents there and of course they have commercial all around them. The hope is that this is a nice transition piece for them. Because that property will never be used for residential right there.

Roberto Paredes clarified on Scott. That probably is going to go commercial between the Kohl's and the applicant's property. Donner agreed. Paredes stated that most likely they

will end up being commercial. But, Donner's property, just like this property here needs to have a sufficient buffer to the residential. Donner agreed and added that they are asking for that sufficient buffer instead of 40 feet to make it 25 so they can actually use the playground. The intended landscape they put up there will be a screening type landscape. The intent is to buffer it nicely so that it actually serves as a buffer. But what is there now is not an adequate buffer aesthetically for anything.

Paredes stated that he personally would be opposed to that purely because if it is 40, it should be 40, not 30 not 35, not 20. If it is 40 it should be 40.

Paredes added that every time, and this is where precedent becomes an issue. He is not going to say every time, but most of the times that the Board has had this issue with properties abutting residential and they have had promises of landscape buffers there has been issues with not the proper maintenance of the buffer, the plant material was not installed per the drawings, neighbors have come back and complained. It happens with churches, it has happened with schools, it has happened so many times in the city of Roswell that personally; Paredes would be reluctant to support that kind of a variance.

Robert Donner stated that was fair enough. They are going to pursue it, they are going to ask for it, they had hoped that maybe they could persuade but, their intent just so the Board knows is they desire that buffer probably more so than the residents do. Because the intent there is to be a playground and a sense of security.

Roberto Paredes stated that as an option it could be that the applicant may be able to reduce, if he is required to have another buffer on the other side. That, to Paredes doesn't make sense to have a buffer then on this side over here. That property most likely will be either institutional, office-professional or....so he would much rather see the idea of maintaining a fairly strong buffer, undisturbed and landscaped here and reduce it on that side.

Roberto Donner stated that that makes it just as doable. He would still ask the Board to consider that it could be a landscape buffer as opposed to a natural buffer.

Tom Flowers stated that he would be in support of that pending a site survey. One really has to do, whether it is Andy Pittner or a qualified arborist or landscape architect walks the property and identifies the material that is there whether an enhancement, he is correct. No matter what the adjacent property, they usually are not happy and it inadequate right there. If there is existing vegetation, it is probably more desirable to be there, if there is not then they need to have a planted buffer. It is just that simple. As far as whether it is 40 or 25 there are exceptions to all rules. Flowers agrees with Paredes that if it is set at 40 then it is 40 unless one has a true hardship. He would have to understand more about the topography, it could be a hardship and certainly the shape. One is entitled to develop on this property but develop within the guidelines of what makes him need a variance right there. Flowers would be in support pending a site survey of this property. His last comment on this is that he thinks he would play to the site a little bit better. Donner is trying to wedge a square peg into a triangular hole so to say and he is not really

using the site to the best. But Flowers is sure that this is just preliminary design and they are seeing a very rough sketch. Donner has already identified that there has been a myriad of changes and there will be more right there. So it is kind of hard to comment on a moving target right there. But, Flowers is pro-development, he would love to see this move that direction. He would be concerned that if it is against residential, and this shape lot he is surprised there is a not an assemblage or something going on to bring higher value to that. But he is assuming that it was bought in at the right number for the development, what developers buy it for. Is the developer separate than the owner. Donner stated that they were, he would be the developer. His children will be going to the school so he kind of has a dual interest here and they have already acquired the property. Flowers clarified that Donner has secured the property it is just a matter of what can be done with it. He just thinks there are ways to maximize the potential of this site.

Robert Donner agreed.

Monica Hagewood agreed with Flowers and stated that she thinks they have an opportunity to revise that building layout. It just feels like the building layout doesn't match....Roberto Paredes suggested that the applicant take advantage of the geometry of it. Hagewood stated that he could play off of it and make a great playground in back.

Tom Flowers stated to fit the component to the building, he gets that. But he is not sure that it has to be traditional and architecturally responsive to that road or alignment with that road.

Robert Donner stated that the only challenge is for their accreditation. It could even be two separate buildings and that could play a lot better. He stated that is even better for accreditation but then one wants to keep on the....

Tom Flowers stated that the question of hardship is can one do what is reasonable to do within this property as it is. If there is a design solution within that, then the applicant should not be granted the variance. If he cannot then maybe an exception to the rule within some restraints, but he would encourage the applicant to walk through with Andy Pittner and confirm....but he does not think Donner has full docs on this property yet anyhow, the real topo, existing tree survey.

Robert Donner stated that they did a sampling survey. They found all of the specimen trees and coded those and then the sampling survey. It is not on this drawing here; in the buffer areas they did some samplings to calculate....

Tom Flowers asked Donner if he has a buyer in mind. Does he have an owner? Donner stated that they are the owner. The school owns it. Flowers clarified that Donner is the owner and developer. Donner stated that was correct. Flowers clarified that it is a custom build-out. Donner stated that it was.

Monica Hagewood stated that if he separated those two it would give him a lot more flexibility for grading in there. Robert Donner stated that the left side of the property is

effectively a ridgeline right there so it bleeds off on the other side too. If they are open to having that buffer reduced, they could make better use of that space and it is easier and then keep the other one there.

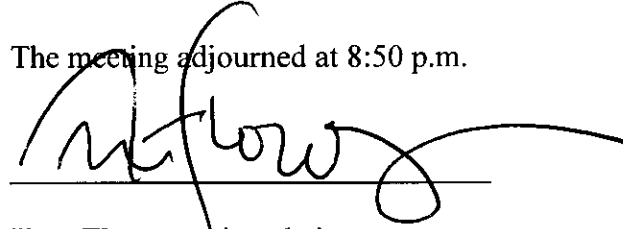
Tom Flowers asked if there were any other comments from the Board. Hearing none he stated that the applicant has the Board's opinions. They look forward to a revised site plan and a submittal.

### **APPROVAL OF MINUTES**

Laura Hamling made a motion to approve the minutes from the February 5, 2013 Design Review Board meeting. Monica Hagedwood seconded the motion. The minutes were approved unanimously.

### **ADJOURN**

The meeting adjourned at 8:50 p.m.

A handwritten signature in black ink, appearing to read 'Tom Flowers', is written over a horizontal line. The signature is stylized and cursive.

**Tom Flowers, vice-chairman  
Roswell Design Review Board**