

Gadwinbeck clarified that he was not eligible to move forward with an LDP application until this Board has approved them. John Carruth stated that was correct. Gadwinbeck asked if any of the items could be conditionally approved that he would still come back giving the Board a lighter color sample and that they have already agreed that they will re-work...since they do comply legally with their storm water detention and water quality.

Kevin Caldwell stated that he thinks there are so many variables on how one is going to modify the site. He speaks for himself in saying that he does not see how the Board can approve this in good faith and do their job. Clearly the architecture of the building the Board has given him a thumbs up but that is not the only job the Board does. They are supposed to review the site and there has been an awful lot of input on this site. They have made an issue about paint and said that the building looks good. He is not comfortable in seeing this as a final and moving forward. He will however say that he wants the applicant to this and do a good job and he wants him to do the due diligence to do a good job. Whereas what they have seen in the past is a halfway attempt to do what they asked them to do where the columns aren't...they are incorrectly sized, the building was painted the wrong color. This has been a disaster every time it has come before the Board before. And that is because there has been someone in a hurry. Caldwell cautioned Gadwinbeck to, the Board all wants to see a nice site and see it to be successful. And another 30 days he does not know that is going to have a huge impact on the applicant in today's market for them to do a little more work.

Gadwinbeck stated that Christmas is coming up. John Carruth stated that what he needs to communicate to his client is that this Board is very receptive to what he is doing. It is just that they have enough loose ends that they are not comfortable giving him a final approval tonight.

REZONING

09-0810

DRB09-45

SEVEN GABLES HOLDINGS, LLC

2745 Holcomb Bridge Road

Land Lot: 781



DRAFT

Joe Alcock with Rutledge-Alcock Architects presented the rezoning application. He is representing Seven Gables Holding on a rezoning for 2745 Holcomb Bridge Road. The property is located at 2745 Holcomb Bridge Road. North is kind of diagonal and Holcomb Bridge Road makes a little turn south. There is a multi-family townhouse development nearby, a lawn and garden company, Weed-Pro in the area, a construction business and a school across the street. They are at the intersection of a light on Holcomb Bridge Road for that school. Presently this triangular piece of property is undeveloped. It is vacant, raw land. It



peaks at a little bit of a hill and from the street rolls to the back dropping off about 10 feet.

Alcock is asking the Board to rezone this from Fulton County Annexed to Office/Professional, OP and they have a lot coverage variance request as well for the increase in lot coverage from 25 percent to 36 percent.

Their challenge is the site rolls down so much on the hillside that it is difficult to create a parking pad on this triangular piece of property that has any kind of efficiency to it. Maintaining a 40-foot landscape buffer in one area, a 10-foot landscape buffer in another area and some landscaping across the Holcomb Bridge Road side has deemed a very small triangle in here. They are required by the city of Roswell's zoning to have a minimum of 15 parking spaces, maximum of 18 parking spaces. They are actually proposing 16 because they are going to install a second, additional handicap space. By federal ADA standards they are required only one parking space for the number of spaces they have but by Georgia Healthcare code they are actually required an additional parking space. So they felt they had the 15 minimum. One of those is handicap plus their additional that is required by the health code to have that additional handicap space. They are trying to keep that a minimum amount as possible and keep their lot coverage to a minimum as well.

There are a couple of large Poplars on the property that they are preserving. There is a small oak or two in there as well. There is a cropping of trees in one location and a little cropping kind of across the front and in the very back corner. They are maintaining most of the landscaping in the buffer zone and they are adding some Sunset Maples and a large cherry tree that they are maintaining. It is kind of creating a landscape buffer with this new cluster of trees so that the parking is not visible from the adjacent town houses. The landscape, because of the roll off of Holcomb Bridge Road, the parking surface is actually below the street level and is pretty well camouflaged but they are putting trees and shrubs along Holcomb Bridge Road as well. They are going to have to re-purpose the sidewalk and actually install a decel lane due to Georgia DOT requirements for their property.

He is sorry he chose a mustard yellow for his presentation. The building footprint is 4500 square feet.

John Carruth stated that this is really just an advisory hearing. It is the first step in the process so the Board will not take any formal action. They will offer advice or concerns. Alcock stated that they were early in the design process as well.

Kevin Caldwell clarified that Alcock said that the trees in the back are Poplars. But they are listed on the plan as oaks. If they are proportionately drawn on the plan with CAD, which he presumes they are there is going to be a fair amount of grading around them. So if Alcock's intent is to save them...



Alcock stated that they are actually listed as removed. The two oaks that Caldwell is referring to are removed. Caldwell clarified that at the big concentric circles those are actually being removed. Alcock stated that they are impacting the root zone to the point where they are damaged. Their goal is because they are large trees is to try to maintain them through some strategic...

Kevin Caldwell clarified that Alcock had those trees listed on his site plan. Alcock stated that they were not as accurate as the Board's drawing. Caldwell's question to him is he is wondering if he flipped the building and inverts it the other way could they actually really, truly save those trees. He does not know how that impacts the grade and so on. But if he just flipped it over and changed the proportion of the building on the north side and maybe made that proportion a little smaller and the one on the south side maybe make a longer leg. Can he do that or would he consider doing that if in fact they are going to save the trees.

Neal Gasaway stated that Alcock would have to build such a big retaining wall for the parking that they haven't accomplished much to save the trees. John Carruth stated that Caldwell was suggesting to invert the shape of the building. Keeping the building in the same location but turning the open angle toward the trail. Gasaway asked what the elevation change was.

Kevin Caldwell stated that he would appreciate it if Alcock would just take a look at that because he thinks any medical campus or building with large mature trees around it is very soothing and nice to be around. But he is not going to save these trees if he builds it as shown.

Joe Alcock stated that they are replacing what they are taking back...they are planting back 34 new trees. If he could reduce that any he would love to do it.

Kevin Caldwell stated that this is a 75-100 year old group of trees. So if Alcock could ask the engineer to flip it around and just see because they don't have the full set of architectural plans for this building. They are just dealing with the site plan. Could they not take a look at that and just see if that is possible because Caldwell feels like they have lost an opportunity is a couple of past projects that if they had flipped or inverted the building they could have saved some groves of trees and it would have saved the client some money and it would have made it a more mature looking campus, like the building had been there. He would just like to challenge Alcock to see if he could do that without going over the top building huge retaining walls without causing undue financial strain on the project.

Alcock stated that they would certainly be willing to explore that. Like everybody else they would like to preserve as many of those trees as they can. He will look into that with their engineers.



John Carruth asked if there were any other comments from the Board. There were none. Joe Alcock asked if architecturally he was prescribed to anything. Carruth stated that when he was ready to bring a building plan back to the Board the next time he should take a look at what is in the neighborhood. There are some very nice developments. The Target development has just gone in. He is not sure what style of building Alcock is going with. It could be a residential look; it could be more of a commercial look. Either could be appropriate in that corridor. Alcock stated that he is looking at a small, one-story scale building with either some brick or stone on it and kind of some wood accents, kind of timber frame accents here and there. Carruth stated that he thinks that in that area there are a lot of possibilities in terms of working with that neighborhood.

Kevin Caldwell stated that Alcock might want to take a look at his fellow member's drawing. If he does this drawing it is going to give him the potential for more exposure and more visual impact at least on east bound traffic. Maybe not as much on west bound but right now he is looking at the corner of a bread box the way it is facing. It has virtually no curb appeal and this lends itself, if Alcock can work it out, even to more curb appeal. It sounds like he is willing to put some architectural embellishments there that basically only the people that come into the building are going to see. If he can orient that building and spin it just a little bit like they are talking about Caldwell thinks Alcock could kill two birds with one stone. It would give the city the trees they want to keep and he could actually get more...he could almost get a triangulation as it orients itself to the street and get a much better line of sight.

Alcock stated that he does like that sketch and he will definitely look into it. He appreciates the insight and the thought. Sometimes one sits there and churns at it so much that he does not see the obvious option.

APPROVAL OF MINUTES

Dr. Reps made a motion to approve the Minutes of the September 1, 2009 meeting of the Design Review Board. Robin Millard seconded the motion. The minutes were approved unanimously.

ADJOURN:

The meeting adjourned at 7:16 p.m.

John Carruth, Chairman

CC: mayor and city council
community development
applicant's files