

**MINUTES OF THE
ROSWELL DESIGN REVIEW BOARD
March 2, 2010
6:30 p.m.**

Members Present: Kevin Caldwell, John Carruth, Neal Gasaway, Robin Millard and Dr. Irwin Reys

Members Absent: Roberto Paredes

Staff Present: Kevin Turner and Kristie Yarger

DRB Chairman John Carruth brought the March 2, 2010 meeting of the Roswell Design Review Board to order at 6:30 p.m. As an applicant's name is called, he should come forward and introduce himself and tell the Board who he work's for, where he is located. If there is anyone in the audience that is not part of an applicant team that would like to speak about a project he should let Kevin Turner know and the Board will try to allow him to speak.

INITIAL APPLICATION

DRB10-05

10-0067

ROSWELL TOWN CENTER-BIG LOTS

610 Holcomb Bridge Road

Lonnie Mimms presented the application. He lives at 1270 Jones Road in Roswell. They are putting in a new tenant in the Roswell Town Center shopping center. This is in a space that is to the left of what used to be the old Value Village and before that the Target store and to the right of where the sport shop is. In their packets there is a design of what that project is going to look like when it is finished. Hopefully the Board has the pictures of what it looks like currently. What they are trying to do is not duplicate exactly the look that is there. They are trying to create something that is complimentary but has its own fresher identity. The look that the Board sees has been approved by Big Lots, who is going to be the tenant. Mimms would imagine that as they go forward on this project that they will try to create kind of a refreshed look along the front as they come across new tenants.

Wayne Swanson is with Mimms as well as Doug Welch. Swanson is the architect on this project and Welch is the construction supervisor for the project.

John Carruth asked Mimms if he had anything else he wanted to show or present. Mimms stated that he does have the brick colors and the more accurate

coloring for what the canopy; the awning is going to look like. Carruth asked Mimms to bring the material samples forward for the Board to look at.

Kevin Caldwell asked Kevin Turner to help him understand the transportation comments. He is just curious why they need a right-of-way encroachment. Turner stated that he thinks the DOT just wanted to make sure...they probably didn't look at the plans. That is normally what they put on for site plans just so they can coordinate and make sure with that right-of-way that they are not going to...Caldwell asked Lonnie Mimms if he was familiar with that comment. Is it pertinent in his situation?

Lonnie Mimms stated that he has seen the comment and he had kind of the same question. They are about as far away from any right-of-way as one can get in Roswell probably. He thinks it may have been just a generic comment that didn't get any scrutiny.

Kevin Caldwell stated that he thinks the Board needs to be careful to keep those comments out of this because many time they make motions to approve the staff comments. Could they respectfully tell Mr. Wooten that if that is the case that maybe they take those off because they could cause a lot of confusion here?

John Carruth stated that Wooten even states when they go for a land disturbance permit. Does this project necessarily get a land disturbance permit? Turner stated that it did not. Carruth clarified that it was just a building change. Turner stated that was correct. Carruth stated that it was not even a germane comment.

Lonnie Mimms stated that one can see on the drawing that this particular space and the façade that they are discussing is the front of the Big Lots. It is probably about as close to the center of the property as one could locate it.

Neal Gasaway stated that in the Board's motion, if they were to make one, just hypothetically bring that out.

Kevin Turner stated that any comments that are put into the city computer he has to put into the report from other departments.

Kevin Caldwell stated that if the Board says that they approve this with all of the staff recommendations to be adhered to then he knows that could lead to (Caldwell's comment was not audible.) John Carruth stated that they would be careful on that.

Neal Gasaway stated that everything was fine with him. He asked the Board if they like the blue canopy. It is not bright blue.

Motion

Robin Millard made a motion to hear this application as a final this evening. Neal Gasaway seconded the motion. The motion passed unanimously.

John Carruth stated that the Board would hear the application as a final application tonight. He asked if there were any questions or further discussion on the application.

Kevin Caldwell stated that he has watched this center kind of come and go and actually knows more about this place than he wants to know. He often wonders, since Target left, if there are some other things that landscape-wise up toward the front that would delineate the actual façade that Mimms is trying to bring out to the curb, more center on stage. In contemplating that, Caldwell is wondering if the applicants would consider or would think about, and he does not necessarily need to make this a part of the motion if they approve this but maybe putting some evergreen flanking either side of the build just to keep a full stage for the signage at all times. He thinks what happens in what he sees as a person who impacts the landscaping trees in the city the most is they often let a façade disappear without anyway of setting it on stage. He is wondering here if maybe a little bit of sort of a backdrop....he is really saying that more rhetorically than he is asking for a real answer. It is something to think about. He knows the applicants are probably doing this pretty reasonably just changing the façade but it might be worth taking a couple of those islands out front and sort of creating the "big lot" part of the parking lot sort of creating a little bit of a line. Caldwell feels certain that the city landscape architect would be amenable if Mimms wanted to move a few trees and put in some evergreens.

John Carruth suggested that they take the island that is immediately in front of the entrance and do low plantings in it and then do bigger plantings on the two flanking islands, something along those lines.

Kevin Caldwell stated that he thinks it might bring a little bit more...Mimms has done a good job in trying to delineate with his color choices and changing the EIFS and so on but he is wondering if it wouldn't be worth a little bit more just to do that.

Lonnie Mimms stated that he thinks that over time there is going to be quite a few changes happening here and quite honestly what they are seeing today, he thinks even with this façade change is what they are viewing as kind of an intermediate solution. Ultimately, this property...the name kind of says it all, Roswell Town Center. It needs to be some kind of a very creative mixed use type project. What they have done is they have decided that with the existing leases that they have in place, to kind of set that as the time horizon for when those expire and the new leases that are going in have got about the same time frame in the 15-year time period. Mimms hopes they are out of this real estate problem

a long time before that. They did a similar thing to give an example down in Sandy Springs. They had the shopping center that was called Hammond Square. It had in it a Service Merchandise and it was just a history of tenants gone under. It started out with a big box tenant that pre-dated Wal-Mart. It was kind of the big discount tenant of the day. That space got split up and whatever and they had a ground lease that was dictating that time period. So, every lease ended on a certain day and when they got close to that time, this was over a 30-year period, they ended up renovating the whole thing and put in Whole Foods and Ross and PetCo and a lot better mix of tenants than the revolving door that had been in there before. This is a shorter time frame than that but Mimms can see the same kind of thing but maybe with more boutique type things, restaurants, some living areas, things like that. He knows that the city of Roswell has some good plans to do the North Bridge and the parallel road to Holcomb Bridge Road and it would be wonderful if that would tie in with Commerce Parkway. Then they could really start creating something very nice here.

Neal Gasaway added if things ever turn around.

Motion

Neal Gasaway made a motion to accept the application as submitted and that the staff comments be adhered to with the exception of the right-of-way comment, which does not seem to apply to this project. Dr. Irwin Reps seconded the motion.

The motion was approved unanimously.

INITIAL APPLICATION

DRB10-06

10-0069

JP MORGAN CHASE BANK

1475-B Holcomb Bridge Road

Neal Gasaway asked if this was the item the Board received e-mails about to change. John Carruth stated that they all got an e-mail today that one of the transportation comments had been deleted regarding giving up the right-of-way. Gasaway clarified that it was another deletion of a right-of-way. He has the same thing here. John Carruth stated that he does have the exact same words, boilerplate.

Andrew Blakey presented the application. He is a civil engineer with Travis Pruitt and Associates, Norcross GA. Also present was Steven Fisher representing J.P. Morgan Chase Bank. Chase proposes to redevelop a portion of the southeast corner of Holcomb Bridge Road and Old Alabama Road. Right now there is an existing Blockbuster store. What they are proposing to do is to demolish Blockbuster and a portion of the pavement around there to construct a branch