

Commission because he has submitted his name and is running for a city council position. They appreciate Harvey Smith's time and service.

REZONING (Change in Conditions)

13-0371

RZ21013-02434

THE PROVIDENCE GROUP OF GEORGIA. LLC, MIKE SMITH

2550 Holcomb Bridge Road

Land Lot: 782

Brad Townsend stated that this parcel is within the MPMUD zoning designation. This is a town house development. The applicant is requesting to amend the existing site plan. On that site plan they had a proposed 25,000 square foot retail two-story building, which they are proposing to remove. The original approval had 50 town homes. They are proposing 62 town homes on this subject property. Townsend presented an aerial of the property. It is the Champion's Parkway, the Target shopping center, back in that location. This is the MPMUD designation of the subject property showing the location where the town homes will be located. The application shows the request of an increase from 50 to 62 units but they are removing 25,000 square feet of proposed retail space and that the applicant has the living space of 2400 square feet total. The 2400 total space includes the garage for the size of the units. Townsend presented a proposed layout of the plan. One can see that most of the units have rear garages, so one sees no garage facing the location out exterior of the development. This has been to the Design Review Board and Townsend has received those comments and has included comments that they received related to that in the Design Review Board.

Staff would recommend approval of the proposed amended site plan from 50 to 62 units for the town homes.

Cheryl Greenway asked if there were any questions for the city.

Lisa DeCarbo stated that she had one question. Looking at the original conditions, No. 38, it says that the proposed town homes shall be a minimum of 2400 square feet of living space. Does that imply that all of that is heated space or does that really leave it ambiguous anyway?

Brad Townsend stated that is why they are asking it to be clarified that the 2400 did include the garages. So, that is why they are clarifying that with the condition that they are proposing. The developer brought that to city staff and stated that needs to be clarified for them for this development to work.

Lisa DeCarbo clarified that it is not necessarily substantially a change; it is more of a clarification. Brad Townsend stated that was correct. DeCarbo thanked Townsend.

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Cheryl Greenway stated that if one goes back to the original conditions that were identified with it, there seems to be conditions that should be dropped because they don't have that retail/commercial property or space anymore. For example, No. 10-major anchor tenant as identified on site plan A, shall be allowed one wall sign. There is also another one about the number of roads. No. 12- Shall provide no more than three access points onto Holcomb Bridge Road not including Champion's Green Parkway. So are there not some others that need to be...?

Brad Townsend stated that this proposal only has three conditions. The conditions of the whole development stay intact but like Greenway was mentioning, probably 80 percent of them have been completed with the development. He does not believe they have built all of the minor anchor tenants

Cheryl Greenway clarified that some of this relates to the properties already built. Brad Townsend stated that was correct. Greenway stated that is what she wants to be clear on. That these conditions aren't just for the one they are making a change on tonight but for the whole development. Brad Townsend stated that was correct.

Cheryl Greenway asked if there were any further questions for the city. Hearing none she thanked Brad Townsend and asked the applicant to please come forward and speak into the microphone for recording purposes and please state his name.

Mike Smith with The Providence Group of Georgia presented the application. As Brad Townsend has just gone this through with the Planning Commission, maybe Smith can present a couple of boards here that make it a little clearer.

Smith thought he would try to clear that up a little bit for the Commission because he does have them; this is basically the existing, original, mixed use plan. Brad Townsend asked Jackie Deibel to point to the building that is going to be removed. Smith stated that that building there was fronting the Parkway, which was retail adjacent to the rest of the residential portion of the property with all of town houses behind it. If one were to put the new site plan up there it basically has their site plan replacing that building, just to give one a better perspective on what they are talking about because it can be kind of confusing. So, that particular parcel of commercial is about 1.12 acres and it was a mixture of 25,000 square feet of retail and office. It is roughly half and half give or take 1000 square feet one way or the other. So, basically they did this for a couple of reasons, but the biggest reason they did this was they felt like when one comes down Champion's Parkway it gave their project a little bit more identity rather than being tucked in totally behind the retail. They do have some frontage there. It will be a gated community. It will be a very attractive front door right on that Parkway and the applicant just felt like having an identity within this mixed use was a better look and feel for clients in the long run. They have done a lot of mixed use projects in town and they have done them in a similar fashion to this. That is really the only reason that Smith is here tonight was because that was a site plan specific zoning previously. He had to come back before the Planning Commission to show them what has changed. As for as the comment about the existing

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conditions, all of those apply to the overall and that is the only reason they changed what they changed. As far as the 2400 square feet that Lisa DeCarbo brought up, that is exactly what that was. It was a clarification. In fact, they had actually met with the city attorney prior to and he gave them the same ruling but since they had to come back before the Planning Commission to go through the change from the commercial to the residential, they felt like it would be a good idea just to clarify it.

Mike Smith stated that if the Planning Commission has any interest he has other boards here that show product and so forth. If the Commissioners are good with that or have any other questions, he will be glad to answer those.

Cheryl Greenway stated that she thinks the Commission is good on the pictures. She asked if there were any questions.

Lisa DeCarbo stated that she would be interested in seeing some of the elevations because she noticed that there are two different types of units, some of which are front loaded. Units one through 16 are front loaded and the remainder are all rear loaded. She saw on the applicant's website illustrations of the front loaded ones.

Mike Smith stated that this is actually a perspective of the building that replaces the commercial building. So, they did that so the Planning Commission could get a good idea of what their front door will look like not just an elevation of that building, more of a perspective coming down. That is a circle around that one is kind of standing in as he is looking at coming down the parkway. That is an example of the rear loaded product.

Internally to the project Smith stated that they have some front loaded products. This gives the Commission an idea of what that would look like. The applicant went through Design Review Board already because they didn't think they had to come through the zoning side of it, so they kind of got reversed, ahead of themselves. But, they already went through DRB and it was approved and Smith thinks they were very happy as they went through all the different brick materials, color palettes and how they plan to mix up the architecture for all of the buildings and not make them monotonous looking. Everyone seemed to be very pleased with it.

Lisa DeCarbo thanked Mike Smith and stated that these are much more interesting than what she saw posted last on the website. It is a much better looking typology. She does have one question. It is a gated community but is the entire perimeter of it going to be fenced? It was kind of hard to tell on the plans. Smith stated that they will probably have a wood privacy fence on the back side. Everything that fronts the street will be like a wrought iron look, black metal fencing with brick columns. So, it is a very upper high-end, attractive finish front door. DeCarbo asked if that includes the units that face the other out parcel that is directed adjacent to Holcomb Bridge Road. Smith stated that was correct. DeCarbo stated that one question that she had is at the buffer. Is there going to be something against the residential component on the western boundary, is there going to be a privacy fence at that point or a green buffer? How is that going to be handled? Smith

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stated that they haven't really looked at that. Is she talking about right there backing up to the stream? DeCarbo stated that there was backing up to the stream and then on the western boundary, she guessed it would the west, backs up to some other properties. Smith stated that is that slope that....he is not sure if they are going to fence that because by the time one takes that wrought iron fence to that back road, because he has that rear slope, he is not sure that it is necessary. But, he guessed that it really depends on how they decide to treat that back boundary. Whether it was landscaping...one way or another they have got to kind of finish that off. It is probably going to be more driven after they get everything developed and they sit back and look. Some of these things they kind of figure out as they go along on the backside what might be the best look or finish? Does Lisa DeCarbo have any thoughts on that?

Lisa DeCarbo stated that she would kind of have to take a look at the site again too, with the site plan in mind. She does have another question on a couple of the things that came up from the departments. Transportation had recommended adding a sidewalk in front of units one through 16. Is that going to be something that Smith incorporates? Smith stated that it was. DeCarbo stated that she notice on some of those areas it seems like they are pretty tight. They don't really have room for street trees or anything like that.

Mike Smith stated that when they went through Design Review Board they had some discussions on where to run the sidewalks. At this point they could run the product, the sidewalks, right there incorporated into the driveways. One can see that they have the sidewalk right on the other side. It is kind of...sometimes one can overdo the sidewalks so it is still something that they are kind of looking at. As to the best way to do that Smith is not sure that they have had a final decision. But at any rate they definitely are going to have sidewalks through the whole community and make sure that it connects through. But they can do that. If one looks at the way it flows through right now, it kind of comes around the back.

Brad Townsend pointed out 1 through 16 and the front garages. Especially if the sidewalk is along this way in that location, the sidewalk there, sidewalk outside. This is the location of the proposed sidewalks and walking path along the outside. Mike Smith stated that there are several different ways one could run the sidewalk. It is really what is most aesthetically pleasing. Townsend stated that what they will probably end up doing is making the connection with the end of the stub of the street. They want to probably stay out of the buffers in those manners but maybe connect down here, down here in those locations.

Mike Smith stated that there is sidewalk running from the back to the front. Obviously in a lot of subdivisions one has the sidewalk on one side of the street, not necessarily on both sides.

Lisa DeCarbo stated that was one of her questions that she thinks Brad Townsend pointed out. The possibility of extending it along that stub road at 49 there would make for a full circuit around the entire....and she would think that would be a place that they would

want to consider adding a little bit. Mike Smith clarified that DeCarbo meant coming up into the property. DeCarbo stated from the sidewalk that comes around those units that front the retail. Smith stated that he follows her now. Brad Townsend stated those two can make the connection into the development. Mike Smith stated that he could do that. DeCarbo added that he basically would have a full circuit that comes around the exterior drives through that main interior around the back. Because then, those intermediate streets, really everything else is more of an alley than a primary road because nothing else is fronting it. Townsend and Smith stated that was correct. Smith stated that was a very good point.

DeCarbo stated that was one of the other questions and she had two since no one else has any others. When one looks at units say, 8 and 9, they are the ones on the western boundary at the back there. Their view is of the side of another unit and then one has along that main road there, several of them, 12 through 16 and 21 that don't seem to have the best potential view because they are looking at the sides of those units. DeCarbo wondered if that might be somewhere where Smith might want to consider a little more little more landscaping, what have you on the lot across the street.

Mike Smith stated that they could more heavily landscape that on that side area with street trees and such. That is something they can do if that is something...DeCarbo stated that was just a thought to her. Those would seem to be the harder units to sell, because one does not have the great view of looking into that internal courtyard or out on the street at the front of another unit. One does not have the same street experience. Smith stated that he sees what DeCarbo is saying about looking into the side. A lot of times when one is in these communities built, he does not just look at this. He tends to see the whole view or vision of the neighborhood. They try to make those sides as attractive as possible. They are all masonry and they try to actually put some detail into the windows and they carry the...if one has a brick detail or soldier around the front window, they try to carry them into the sides so that it is not just where one is concerned about the fronts. He wants to wrap the whole building. So, hopefully the idea is to architecturally, all three sides look nice. DeCarbo stated that she hopes that is true because some of those units like 13, 14, and 50 are kind of looking down the alleyway more than anything. So, she hopes it doesn't turn into an alleyway so to speak. Smith stated that one has to keep in mind that they will be selling these units on the high-end of the square footage in terms of what the market will support. So, they are going to have to be very nicely finished out to support the price point. DeCarbo stated that is what they want to hear here in Roswell, that's for sure.

Lisa DeCarbo thanked Mike Smith.

Sidney Dodd asked Mike Smith to share with the Planning Commission the price points that he anticipates marketing these town homes at and the square footage range from the smallest to the largest as well. Smith stated that the smaller product which is a rear entry product will run roughly, as he talked about earlier there are a minimum of 2400 with the garages. Those units will be 2400 to 2600 square feet. And that price point will be in the

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high \$200's probably \$279,000 to \$299,000 at today's current, where they are right now. The units that are front entry have a little more square footage. They will be from 2600 to 2800 square feet including the garage and they will be closer to the high \$200's and the low \$300's. That is where Smith anticipates being right now keeping in mind that this project still won't be...they are really looking at almost the summer, late spring-summer market. If they continue to see the market improve as they have over the last year-and-a-half hopefully they will see those numbers another \$25,000 up from that point. That is the goal and hopefully that is what happens.

Sidney Dodd thanked Mike Smith.

Cheryl Greenway asked if there were any other questions for the applicant. Hearing none she thanked Mike Smith and opened the public section of the meeting. She asked if there was anyone in the audience that would like to speak in favor of the applicant. If so, please come forward. For the record no one came forward. She asked if there was anyone who would like to speak in opposition to the applicant. Again, no one came forward. Cheryl Greenway thereby went ahead and closed the public session. She asked if there was any discussion or a motion from the Planning Commission.

Lisa DeCarbo stated that she thinks she has one other additional question for the applicant. One of the other things that came up in the comments was on-street parking and access for fire. Engineering suggested that there needed to be a second access point and the Roswell Fire Department comments were that they wanted to prohibit on-street parking. Is that something that the applicant would consider? Is that something that they can ask?

Mike Smith stated that the on-street parking is something that they take care of through the HOA documents and covenants. All of these units have two-car parking in the garage and they are both two-car parking in the driveways, so all of the driveways support two cars including the garages. In all of the communities that they do they have parking regulations and so forth. So, that is really a must not only for safety, it also is something that they do just to keep the neighborhood looking right. That way they don't have people abusing that and having extra cars even if their kids are coming back to visit. They want to keep the neighborhood nice and tidy, and obviously having cars parked in the street is not something that they want to see.

Lisa DeCarbo stated that the engineering comment that they might want to have a second access. Would that be an issue? Mike Smith stated that it would be. They can't do a second access. Obviously, one can do anything, but that is not something that they would like to do. No. 1, as far as access one has a good solid loop through this community. He has access to almost every unit with that loop. Having seen a situation with this few units where one needed two access points and Smith really does not see it on this one either. He is not sure he saw that comment. Is that something they were pondering or felt like was needed? Brad Townsend state that city engineer made that comment. Jackie Deibel stated that that comment came when the Design Review Board application went through.

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So all she did was pull the comments forward from when Smith went to DRB over because it is the same plan. Mike Smith stated that they have no intention to do that, nor do they feel like they need to do that. Brad Townsend stated that it was a suggestion and not a requirement. Lisa DeCarbo thanked Brad Townsend.

Cheryl Greenway called for a motion.

Motion

Joe Piontek made a motion that the Roswell Planning Commission approve with the three conditions RZ2013-02434, 2550 Holcomb Bridge Road. The change in conditions for land lots 783 and 784...with the conditions that the staff has recommended.

Lisa DeCarbo seconded the motion. Cheryl Greenway called the question. The motion passed unanimously, 5-0.

TEXT AMENDMENT

13-0355

**Text Amendment TA 13-0355, to amend Chapter 12 of the Zoning Ordinance regarding building material allowed as part of new development.
Presented by Bradford D. Townsend, planning and zoning director.**

Brad Townsend stated that this is a proposed text amendment to the Grove Way Ordinance dealing with what is prohibited material. It is now being amended to inappropriate material. The discussion has been related to the Lennar project in the removal of the Frazier Street Apartments. The concern that staff had was inappropriate material dealt with vinyl or vinyl clad windows. The Lennar representatives as a corporation have found that the materials used today related to window construction to meet the energy efficiency requirements in today's industry are using the vinyl clad and the vinyl as an appropriate product. This is probably where the industry is headed and the industry is taking the window construction business. When Roswell had an ordinance that specifically prohibited it, they can't allow them to build it that way. The vinyl product that was represented to the Historic Preservation Commission, the HPC felt that they could approve that style in that product. They did not see it as prohibited within the district so...a long story short, they are wordsmithing the words to be able to allow them to have the designed windows and the material of the windows that they are requesting. It takes a text amendment to do that.

Sidney Dodd asked Brad Townsend if it was not a matter of cost. Townsend stated it is all about money. Dodd stated that one has wood windows and then the more significant upgraded windows become aluminum clad and there are many dominant players in the market. But at the lower end obviously, are vinyl windows. Townsend stated that it was about the money and whether one feels it is an appropriate style and material to be used in the historic district. Townsend stated that he is not sure that he is qualified to make that distinction for anybody. Dodd asked if the Design Review Board...HPC still have the