

configuration. If it was previously approved then if there are changes it should be approved with the stipulation that....

Kevin Turner stated that he would be checking that during their CO. Since that was already submitted he will have to approve that regardless of whether the Board approves this tonight or not. That is where it is at right now.

John Carruth asked if the Board wanted to hear this as a final. Does someone want to make a motion?

Motion to hear as a final.

Tom Flowers made a motion that the Board hear DRB12-09 as a final tonight. Laura Hamling seconded the motion. The motion was approved unanimously. John Carruth stated that the Board would hear this as a final and asked for a motion.

Motion

Tom Flowers made a motion to approve as shown with the stipulation that the final site plan is adapted to the previously approved landscape plan or it comes back to the Design Review Board if it is not adaptive.

Laura Hamling seconded the motion. There being no further discussion, John Carruth called the questions.

The motion passed unanimously to approve DRB12-09

John Carruth acknowledged that Tom Flowers has a family obligation that he needs to attend to so he is leaving the meeting. But the Board is not going to be taking a formal action tonight so the Board can hear this with only three members.

DISCUSSION

Nesbit Ferry Attached Single Family Homes

John Carruth stated that this was part of the rezoning process that the Design Review Board is the first group that rezoning applicants see so that...the logic was that the Planning Commission and mayor and city council see it and approve it. They don't lock the Board into some kind of site plan that they have some significant issues with because it had occurred in the past. So the Board gets the first crack at it and all they are doing is making advisory comments. They don't take a vote. It is very similar to an initial application. In fact, if it requires DRB approval before they go to construction when they come back after they go to mayor and city council they come back as a final. They don't end up coming before the Design Review Board but twice if everything looks good.

Darrell Cook presented the application. He is with Watts and Browning Engineers. They have put together a land plan for this property. They have met with two of the councilwomen. They have also met with staff and tried to find the right zoning category for this and the right product for this. It is an in-fill piece of property. It is surrounded by the Devonshire subdivision that Pulte did back in the 1990s. It is an attached product. They initially wanted to look at this with some detached, small, what Cook would call cluster. In talking with staff and talking with council they are probably a couple of years off from getting the cottage zoning that this would probably work for. But there is no guarantee that that would happen so they have looked at what they could do with an attached product that would fit in one of the current zonings. This seemed to be satisfactory. They have basically a detached product that will be attached through some architectural and functional connection.

This project has some history. It was attempted to be rezoned several years ago, many years ago unsuccessfully. Cook does not know all of the history but he knows that there was some history. He knows they asked for a higher density. He knows they may not have addressed some of the existing trees that are on the property. There is a nice cluster of trees at the front of the property of specimen trees that they are attempting and Cook thinks they can completely save and not impact any of the critical root zones. What he will call the existing drip line critical root zones. So they have designed a plan that he thinks gives them total avoidance of that entire cluster of trees. One of the trees that was previously shown has since passed away. It was a dogwood tree. They have had an arborist go back out to the site to reassess their health and other than that one small, Cook believes it was a dogwood tree, they are healthy and they are in good shape. There was another large tree on the property, a specimen tree but it is considered dead and dying, disease hazardous. It has literally mushrooms and mold growing at the base of it. That is generally an indicator that it is going to pass in a reasonable amount of time.

Cook stated that they put that data together. They show the tree save area. They are surrounded by...the previous owner had some previous negotiations with the Devonshire. He was a part of that as well. He was the engineer for that site as well many years ago. They were able to get a 50-foot buffer around that property. So there is already a 50-foot undisturbed buffer zone around the property. It is on the Devonshire property but it still already a 50-foot buffer.

They have applied the appropriate landscape strips per the zoning category request. And they have shown all of the tree plantings. They are certainly open to some discussion of the different varieties of trees, but they have tried to work with what was generally approved or looked at before. The previously plan apparently did find some acceptability on some things. Maybe it was the density, Cook is not sure but they have used similar varieties from what they saw that seemed to be acceptable before, in the past.

There are 19 units, attached. There is a private drive and private roadway. They are looking at the top row up there as just an idea of what they believe they will have for an architectural look of the units. It is going to certainly be in keeping with all of the surrounding neighborhoods as far as the style. Cook considers this to be an upscale product from the Devonshire. They believe the price point will be higher than the Devonshire as well. They are confident of that so they do see this as a step up to that product. It will be a larger footprint as well than the current Devonshire product that surrounds it.

Darrell Cook stated that he was open for questions.

Laura Hamling stated that she has several questions. Is this going to be attached by a storage unit? Darrell Cook stated that he does not know exactly yet. The code talks about storage, it talks about breezeways, it talks about anything but a garage he thinks is what it said would be attached. It is an architectural element that they want to get right. So, they have their architects looking at that now. What would work well with rooflines with the façade, whether the attachment is more in the front or more in the back or more in the middle of the property. They are just not sure what that is going to be right now. But they are open to the Board's thoughts if they have any. They will certainly listen and take them back to their architects.

Laura Hamling asked if Cook was familiar with the Woodlands on SR 92 right over the line in Cherokee County. Cook stated that he knows the name but he can't tell her that he is familiar with them. Hamling stated that they have a very similar product there. That is a large development and the way they are connected is with the storage units.

Darrell Cook stated that he knows the Devonshire, those are storage units behind them. Those are storage units where he thinks they should...they are surrounded by these units and if one will look at the aerial footage, they can be seen and they are attached by storage units as well.

Laura Hamling asked what price point is this going to be. Cook stated that they would be the high-\$200s. Nice finishes inside brings it up obviously. The units in Devonshire at best are low-\$200s right now and probably even a little south of that.

Laura Hamling asked how large the lots are. Cook stated that they are approximately 50 feet, 48-foot wide lots that hold this product. They are looking at approximately 10 foot separation but attachment between them. So, a shed actually would probably work quite nice for that. A common shed that could be shared, but they will be on approximately 48-foot wide lots. It is a 38-foot wide product that they are looking at right now with +/- brick wrap around. So it is a pretty large footprint.

Monica Hagewood asked if Cook was saying between the two homes there would be 10 feet complete or 20 feet. Cook stated that there would be 10 feet complete from one and then the attachment would be a 10-foot shed or architectural element.

Monica Hagewood asked Kevin Turner if there is a zero lot line provision in the zoning over there. Turner clarified that she meant any zoning with a zero lot line as far as getting a variance. One could get a variance down to zero. Is that what Hagewood is referring to or the fact that they are connected? Hagewood stated that she was just thinking, brainstorming if they had a zero lot line that would lead to maybe a 10-foot side yard.

Darrell Cook stated that they went through and there was just nothing. As soon as they went detached they had to have 12,000 square foot lots. Monica Hagewood stated that he could still attach. Cook stated that he misunderstood. Hagewood stated that one would have a 10-foot side yard but it could have some attachment. It could have a small storage area. Cook clarified that one lot line would be against the side of a unit and the 10-foot storage area would be all one...

John Carruth stated that one owner would control the 10 feet rather than splitting it. Cook stated that they have talked about and he is trying to think if Devonshire did that or not. He should know but he just does not recall. As long as there is access for each homeowner to get around and access their property. So it is kind of...it makes a little entry and they were thinking of it more of almost like a common area, not fencing it off. So that any homeowner can get and not be blocked off from the side of their house. It is kind of interesting.

Laura Hamling asked if it was going to be considered a town house. Darrell Cook stated it is not condo. One literally will have a lot. He will have a lot because it is required under the zoning. It is absolutely required that they have a lot. He just calls it an attached single-family home because it is just that product essentially. These are built detached all over the place. Hamling agreed that they are but it just makes a difference to the way Realtors will sell it. Cook stated that was true and he is doing this actually more and more. He has seen this done in Forsyth County where similarly there are zonings that just don't fit. There are existing zonings where they have to basically want to do detached product but to go back through a rezoning or whatever, it makes sense to go ahead and attach it. He thinks that they are going to have a new paradigm or a new name for this product because they are seeing a lot of it right now.

Laura Hamling asked if Crabapple Walk was zero lot line. Is the difference the square footage of the home? Darrell Cook stated that he actually thought that there was zero lot line in the zoning. Maybe he is confusing it with another. He thought this allowed a zero...

Kevin Turner stated that if one were attaching to that side he would be. So if they had the home on the other side...but he couldn't do zero and then nothing on the other lot. The attachment would be zero but there would have to be two of them. Laura Hamling stated that Crabapple Walk is not. Turner stated that they may have gotten a variance too. He does not know if Roswell has a zero.

Monica Hagewood had to ask if there was not a way to do zoning for the cottage zoning, a variance for the cottage zoning at this point in that area. Laura Hamling asked if the city council has not approved that.

Darrell Cook stated that they said it was a year from just going through discussion right now and then probably it is another year. Kevin Turner may know differently but that is what Nancy and Becky Wynn, Jackie Deibel and Brad Townsend...they are all just going...there is nothing. It is just far away especially once it gets into public discussion. They have no idea when it when ultimately be done and it may not get done. The code says that one cannot vary lot sizes and there is no category other than what they have. There is no cottage and that is the whole idea of the cottage. To get one to that point.

Monica Hagewood stated that there are so many places, for example she is sure one has seen in Washington State, they have a whole new zoning out there and it is just for cottage.

Darrell Cook stated that it is a shame. There is a lot of in-fill still left here and one is going to see that or just some potential knock down stuff that would fit as an infill. So, it needs to happen. It probably should have happened a long time ago but here we are. Unfortunately one cannot just sit on another two years hoping and then there is no guarantee that it will even happen.

Laura Hamling asked Darrell Cook if he has looked into how this product sells. Cook stated that there are several builders that do this. The Ashtons, the Lanars, Ryland even builds a product. Hamling asked about Pulte. Cook stated that they did next door. He does not do anything for Pulte so he does not really know. He does not follow their work anymore. 15 years ago maybe but in any case it is a nice product, it looks good, it is a quality product. Ashton builds a good product, Ryland builds a great product, Lanar of course coming to town build a really nice product. It must be selling because they are looking at it in three different tracts in south Forsyth County right now. So there has got to be a market for it.

Monica Hagewood asked how many bedrooms do they typically have. Darrell Cook stated that he thinks those are minimum three bedroom units some four with a bonus room. They have a two-car garage. The driveways are deep enough that one could park more. There is room for four off-street parking spaces. No problem with that.

John Carruth stated that when he looks at Cook's plan he likes the idea that he is saving the...he has the large tree save area. That is a real plus. Carruth would suggest with and he is not going to put words in Tom Flowers' mouth who is not here...just the placement on the trees on the site is very all one type. The perimeter trees, there needs to be more variation. One does not want the same tree in front of every house. He wants more variety there.

Darrell Cook stated that he was open to that. He was just a dumb-old engineer so he is open to hearing...Carruth stated that he is just a dumb-old architect so he relies on Tom Flowers who is not here now. Cook stated that he would love to get Flowers' comments and honestly if he has comments and can forward them to Cook he would love to hear that. They are certainly open and are not married to the landscape plan by any stretch. They are trying to meet that requirement, density, trees, screenings, that type of thing.

John Carruth stated that hopefully the Planning Commission and the Council will read the record of what the Board said here tonight and be a little more open to a little more variety in the landscape plan.

Darrell Cook stated that truly if Tom Flowers wants to send him a comment or let him know what might be more preferred they could take a look at that in the meantime.

John Carruth asked Kevin Turner to send Flowers the landscape plan and ask him if he has any comments. Turner stated that he could do that. The landscaping plan will be approved when they come back as the final. Carruth stated that it would be great if they brought something that reflected the Board's thinking. They are always open to meeting down with staff down below, up to three of them. They could meet with Cook and give him comments but he thinks Flowers could take this and just mark it up. Cook stated that he could change it that quick too. Carruth stated that it might be even a better presented plan when Cook takes it to the next step. Darrell Cook stated that he appreciates those thoughts. Carruth stated that the Board ought to ask Flowers if he has any comments on and share them with Cook.

Laura Hamling asked how the back yard is going to be. Is it going to have a patio? Darrell Cook stated that they anticipate that these will have an 8x12, 10x10 patio on these. There will be some yard that probably be allowed to maybe even fence in a small portion of it. But they don't foresee them going another 60 feet back or anything back. Especially since some of that is into his tree preserve area.

John Carruth stated that the implication of the way Cook has drawn the attaching element it almost makes a straight façade. It would need a little relief. Cook stated that is naturally going to happen. He does not know what unit is going where but when one starts mixing units he can't just have that attachment in the

same spot because architecturally each one of these buildings are different. Roof lines are different so that is why they are noodling so hard on it architecturally to make that happen. Because they are going to have to dictate where that goes based on unit A versus unit B or front or façade so it is going to be quite a matrix to make that work. They are not going to get that front look. Cook doubts that at all.

Monica Hagewood stated that is the exact comment she was going to make. It looks so straight. Cook stated that of course those are just blocks. That is not the actual footprint of the units. There will be some change of façade. The garages will step back a little back. So one will start getting that feel versus the box that he has shown the Board.

John Carruth asked if there were any other comments for Cook. Hearing none he wished Cook good luck and stated that the Board would see him back here in a few months.

Cook asked that the Board forward any comments, any thoughts. He would like to address them today versus later. He thanked the Board.

ADJOURN:

The meeting adjourned at 8:36 p.m.

John Carruth, Chairman

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