

Tom Flowers asked if the applicant does. John Carruth asked Joe Simpson if he had a sense as to what the Board wants. Or do they need to summarize it?

Tom Flowers stated that the Board would love for Simpson to work with the community and explore design alternatives that are the best alternative for everyone that can agree too and present to the Board for final approval.

Simpson asked if the neighborhood has regular meetings.

John Carruth stated that the Board often meets between meetings. The applicant can meet with up to three members of this Board. Kevin Turner can organize that meeting. Simpson can bring alternatives that he has heard the Board members ask for tonight. They can invite, there is no limit on how many neighbors they can invite to that meeting. They can't have a meeting with more than three of the Board members without going through a lot of legal mumbo jumbo. So, it can be done within the amount of time frame that Simpson would need to get it back on the next month's agenda.

Joe Simpson stated that he absolutely would be willing to do that. That would be Carruth's suggestion. Simpson needs to start setting that up with Turner and he will see what he can set up with the Board. Carruth stated that he does not know what the mechanism for the neighbors is to communicate with Turner. Simpson may want to express a willingness to him after this meeting tonight. And give him names, phone numbers, emails so that he can communicate better with them.

John Carruth stated that he thinks that is where they are. He asked Joe Simpson if he had any further questions for the Board in terms of direction. Simpson stated that he did not think so.

Laura Hamling stated that she heard someone say that they are representing the homeowners' association here tonight. Is that correct? Is there a homeowners' association?

REZONING
RZ11-17, CV11-07, CU11-09
CROSSVILLE VETERINARY HOSPITAL
40 E. Crossville Road

John Carruth stated that the Board's purpose as a Design Review Board in this process is to offer commentary at the beginning of the rezoning application process so that their comments can be taken into consideration by both the Planning Commission as well as the mayor and city council. The Board is not going to take a formal action on it tonight.

Rosa Denning stated that she is the one that is putting up the piece of property to be rezoned. So as well as the rezoning, because it is a building that currently exists there are some variance requests as well. She does not know if the Board has those.

John Carruth asked Denning to kind of outline what it is she is proposing to do and what the variance requests are.

Rosa Denning stated that she is proposing to use a property that is currently a residence along SR 92 and have it become a veterinary clinic. She would be keeping the existing building, creating a parking area behind the building and adding some landscape elements to go along with the SR 92 corridor, the Parkway Village overlay. Because it is a veterinary clinic in the Office-Professional rezoning it is a conditional use.

John Carruth asked the Board members if they had any questions or comments on what is being proposed so far. Carruth stated that they were just advising. This will go to the neighborhood meeting as well as the Planning Commission and mayor and city council as part of the rezoning process. When they get all of those approvals, if they get all of those approvals, it will come back to the Design Review Board one more time as a final. So this really is the Board's initial but they are only as a part of rezoning they are only required to submit site plans, so they don't see elevations necessarily. The Board has the site plans in their packets.

Monica Hagewood asked the applicant to confirm the adjacent use to the north and to the south. Rosa Denning stated that on the north side of the property, which if one is standing on the property is to the right is Slope's Barbeque. Hagewood clarified that they are immediately adjacent to that. Denning stated that was correct. Right now there are trees and there almost looks like there was another lot in between them but it does abut that property. They just don't use part of their property.

To the south is a house that is being rented right now. It is still residential.

Tom Flowers asked if what the Board is being presented is that what the intention to move ahead with. It is a renovation to the building, add some parking in the back and some landscape buffering on the left and the right? Denning stated that was correct. Flowers asked if that was the full intention. What he means by that is sometimes the Board conceptualizes some things and then when they go down to it and the financial objectives come into play they don't do it at all.

Denning stated that she has not had it bid out yet, but this is what she would like to do. Flowers stated that conceptually it is a nice direction for the property. He does not want to be advising on something that looks great and then it comes

back halfway. So he was just wondering what phase they were in. Whether they are in design development or mid center. Denning stated that she has a friend who will bid on creating the driveway so she was able to make the driveway a little longer without having the financial constraints on that.

Flowers asked Denning if she has talked to the adjacent property owners about it as well. Denning stated that Bill has for her and he is one of the adjacent property owners as far as having...Flowers asked if there was any objection? Denning stated that there were some worries about sound but she does not want any outside kennels so she does not see that as being a problem. Flowers asked if there are planned renovations to the structure itself. Denning stated that the structure itself, on the roof she will probably go with a metal roof versus an asphalt. That is part of the Parkway Village overlay. Slopes has a green metal roof. Flowers clarified that she was not going to expand the footprint of the existing structure. Denning stated that she was not. Flowers clarified that there will not be outside kennels or any holding out there. Denning stated that there would not be.

Flowers stated that from his perspective, Denning has addressed the concerns here.

Bill Colbrenner, 175 Sherwood Pass stated that he is a property owner that is on the other side of Slopes Barbecue and they have a common bond where their children go to school, so Denning had asked him to help. He has had some construction and development history with the city of Roswell so he offered to help out with this project.

To answer Flowers' direct question of if they had talked to some of the neighbors. They have gone and approached the representative, the unofficial representative of the office condominiums who had stressed to him the importance of making it not sound like a kennel. He assured them that it was not a kennel. It is actually a veterinarian clinic and that they are not going to have outdoor dog runs or dog storage. That was a good sigh of relieve. Colbrenner stated that he has also talked to another architect who is in the same condominium association. They have gained their support. He personally went to the buildings that back up to the western edge and those condominiums are owned by a non-residing owner and they have talked to the tenants that were there and he expressed what they are trying to do and what they are going to do. They really couldn't see any problems with it. There is a nice natural thicket, at least 15-20 feet of brush and it is hard to see anything back there. He did approach the proprietor of Slope's Barbecue and left several messages. They kind of hit and miss each other as to what they are trying to do and to accommodate. They did pace off a distance between the two front doors and it is a great distance, well over 200 feet.

One of the things that is intriguing about this property is it has some beautiful specimen trees. Bill Colbrenner stated that his old school of thought as a

developer of 20 years was cut them down, they will plant them and then they will grow and his grandkids will get to see a big tree one day being very cognizant into the environments and to as one has heard before, living in Roswell and working in Roswell. Colbrenner stated that he and Rosa Denning kind of came up with what they can do to work the driveway in and ask for some variances to preserve the integrity of the trees, preserve the integrity of the lot to keep it where it is. The plan that they put forth actually has done an excellent job working with Peter Frawley to ensure the integrity of the trees and by switching up some of the materials from a pervious to none pervious solution to try to get to the ground water to protect those trees.

Currently on the property there are no distinguishing factors whatsoever with a natural buffer. Part of the proposal that they are putting forth to the DRB in the rezoning process is to go ahead and enhance that. Take some of the natural plantings and the native shrubs and try to re-introduce them into the project in addition to the existing trees.

One will also note on the plans that there is an existing asphalt driveway that is in the buffer. That is going to be abandoned and not used. Colbrenner and Denner personally feel that they are taking a piece of property, which as it sits all unto itself is a wonderful piece of property with an existing structure. They are trying to go through and make as little as possible of design changes. They will introduce the parking to the rear, preserve the integrity of the trees, put forth a good business in that area.

Tom Flowers stated that his only concern is in between the permeable pavers, the water quality management, the buffer zones. He sees that there is a very ambitious plan and he applauds Colbrenner on moving toward such a plan that preserves the trees. He suggested that Colbrenner might want to meet with the city arborist to make sure that he is not getting into the critical root zone and hurting these trees and removing impermeable surfaces. Flowers stated that his only concern not to second guess how deep the pockets are would be that it reaches the financial objectives as well. Otherwise the Board is going to see revisions and they are not going to be conceptually near this.

Bill Colbrenner stated that he does appreciate that. One of the things that he personally spoke to his landscape architect was about the possibilities of it. He felt fairly confident that it can be done. Again, it is just a matter of how much and where to house the materials, whether it is a gravel. In speaking to the city of Roswell the representatives in particular downstairs stated that they need to have a non-dusting pervious surface. Colbrenner suggested the possible pea gravel and that was an alternative that seemed to be feasible at the time as long as it is the non-dusting. So there are a lot of other ways around that. They just recently completed a pervious asphalt project up at High Meadows School. Again it was very costly to do it but there are other ways or other alternatives that they would

like to go forward with assuming that from the design standpoint this is something that is considered plausible.

Tom Flowers stated that the conceptual thinking on it...but when it gets to the final they are going to want to know what those material selections are and the intention and plants. They are going to see engineering and the landscape architect's work on this right there very ambitious. He applauded Colbrenner for it.

John Carruth asked if there were any further comments or questions from the Board. He thinks it is a pretty good looking plan, too. The Board has seen a lot of these house parcels along Crossville come to them and this is probably one of the better developed ones at this stage of the game. Carruth thinks it is a good plan.

Rosa Denning thanked the Board and stated that she would pass it along to Valerie.

John Carruth wished them good luck with the process. This is the first step. Colbrenner and Denning thanked the Board.

APPROVAL OF MINUTES:

Tom Flowers made a motion to approve the minutes of the December 6, 2011 meeting of the Design Review Board as written. Sonya Tablada seconded the motion. There was no further discussion. The minutes were approved unanimously.

ADJOURN:

The meeting adjourned at 7:59 p.m.

John Carruth, Chairman

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