

Bryan Harris stated as an engineer that anytime they can avoid walls...one brings liability in with walls, one starts questioning structural integrity of the materials.

Tom Flowers stated that they keep them under three feet. It is two that are just decorative, enough to handle this steep area and bring it into compliance with the overlay. That is the issue right there.

Bryan Harris stated that he thinks they could probably manage a small wall like Flowers is talking about and get that slope down to a 4:1 and it is not a tall wall. He is absolutely right. Frankly, Harris is not sure that they need to meet on site unless Flowers insists that they do it. Flowers stated that he could read his contours.

John Carruth stated that the way the motion has been written, the applicant would submit a revised plan to Kevin Turner. He probably is just going to email it to a couple of Board members and if they agree that it meets the intent of their motion. Then the applicant will have clear sailing. He will not have to come back.

Bryan Harris stated that he did not have any problem with that.

Sonya Tablada stated that there was a motion on the floor. John Carruth seconded the motion. Tablada called the question.

The motion was approved unanimously. 4-0.

## **REZONING REVIEW**

**13-0124**

**CU-201300576, CV-201300577**

**ILM ACADEMY/Hammad Sophie**

**1200 Grimes Bridge Road**

**Land Lot: 487**

Sonya Tablada stated that this was just basically to present to the Design Review Board and receive comments.

Hammad Sophie stated that he was the treasurer on the board for ILM Academy. They recently purchased the property on 1200 Grimes Bridge Road, the old post office. The application they have submitted is for a conditional use as well as a concurrent variance. The back side of the property is zoned O-P, about 25 percent of the property is zoned O-P. The rest of it is C-3. The applicant would like to put a playground/park area for the children in the school in the O-P portion of the property. That is what they have submitted the conditional use for. The other part of the application is a concurrent variance, which is related to covering part of the loading dock of the property which is in the rear of the property because it poses a security as well as a safety hazard for the children. It is possible to be able to extend that onto the concrete pad.

John Carruth stated that he wanted to compliment Hammad Sophie for bringing something that is going to take a vacant building that has been just sitting there for years and doing something that potentially is going to look really nice in the back. Carruth stated that he works down the street on Colonial Park Drive and he thinks this will be great.

On one concern and Carruth thinks it may be more of a question, is the applicant planning some sort of fence around that to protect the kids from getting out into the road? Hammad Sophie stated that part of the plan was to fence the entire property. Carruth asked what type of fence does Sophie think he would be using. Sophie stated that they have not figured out the details yet and he thinks they had some discussions with city staff about what some of the requirements were. He thinks that the architect at this point is still creating the plans and stuff as far as getting ready to submit to the city.

John Carruth stated that he thinks along the street front the Design Review Board would want to see something that has a little more architectural character to it. He thinks as one gets around and goes, the back edges are really just looking for safety and a black vinyl chain-link or something like that would probably be appropriate. But when he gets out on the Colonial Park sidewalk side, they will probably want to see something a little nicer.

Sophie clarified that the front of the property was Grimes Bridge Road or Colonial Park? John Carruth stated that he is really focusing on the playground area, which runs down along Colonial Park Drive. Some kind of an aluminum picketed fence maybe with some brick posts or things introduced into it would probably look good along there and it would give one the safety also that the applicant would need to have for the children. Sophie stated that was something that he can look at. Of course his constraints are going to be budget driven since they are, again a non-profit school, donation funded. Carruth stated that Sophie could be creative and come up with a proposal. He is just suggesting that it doesn't need to be just a chain link fence on that frontage. But otherwise, personally Carruth stated that he is glad something is happening with this property and this is good.

Hammad Sophie stated that he has his project manager with his as well as the landscape architect. They had submitted some kind of a conception he thinks the Board should have that in their packets. If there are any further questions that the Board has for any of these folks, they can come up as well.

Sonya Tablada stated that she agrees with John Carruth. It is another one of those eyesores in Roswell that it will be nice to see something happen like this. She asked if there any further comments from the Board.

Tom Flowers stated that she agreed with the comments. Laura Hamling stated that she agreed. It is amazing, this is going to look wonderful.



Michael Kidd stated that he was the landscape architect and his question is basically, when they come back for final presentation to the Design Review Board with the actual...

Tom Flowers stated that actually he will be coming for an initial. John Carruth stated that this is considered the initial in the conditional use process. Carruth asked Kevin Turner if that was correct.

Kevin Turner stated that depending on the stipulations with council as far as what all changed, he would think that this one could come back as a Final. It is usually the intent but it doesn't always work out.

Michael Kidd stated that his question is basically what sort of graphic materials is the Board going to need for this type of....Kevin Turner stated compliance docs. Just working drawings that define and as far as material selection such as the fence, knee-high wall, what is going to be the color of the iron along there, plant list, plant schedule, if there is any cloth or fabric or things that are going to be seen.

John Carruth stated that he would suggest looking at the front of the property along Grimes Bridge Road. It is really bare right now. The post office didn't do a whole lot with it and whatever was there hasn't been maintained for a number of years. It needs a few street trees and things of that sort just to kind of give it a better look.

Michael Kidd clarified that the Design Review Board is going to want to see a plan for the whole property in terms of the actual site plan. John Carruth stated that when it comes back the Board is going to need to see the whole thing. This was just to get an idea of what the applicant wanted to accomplish. This is the part that is part of the variance. But when it comes back, it will be coming back with...Tom Flowers interjected a site plan and description of any vertical elements. That's it.

John Carruth stated that when it comes back, if the applicant is enclosing the back of the loading dock, the Board is going to need to see architectural elevations and if he makes any other changes to the building, adding windows or things like that. The Board will need to see those drawings, too when it comes back.

The applicant stated that they did submit the site plan as part of the conditional use.

Tom Flowers stated that the Design Review Board's function is more to comment on the design and the direction than it is to stipulate. He believes that what will happen is this narrative will be given on downstream and the Board's comments will be shared as part of the consideration. But their goal is not to deal with ... to deal with the design and the aesthetics of the site.

Hammad Sophie stated that they pretty much want to preserve it the way it is. Not make too many exterior changes. They did get a minor design approval for doors, exit doors from the classroom which again was for safety and for fire marshal reasons as well as

adding some windows to bring some natural light inside the building. Tom Flowers stated that should be easy to communicate.

John Carruth stated that if staff has given that as a minor that is fine. He was just in general giving the applicant what the Design Review Board generally sees. Kevin Turner is the guy who will interpret that.

Hammad Sophie asked if there was going to be any general guidelines they need to follow. He was listening to what happened with PNC Bank and some of these other folks. Is there like a general look and feel or the way that the building is, is okay?

John Carruth stated that the building is attractive of its era. The Board would not be looking for the applicant to do anything really drastic to the building.

Tom Flowers stated that if Sophie is introducing additional land use purposes, play grounds, then think environmentally responsive. See what is up and down the trees down the street already and think of the street trees that mirror and continue that. If there is deferred maintenance on the front of the lot on the Grimes Bridge Road and the applicant is trying to take care of a negative impact view. Get street trees and that is probably the most cost effective way to address it without doing a comprehensive landscape plan of the entire site right there.

John Carruth stated that in reality there is not a lot of places he can plant stuff so he is not going to be having to landscape the world there.

Sonya Tablada asked if there were any further questions. There were none.

## **APPROVAL OF MINUTES**

Sonya Tablada stated that since she was not hear last time, she cannot vote on the minutes, so then they don't have a quorum to really vote on the minutes. Can they defer that until the next meeting? Kevin Turner stated that would be fine.

## **ADJOURN**

The meeting adjourned at 7:55 p.m.

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**Sonya Tablada**, chairman  
**Roswell Design Review Board**