

**MINUTES OF THE  
ROSWELL DESIGN REVIEW BOARD  
May 4, 2010  
6:30 p.m.**

**Members Present:** Kevin Caldwell, John Carruth, Neal Gasaway, Robin Millard, Roberto Paredes and Dr. Irwin Reps

**Staff Present:** Kevin Turner and Kristie Yarger

Chairman John Carruth called the May 4, 2010 meeting of the Roswell Design Review Board to order at 6:30 p.m. Tonight there are four items on the agenda. One is a final, so if one is presenting a final he does not have to go back through the entire project. He should just hit the points that the Board asked him to look at from the initial. The two initial applications will be considered and if they merit the Board will consider taking them as a final, but it is not necessary that they do that. There is also a rezoning application that the Board will provide commentary on.

Carruth asked that when he calls an item that the applicant introduce himself and state who he is with.

**FINAL APPLICATION  
10-0131  
DRB10-10  
CHASE BANK  
250 Rucker Road**

Andrea Cardeau with Interplan represented Chase Bank. In response to what the chairman just said they are going to be covering the comments that were made at the April 15, 2010 Initial DRB review meeting. They have put those comments in written form and have also provided some written responses along with their presentation.

Cardeau stated that the comments that the Board issued during the last hearing which was on April 15, 2010 included:

1. Vary the plant material.
2. Hedge Material. The Board requested that they break up the plants. There were too many of the same type of plant proposed for too long of a linear distance.
3. Over-story trees too close to one another.
4. Consider shrubs at the base of the wall.
5. Consider proposing an awning over the front door that is grey in color to match the roof.

6. Two different colors of blue are proposed. Consider using one shade of blue.
7. Consider blue banding around the entire building on all four elevations.
8. Consider removing the snow guards from the roof.
9. Consider removing bushes adjacent to the ATM drive-up for security and visibility purposes.
10. Consider railing along top of the retaining wall along Crabapple Road.

Cardeau stated that she would now go back and address each comment individually. First, of all vary the plant material. As was discussed at the on-site meeting on April 21, 2010 they have made changes to the plant material selections and layout to provide more diversity. They have included a revised L1 landscape sheet as part of the presentation. One can see the areas that they have revised, changed and upgraded per that meeting,

It was requested on the hedge material that they break up the plants. They have done that as a result of the April 21, 2010 on-site meeting.

Overstory trees were too close to one another. The trees have been adjusted accordingly as a result of the on-site meeting.

The shrub line has been relocated to the bottom of the wall as was recommended.

Concerning the awning, Cardeau would like to have the Board consider the fact that first of all the front door is not centered in this elevation. There is actually only seven feet from the top of the door to the tower eave. And to discourage loitering in front of the bank building they did not include the awning.

The building wall sign is presented for display purposes. The building wall sign is four feet in height so they only have what is left from the seven of three feet spacing there so they have shown the Board that the wall sign on the elevation, which was not present in the last hearing might help to illustrate that there really is not this big expanse of EIFS wall as may have been perceived in the last presentation.

The Board requested that the applicant use one shade of blue and they have accomplished that. The drive-thru blue banding has been changed to match the blue banding that is proposed for the building.

The Board requested that the applicant continue the blue banding around the entire building on all four elevations. After careful consideration, the applicant felt that the addition of a blue band around the entire building would too much of a deviation from Chase's prototypical design and therefore the band was not added. Actually, the band is existing it is just not blue. The applicant respectfully requests relief from the board members for this recommendation.

John Carruth stated that he thinks the point that he made last time was that they ought to have the blue on all sides of the drive-in canopy, not the whole building. He thinks the applicant has done that. Cardeau stated that was wonderful and apologized for misinterpreting Carruth's comment.

Consider removing the snow guards from the roof. Cardeau stated that they have removed the snow guards from the entrance tower roof as the Board recommended.

The Board requested that the applicant consider removing bushes that were adjacent to the ATM drive-up lanes for security and visibility purposes. Once again as was discussed in the on-site meeting on April 21, 2010 the area around the ATM drive-up lane has been redesigned with shrubbery. The bushes have been removed and trees have been installed instead.

Consider railing along the top of the retaining wall along Crabapple Road. The wall plan and city approval letter, which was obtained from the developer's engineer does show a railing will be provided as recommended. A hard copy of the letter is attached to the hand out that the applicant has provided to the Board. There is also a detail on the screen for the Board to see.

They had some landscape comments, the plant material, the hedge, the over-story trees, the shrubs and also the ATM visibility issue and all of those comments have been addressed. The plans have been revised as the Board has recommended. There were four architectural comments. The awning, the blue, the blue banding, the snow guards and they were able to make those architectural elevation change, three of the four as the Board has recommended.

The one site related issue was with regards to the railing, which based on the documentation that was just provided that is also going to be taken care of as well.

In conclusion, the applicant has amended the plans as recommended by this Board. Their approval will provide economic growth to the city of Roswell and employ approximately 40 residents once the branch is open for business. Therefore, the applicant requests final DRB approval of this application which will allow the applicant to meet the existing construction schedule and ensure that that branch opens for business before the end of this year.

This concludes Cardeau's presentation and she opened the floor to the Board members should they have any questions or comments.

John Carruth thanked Cardeau for a very thorough presentation.

Kevin Caldwell asked Cardeau if she was soliciting more work or a board appointment in the city. They are looking for some other folks. This was an absolutely great presentation. There are a lot of other people who should model their presentations after that. Cardeau stated that she appreciates that very much. This is only her fourth one so she appreciates that. Caldwell stated that oftentimes the Board goes through a lot of trouble to ask the applicants to come in here and do the things. The Board members take their time to volunteer to the city and they have people that don't address what they ask them to address. He stated as a part of the public record that these guys met for about an hour or an hour and a half out on site. They did everything the Board asked them to do and as a point moving forward, if the applicant is going to do more work in the city, which the Board wants them to do; they can actually provide this kind of input prior to their full application. Having said that, anybody in the city that has a development that they want to do that they really want to entertain the Board in the initial application process that might actually win over an approval for a final at that same date. If they will do what Cardeau just did up front, they will have a better chance of making, cutting 45 days off. He would say with someone like Cardeau she might be successful in doing that in the future. She did a great job and they did everything the Board asked for in the landscaping. Caldwell appreciates her taking the time to do that.

Cardeau stated that she greatly appreciates those words.

Hearing no further comments from the Board, John Carruth called for a Motion.

Neal Gasaway stated that first he wanted to apologize about not having a quorum. He has been on the Board about 11 years and that has only happened one other time. He is sorry that the applicant was subjected to that.

### **Motion**

Neal Gasaway made a motion to consider the application as submitted with the condition that staff comments be adhered to. Dr. Reps and Robin Millard seconded the motion simultaneously. The motion passed unanimously.

### **INITIAL APPLICATION**

**10-0226**

**DRB10-13**

**THE ATLANTA ACADEMY MODIFICATIONS**

**2000 Holcomb Woods Parkway**

**Suite 36**

Bud Griffin with CGLS Architects presented the application for the Atlanta Academy. They have been working with the Atlanta Academy at 2000 Holcomb Woods Parkway. They have been working with them to do some improvements to the building and the site.