

**Design Review Board  
Minutes of Meeting**

**February 7, 2007  
9:00 A.M.**

Present: Jim Goldsmith, Bob Turgeon, Joann Baierlein, Tim Hart,  
Cheryl McGuire, Joanne Baierlein, Tim Berres  
Excused: Paddy Mudd  
Town Staff: Carol Rollins and Gayle Curry

The meeting was called to order at 9:00 a.m. by Cheryl McGuire, chair.

Everyone stood and said the Pledge of Allegiance.

**Zekiah Home Loanz, 320 Charles Street**

The Central Business District Community Design Guidelines apply to this project.

The applicant has submitted a design review application; sign permit application with sign specifications, site plan and a photograph of the building for your review and approval.

The applicant has 10 linear feet of frontage on Charles Street, and is allowed a maximum of 10 sq. ft. of attached signage.

The signage as proposed at 7 sq. ft. (6' by 1'2") is Code compliant.

The proposed colors of the signage will match the adjacent tenant, El Dorado Tex-Mex Restaurant.

No master sign plan is required for this building (less than 25,000 sq. ft. of floor space, and only 2 tenants).

Tom Potter, 9960 Lomax Road, Faulkner, Maryland was present at this meeting.

Mrs. McGuire asked if anyone had any questions/suggestions regarding Zekiah Home Loanz?

Mr. Turgeon suggested whether or not he would consider styling the sign the same type as the new restaurant, El Dorado.

Mr. Turgeon made a motion to approve the sign as presented with a suggestion to try and match the El Dorado sign as close as possible, with a black border.

Mr. Goldsmith seconded the motion. All were in favor, the Board approved.

### **Popeye's Chicken and Biscuits, 6591 Crain Highway**

The Commercial Highway District Community Design Guidelines apply to this project.

The applicant submitted a design review application, written response to the guidelines, building elevations, preliminary site plan, two sign permits applications, signage details, and photographs of the existing site for your review and approval at the January 3, 2007 meeting. This submittal includes a finalized site plan as approved for special exception by the Board of Appeals Case No. CY 06-4.

The landscape plan has been submitted to the Beautification Commission for review and comment.

The proposed front building elevation shows one 31.17 sq. ft. attached sign. With 36 linear feet of frontage, a maximum of 36 sq. ft. is allowed. The proposed monument sign is 45.83 sq. ft. at 6'2" in height. Maximum allowed is 70 sq. ft. at 20' height. The proposed signage is Code compliant.

Board member Joanne Baierlein recused herself from this portion of the meeting.

John Parlett, CMI General Contractors was present for this meeting, representing Popeye's.

Mr. Parlett stated in response to the previous meeting that Popeye's has agreed to change the enclosures of the site sign, menu board and directional signage to green. In addition they will be changing the storefront color to green. The green shall match the hunter green on the canopies as well as the proposed shutters and light fixtures.

The menu board shall be mounted on a brick base, to match the accent brick. The parapet frieze has been detailed, and an additional 1x board has been added to increase the depth of the structure. The scuppers, downspouts, hollow metal personnel doors, electric service, and ladder will all be painted to match the brick.

Mr. Parlett also stated that the Board has documentation and a letter from Corporate Headquarters and the United States Patent and Trademark Office regarding their trademark is Federally Registered.

Mr. Goldsmith made a motion to approve the signs to be green and the window frame and doors to be bronze as desired by the applicant. Mr. Hart seconded the motion, all were in favor. Motion approved.

Mr. Goldsmith made a motion to approve the detached and attached signs as presented by the applicant with the Trademark colors, red, green and yellow. Mr. Berres seconded the motion, all were in favor. Motion approved.

Mrs. McGuire stated that she will notify the Planning Commission that they were done.

**Southern Maryland Trade Center, La Plata Commerce Center, Building 2, High Road School, Catalpa Drive**

The Commercial Highway Community Design Guidelines apply to this project.

In October, the applicant submitted a design review application, written response to the guidelines, preliminary site plan and building elevations for your review and comment.

A revised site plan is attached for your review and approval. Town staff has verified that parking is Code compliant.

The applicant will provide samples of the proposed building materials, and photographs of the adjacent building at the meeting.

A master sign plan will be required for this building if there are 3 or more tenants. No signage is proposed at this time.

Jacob Weaver, Architect and Christine Youmans, Lorenzi, Dodds & Gunnill were present at this meeting for the applicant.

Mrs. Rollins pointed out that they have moved the building back from Route 301.

Mr. Weaver presented photos of the surrounding area to the Board.

Mr. Goldsmith made a motion to approve the building and site plan for the La Plata Commerce Center for the High Road School on Catalpa Drive as presented. Mr. Hart seconded the motion, all were in favor. Motion approved by the Board.

### **Facchina Office Building, 113 Howard Street**

The Central Business District Community Design Guidelines apply to this project.

This project was presented to you on July 5<sup>th</sup> and July 19<sup>th</sup>, 2006. The applicant has submitted a revised site plan showing proposed parking areas, revised building elevations, internal sidewalk network and connections to St. Mary's Avenue sidewalk.

The site plan appears to be code compliant.

The landscape plan has been provided to the Beautification Commission for review and comment.

Signage for the project needs to be addressed at a future date. A master sign plan will be required if there are three or more tenants in the building.

The applicant will present building material samples at the meeting.

Charles McPherson, Facchina Construction, Phil Mueller, Facchina Construction, and Manoj Dalaya, KGB Architect were present for this meeting.

Mr. McPherson stated that they have lowered the roof line, shingle metal roof to match the Gore Bolton building.

Mrs. McGuire stated that the only thing they are missing from the package is the lighting, and samples of the brick that will be used.

Mr. McPherson stated that they will bring them back if that's what the Board wants. They will do whatever the Board wants.

Mr. Berres made a motion to approve the building and site plan as presented. Mr. Goldsmith seconded the motion, all were in favor. Motion approved by the Board.

### **Texas Roadhouse, 103 Drury Drive**

The Commercial Highway District Community Design Guidelines apply to this project.

The applicant has submitted a design review application, written response to the guidelines, building elevations and preliminary site plan for your review and comment.

The landscape plan has been submitted to the Beautification Commission for review and comment.

Jeff Ziccardi, Texas Roadhouse, Delaware, Stephen Urso, Manager Bennigans, resides in Agricopia, La Plata, Maryland, David O'Barr, Andrea Cardo, Interplan, LLC.

Andrea Cardo addressed their written responses to the Commercial Highway District Community Design Guidelines.

Mrs. McGuire had concerns regarding the orientation of the building entrance not facing Drury Drive.

The Board agreed that they should come back and address these issues:

1. Address benches on the site plan
2. Address Master Directory sign
3. Come back with other choices/options
4. Bring examples/photos of other surrounding buildings as well as other Texas Roadhouse restaurants for the Board to see
5. Add pavers/stamped concrete along driveway
6. Compliment the bank and surrounding area
7. On Right elevation, extend roofline all the way to the end of elevation
8. Come back with the proposed sign over front door
9. Address "uplights" on top roof
10. Address primary entrances
11. Address splitting windows

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Mr. Berres made a motion to adjourn the meeting. Mr. Goldsmith seconded the motion. All were in favor.

Meeting adjourned at 10:55 a.m.

Respectfully submitted by:

*B. Gayle Curry*  
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