

**Design Review Board
Minutes of Meeting**

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

Present: Bob Turgeon, Judy Hamilton, Tim Hart, Cheryl McGuire, Joanne Baierlein, Paddy Mudd
Absent: Tim Berres, Jim Goldsmith
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.

Charles County Courthouse Expansion, 200 Charles Street

Courtesy presentation

The design guidelines do not apply to this project because the property is zoned P-L (Public Lands)

The architect has submitted building elevations and site plans for the Boards information.

Ron Litten of Litten Architects was present on behalf of the Charles County Courthouse.

The new building will house Land Records, Register of Wills, Clerk of Courts, District Court with a connecting breezeway.

There will be underground parking, stamped crosswalk/pathways, high quality synthetic slate shingle, gables - front entrance - courtrooms in back, front entrance - standing seam roof.

Mrs. McGuire wanted to know if the circle at the top of the building was for a clock or Town Seal?

It was asked if there will be a serpentine wall around the new building. Mr. Litten stated that there will NOT be a serpentine wall.

Mr. Litten stated that it will be the District Court Seal.

Mrs. McGuire stated that the building was very nicely done!

Mr. Litten stated that the roof structure could support a second story.

Hawthorne Center

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

The applicant has submitted a master sign plan for your review and approval. It appears to contain the elements required by Section 191-68.

Norman Busada, 10903 Indian Head Highway, Fort Washington, MD appeared on behalf of Hawthorne Center.

Mrs. Flerlage stated that they will have to add 4 Handicapped parking space signs as a condition of approval.

Mr. Turgeon has a problem with the wording of the signs being mounted on the roof. It should read: Mounted on every unit. Mr. Turgeon also suggested to make the changes under **V. Building Sign Requirements - Construction:** (All tenants to New Tenants), add the brown color and the white lettering number and change may to will.

Mr. Turgeon made a motion to approve the Master Sign Plan with stated changes. Councilwoman Mudd seconded the motion. All were in favor of the motion, motion approved.

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.

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The applicant will provide samples of the proposed building materials at the meeting.

The attached building signage as shown on the western façade appears to be Code compliant at less than 75 sq. ft.

Existing trees will be removed to construct a storm water facility. Additional tree planting to compensate will be required.

As shown, the site plan appears to be code compliant, providing an additional 17 parking spaces beyond the 76 required.

Staff recommends that C-H Guidelines pertaining to building orientation within planned shopping centers be implemented as described in Guidelines A1, B6, C1, C2 and E2.

Jeff Ziccardi, Texas Roadhouse, Delaware, David O'Barr, Andrea Cardo, Interplan, LLC.

Mrs. McGuire stated that she would like to start at A1 of the Guidelines. The Guidelines need to be addressed and how do they (the building and the lot) meet the guidelines.

Mr. Turgeon stated that under B5 - Primary - principle need to match - guidelines state principle. The Board would like for everything to match the way that it states in the Guidelines.

Mr. Hart stated that there is significant improvement in the rear elevation and that he likes everything.

Mrs. Baierline stated they did a good job on the rear elevation as well.

Mrs. McGuire stated that they should come back and provide more options of the building facing Drury Drive, roof lighting - doesn't know if all the lighting is necessary.

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Mr. Turgeon made a motion to adjourn the meeting and Mrs. Baierline seconded the motion.

Meeting adjourned at 10:55 a.m.

Respectfully submitted by:

B. Gayle Curry
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