

**Design Review Board
Minutes of Meeting
October 19, 2005**

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

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

Sleep Inn, 6860 Crain Highway

A concept presentation of this project was presented to the DRB in April 2003, prior to the adoption of the C-H Guidelines.

The applicant is requesting approval of a master sign plan for this property. The applicant is proposing one detached sign that will be 98 sq. ft. and 18 feet in height. (100 sq. ft., 20 ft. maximum allowed)

One 74 sq. ft. attached sign is proposed for the south building elevation (75 sq. ft. maximum allowed).

The proposed signage is code compliant and meets the requirements of the proposed master sign plan.

Mr. Sonny Patell was present for this meeting.

Mr. Turgeon thought we needed 3 businesses to require a Master Sign Plan. Otherwise, the M.S.P. looked okay to him.

Mrs. Maquire asked about the brick that's shown on the bottom on the sign, is it the same as on the building?

Mr. Patell stated that it's going to be the same. It will be the same material. The color is depicted a little different.

Mrs. Maguire asked if he's chosen to go with just one attached sign on the building.

Mr. Patell stated that there will be one on the south end of the building.

Mr. Hart wanted to know if they've ever done any type of "Channel Lettering" at any of the Sleep Inns.

Mr. Patell stated not to his knowledge.

Mr. Turgeon wanted to know if this was a pre-existing sign or will it be built brand new.

Mr. Patell stated it will be a brand new sign.

Mr. Turgeon stated that from the Guideline standpoint, it states that the base is bigger than the sign itself. Is there any possibility of changing the sign?

Mrs. Maguire and Mr. Hart suggested that there be some type of architectural element on the sign.

Mrs. Baierlein suggested lowering the sign and widening the brick.

The Board recommended coming back with renderings of the monument signs as well as building sign. They also suggested that he amends paragraph 3 of the Master Sign Plan, take out the 2nd to the last sentence and get it back to Mrs. Rollins for the next meeting.

Dunkin Donuts/Baskin Robbins at La Plata Plaza, 22 Shining Willow Way

Requested to be put on the agenda for the November 2 Meeting.

Rosewick Crossing, Crain Highway & Rosewick Road

The site is located on the newly extended portion of Rosewick Road, between Washington Avenue and Route 301.

The site is the subject of an annexation petition, which was introduced before the Town Council as Resolution 05-10 on October 11, 2005. Public hearings and a vote on the annexation will be scheduled during the upcoming months.

Current Charles County zoning for the site is RR (Rural Residential), BP (Business Park) and CC (Community Commercial).

Approximately 57 acres of the property are to be developed as a mix of commercial uses, within a planned shopping center.

If the annexation resolution is adopted, the Planning Commission will review and hold a public hearing on the project, so as to make a recommendation designating a Town of La Plata zoning classification for the property.

Roger Wright, Faison out of Bethesda, Chris Cowie, Architect and Pat Fox, Landscape Architect were present for this meeting.

They are proposing to do the "Welcome to La Plata" sign as well as a landscape buffer.

The loading area for the Giant will be in the back.

Mrs. Maguire questioned the access to the Loading areas, will they go down the main drive aisle? The loading area for Lowe's will be facing Rosewick Road.

They will come down the northern end and enter.

Mr. Turgeon asked if there will be any pedestrian traffic, lights, crosswalks, etc.

There will be approximately 120 Senior Living Units for rent.

Mrs. Winkler had questions about the landscaping - they have not gotten in touch with her regarding this.

Mrs. Maguire suggested that they stay away from the RED COLOR in their signage.

Mr. Berres wanted to know when the Annexation will be final.

Mrs. Mudd, wanted to make sure that Faison will continue to maintain their shopping center.

The entire Board stated that the presentation was very well thought out and put together. They were all pleased with the entire thing.

DRB Minutes
Page 4
October 19, 2005

Tim Hart made a motion to adjourn the meeting and Tim Berres seconded the motion.

Meeting was adjourned at 10:05 a.m.