

**Design Review Board  
Minutes of Meeting**

**July 18, 2007  
9:00 A.M.**

Present: Bob Turgeon, Lila Bredbenner, Cheryl McGuire, Joann Baierlein,  
David Gallagher, Paddy Mudd  
Absent: Judy Hamilton, Tim Berres  
Town Staff: Carol Rollins & Gayle Curry

**Shelton Center, 6549 Crain Highway**

The Commercial Highway Community Design Guidelines apply to this project.

The applicant has submitted a revised master sign plan which incorporates the changes requested at the June 6, 2007 meeting. The applicant submitted a design review application, written response to the guidelines, and master sign plan for that meeting.

Also included is a site plan, list of tenants, and details of the proposed detached sign. Please note that the colored drawing shows red brick; however, the applicant will be providing a sample of light colored brick (to match the building) at the meeting.

A master sign plan is required for this building because it houses more than 2 tenants. The plan appears to contain the elements required per 191-68. At 98 square feet, the proposed detached sign is Code compliant. No incidental signage (entrance, exit) has been proposed. The proposed attached signage will not exceed the 75 square feet maximum allowed per tenant.

Mr. Louis P. Jenkins, Jr. was present for this meeting on behalf of his client Mr. James Shelton.

The Board suggested that these changes be made to the Master Sign Plan:

- Under III. Detached Property Signage: 1st paragraph, change Times New Roman to "Helvetica"
- Strike the word "pole" in the second paragraph in Section III. Detached Property Signage
- Under Section V. Building Sign Requirements change Times New Roman to Helvetica
- Change the Pole base to a "brick base"

Mr. Turgeon made a motion to approve the Master Sign Plan as presented with the changes noted by the Board.

Mr. Gallagher seconded the motion. All were in favor, board approved.

**Roy Rogers Restaurant, 6505 Crain Highway**

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

The applicant has submitted a design review application, written response to guidelines, site plan, building elevations, and details of proposed signage your review and approval.

The Board of Appeals has granted special exception approval for a drive-thru at this location.

The proposed signage is Code compliant. See drawing attached to this staff report for correct building signage sizes.

- Attached sign for front of building - 30.69 sq. ft.
- Attached sign for side of building - 13.30 sq. ft.
- Maximum attached allowed 45.75 total
- Detached sign by entrance - 44 sq. ft.
- Maximum detached allowed - 70 sq. ft.

Staff has reviewed and commented on the proposed landscaping.

Joanne Baierlein recused herself at this point during the meeting.

Tim Krause, Krause Engineering, Ken Gould, Jr., Roy Rogers, and Joanne Baierlein, CMI General Contractors were present at this meeting.

Mr. Turgeon made a motion to approve the building as presented except for the change of "scoring around walls to match the rest of the building". Mr. Gallagher seconded the motion. All were in favor, the Board approved the building design.

Mr. Turgeon made a motion to approve the signage as presented. Mrs. Mudd seconded the motion. All the members were in favor, the Board approved the sign application.

**Wachovia Bank, 100 Rosewick Road**

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

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

Samples of the proposed building materials will be provided at the meeting.

The proposed site plan appears to be Code compliant.

The proposed signage is Code compliant.

- Attached sign for front of building - 40.04 sq. ft.
- Attached sign for side of building - 33.06 sq. ft.
- Maximum attached allowed with MSP - 75.00 total

The proposed landscaping shown on site plan has been reviewed and approved by staff. Plant materials coordinate with the shopping center.

Larry Ludwig, Loiederman, Allan Davis, Baskerville, and Paul West of the Faux Group were present.

The Board agreed that they need to come back with the changes of the shade structure over the side elevation over the vault area, a band around the top of the building.

**Dash-In, 601 Charles Street**

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

The applicant has submitted a design review application, site plan, landscape plan, architectural drawings, written response to guidelines, signage details, and photographs of proposed and existing building elevations for your review and approval.

The site plan (existing conditions) appears to be Code compliant.

The applicant intends to reuse the existing attached signage, which is Code compliant at 28 sq. ft.

Mike Pelligrino, PAS Architecture was present for this meeting.

Mr. Turgeon made a motion to approve the proposed building revisions, site plan, landscape plan, architectural drawings, signage details as presented. Mrs. Mudd seconded the motion. All were in favor, the Board approved.

### **Water Storage Tanks, Town of La Plata**

The Town of La Plata has a color chart from Tnemec Company, Inc. At the meeting, the Board will be asked to review the chart and recommend a color for the new water tank to be constructed at Rosewick Crossing.

The Board agreed that the water towers should look just like the signs that are on 301 with the same lettering and everything. They recommended the "True Blue/Safety - 11SF" for the water towers with white letters.

Mr. Turgeon made a motion to adjourn the meeting. Councilwoman Mudd seconded the motion. Motion carried. Meeting adjourned at 10:30 a.m.