

Minutes
Baltimore County Design Review Panel
July 8, 2015

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Baltimore County **Design Review Panel**
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Call to order

Chair, David Martin, called the regularly scheduled meeting of the Baltimore County **Design Review Panel** to order at 6:00 p.m. The following panel members were:

Present

Mr. David Martin
Mr. Mitch Kellman
Ms. Melanie Moser
Mr. Ed Hord

Not Present

Mr. Richard Jones
Ms. Julie Kirsch

County staff present included:

Andrea Van Arsdale, Jeff Mayhew, Kathy Schlabach, Jenifer Nugent, Krystle Patchak

Minutes of the June 10, 2015 Meeting

Mr. Hord moved the acceptance of the June 10, 2015 draft minutes as written. The motion was seconded by Ms. Moser and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1**PROJECT NAME:** CVS, Belair Road & Joppa Road**DRP PROJECT #:** 567**PROJECT TYPE:** Commercial, Perry Hall**PROJECT DESCRIPTION:**

David Karceski, of Venable LLP, presented the project team to the Panel which included Dan Wallace, of J.C. Bar Properties, Eric McWilliams of Bohler Engineering and Gary Russell of NORR. The site is located at the northwest corner of Joppa and Belair Road and is approximately 2.821 acres zoned BL and ROA. The site is comprised of 6 parcels. Currently there is an existing Double T Diner on the site which has been established for 20 years and will be relocated on the site. The proposal consists of moving the diner and constructing a 13,281 SF CVS at the southwest corner of the property. The CVS will be constructed primarily in brick masonry with additional windows and detailing to address the street. There will be shared parking between the two buildings and access to the site will be via Brookfield Avenue and Joppa Road.

Due to the grades on the site, retaining walls will be needed along Belair Road, Brookfield Road, and along the adjacent property line to the west (Joppa Road). The Belair Road frontage will have a brick wall with wrought iron fencing along the top. There is an existing stream to the rear of the site, and the applicant is proposing bio-retention in that area of the site. Landscaping is proposed along the perimeter of the site as well as within the shared parking area. Along Belair Road, a hedgerow is proposed to enhance the retaining wall and screen the parking from the intersection. Prototypical CVS signage is proposed on the building and drive-thru area and a monument sign is proposed at the Belair and Joppa Road intersection.

PUBLIC COMMENTS:

Robin Baker, a resident of Brookfield Road, expressed her concern with lighting spilling over into the residential neighborhood. Other concerns of Ms. Baker were increased traffic on the dead end residential street and increased flooding. Access on Brookfield Road for a 24-hour business was upsetting.

Robert Dema, also a resident of Brookfield Road, expressed his concerns over increased traffic on the residential road and the impact on house values on the road. He suggested that the applicants study the entrances to the site.

Virginia Dema, of Brookfield Road, stated that her home sits directly across from the entrance on Brookfield. She has concerns with lighting and traffic. She is concerned about future land uses on the street.

Dick Matz, of Colbert Matz Rosenfelt, spoke on behalf of Joppa Corners which is directly adjacent to the site. The proposed CVS will block the visibility of the existing shopping center, but communication is open between the property owners with hopes that they can work together to address easements along the retaining wall as well as drainage on the sites.

DESIGN REVIEW PANEL COMMENTS:

Mr. Martin, Chairman, was involved with the site in the past, therefore was only facilitating the meeting and did not provide any commentary relative to the project.

Mr. Kellman questioned the applicant on the storm water management proposed for the site. It was noted that the applicants are in talks with the County's Department of Environmental Protection and Sustainability to address the SWM on the site. They are required to prove that they will have no off-site drainage impact. He also questioned the development process that the project is taking. It was stated that they are proposing a B exemption. A special hearing is anticipated for commercial parking in a residential zone. A variance will also be needed for a reduction in parking.

Ms. Moser questioned the applicants on the volume management for storm water. The applicants stated that they are looking into using an underground SWM facility and discussing the plans with the County at this time. Ms. Moser was concerned by the long dead-end parking bay. She also suggested rotating the Double T Diner to get the building more parallel to Belair Road. This would better conform to the Perry Hall Guidelines in the Community Plan and will reduce the parking along Belair Road. Ms. Moser also commented on the landscape plan. She suggested that the applicants revise the plan to show a more interesting design and use of plant materials throughout the site and particularly at the corners of the site and around the monument sign.

Mr. Hord commented on the relocation of the Double T Diner. He suggested rotating it at more of an angle to be more parallel to Belair Road. Mr. Hord also questioned the applicant on the pedestrian access points to the site. The site is at a critical intersection and as it is currently proposed, it will be hard for pedestrians to traverse the site. Mr. Hord also suggested that the applicants revisit the plans and renderings to accurately depict the grades on the site and retaining wall heights. He also suggested an overall study of the site plan to make the site as a whole work better and provide a better pedestrian experience. He suggested moving both buildings up closer to the street to give the site a better street presence and removing the Brookfield Road entrances.

DISPOSITION:

Ms. Moser made a motion to have the project return to the Panel for further review after the following conditions are met:

1. Revisit Brookfield Road entrances – remove if possible
2. Move buildings closer to street
3. Minimize parking between buildings and roadways
4. Rotate diner building – move the building to be more parallel to Belair Road
5. Raise parapets on CVS building to fully screen HVAC
6. Create inviting pedestrian access to buildings
7. Soften and enhance landscape plan – provide additional detailing at corners of site
8. Correct and coordinate all plans and renderings

The motion was seconded by Mr. Hord and approved unanimously at 7:20 p.m.

The meeting was adjourned at 7:20 p.m.

Code Statement: Section 32 – 4 – 203 (i) (2) of the Baltimore County Code states, *The Panel's recommendation is binding on the Hearing Officer, and on the agencies under subsection (l), (Directors of the Department of Planning, the Department of Permits, Approvals and Inspections and the Department of Environmental Protection and Sustainability), unless the Hearing Officer or agencies find that the Panel's actions constitute an abuse of its discretion or are unsupported by the documentation and evidence presented.*

Approved as of 9/9/2015