I. Call to Order and Roll:

Chairman Brian Thompson called the meeting to order and advised that a quorum was established.

Present
Brian Thompson, Chairman
Phillip Fung, Secretary
Ron Colin
Daniel Davidson
Josh Holtgrewe
Susan Payne
Jennifer Walls

Others Present
Angela Reeder, Town Planner
Cathy Durant, Town Administrator
Jason Allen, Town Engineer
Gerald Lawson, Town Attorney
Mary Helen Carmack, Planning Clerk

II. Approval of Minutes from August 8, 2017 Meeting:

Motion: Daniel Davidson made a motion to approve the minutes of the August 8, 2017 meeting. Susan Payne seconded the motion.

Vote on Motion: The motion carried unanimously.

III. Old Business:

A. Other as Properly Presented

There was no old business to come before the Committee.

IV. New Business:

A. Brendalay Grill – 6359 Quintard Street – Site Plan

Chairman Thompson recognized Angela Reeder, Town Planner, who provided an analysis (on file) and explained that the applicant is requesting DRC approval of a site plan for a new sit-down restaurant at 6259 Quintard Street. The site is the location of the previous Brendalay Grill but is now vacant, except for the previous parking lot. It is located in the B-3: Downtown Business zone and the Depot Square Master Plan.

The applicant proposes to construct a two-story, 8,000 square foot building on the 2.2-acre parcel, with a restaurant on both floors and an apartment on the upstairs corner of the building. The restaurant includes roughly 6,450 square feet, and the two-bedroom apartment includes the remaining 1,550 square feet. The building sits on the southwest corner of the site facing north toward the rear of A-Town, Quick Market and Hwy 70. A parking lot for customers is on the northwest side of the site. Stairway access to the residence will be on the west side of the building, separate from the restaurant entrances. Additional access is also
available from within the restaurant. The building elevations include brick, metal canopies, and various sized windows. The primary material on the elevations is brick parged with a colonial buff stucco finish. The north elevation includes a double-door entrance covered by a flat metal eyebrow canopy, a large upper story window above and an opening into the covered outdoor area on the second floor. To the right of the entrance are three 20-foot tall windows with individual bronze metal awnings. The east elevation, facing Quintard and Mott Streets, has three large storefront “windows” on the first floor, two of which are roll-up doors. The west and south elevations each include an exterior stairway and are otherwise relatively plain. The south parapet wall is shorter thus the standing seam metal roof and metal panel on the back of the front parapet will be visible.

Ms. Reeder explained her concerns about the building elevations and orientation. With regard to orientation, buildings in the Town and specifically within Depot Square are generally oriented toward the street. The view from Quintard Street, Mott Street, and our Depot Square will be of the side or rear of the building. With regard to the elevations, staff does not think they are consistent with our historic area. It is not clear if the stucco wash will allow us to still know that. Where a stucco wash is light and shows the brick below, it could age the brick and look appropriate in our historical area. However, a parged finish where the material may be thick could look more like a stucco covered block wall on the entire building. She recommended clarification be provided to explain the proposed intent. Window proportions are wrong, especially the 20-ft tall ones on the right side of the entrance, and details are missing. Typical historic facades have: display windows with upper floor windows, transom windows, bulkheads, piers to create vertical separation, recessed entries, a sash above doors, a mid-level cornice or sign board to separate the floors, etc.

Ms. Reeder noted that by including storefront and upper story windows and other vertical and horizontal divisions, it will help reinforce a more pedestrian scale, which is the goal in Depot Square. She also recommended additional enhancement to the south and west elevations, to add interest, and that the rear parapet wall be extended to not allow the view of the roof deck from Depot Square.

The landscape plan shows five (5) Pin Oak along Quintard, twelve (12) Potomac crepe myrtles throughout the parking lot, a row of shrubs at the east edge of the parking, and three (3) square planters to close off the existing driveway. Ms. Reeder noted enhancements to the plan were needed.

The front of the site is proposed to be fully fenced with a 4-foot decorative iron fence to allow for an outdoor recreation area. No detail of the fencing is provided; however, a 4-foot tall fence would be permitted in this area.

A pedestrian path is identified along the existing driveway and plans appear to show this access as a painted striped walkway, which is unacceptable. Generally, walkways are concrete or in Depot Square we also have colored/stamped concrete made to look like brick. Staff recommends the applicant clarify their proposal, and also provide walkways to access the proposed stairwells leading to the apartment and rear upstairs emergency exit.

The lighting plan shows three (3) parking lot fixtures with 20-foot square poles with LED fixtures, two (2) driveway fixtures with 14-foot square poles with LED fixtures, and four (4) outdoor fixtures in the front grass area with 14-foot round poles and diamond-shaped LED fixtures. These pole lights are more consistent with more modern parking lot light styles and do not enhance the historic aesthetics of the district. Staff recommends more appropriate period lights be proposed.

A trash enclosure is proposed on the southwest corner of the site, behind the building. The doors are noted as chain link with vinyl slats, which is not permitted. Plans should note the door as metal or wood panels, in a color to coordinate with the building finishes (bronze, brown or black.)

Staff recommended the current Brendalay Site Plan DRC application be denied as proposed.
Main Motion: Daniel Davidson made a motion to approve the Site Plan application for Brendalay Grill Site Plan subject to Staff and DRC conditions. Phillip Fung seconded the motion.

Discussion: The committee discussed the front elevation and gave suggestions on how to make it look less modern and fit the historic district. Other elevations were discussed and members suggested raising the rear parapet to hide rooftop equipment and adding details to the elevations. The landscape plan was reviewed and the committee agreed it needed more around the site and definitely around the building. The committee discussed the asphalt patio planned for the front of the building with the suggestion that be reduced and remove portions around the parking stalls and the base of the building. There was conversation about the walkway to the building and the committee confirmed it did not need to be “striped” with paint. They considered other options to enhance it as a pedestrian walkway such as framing it with brick to match Depot Square. It was noted that walkways to the loading area and stairwells would also be needed.

After compiling a long list of potential conditions, the Committee felt tabling the item to the next meeting to allow the applicant to make changes would be best. Applicant and architect agreed.

Daniel Davidson rescinded his earlier motion regarding the approval of the Site Plan. Phillip Fung seconded.

Motion: Susan Payne made a motion to table the Site Plan until the next DRC meeting on October 10, 2017. Jennifer Walls seconded the motion

Vote on Motion: The motion to table the Site Plan carried unanimously.

B. Other as properly presented.

There was no new business to come before the Committee.

V. Adjournment:

Chairman Thompson called for a motion to adjourn.

Motion: Daniel Davidson made a motion to adjourn. Josh Holtgrew seconded the motion.

Brian Thompson, Chairman

Date 10/10/17

Phillip Fung, Secretary

Date 11/14/17

Submitted By: Mary Helen Carmack, Planning Clerk