



**Design Review Board
Regular Meeting
March 12, 2025, 9:00 AM**

Agenda

1. Call to Order

- 1.1. Attendees, please use meeting courtesy. Virtual attendees are asked to mute microphones when joining the meeting. Participants may be muted by the Town Clerk and meetings will be recorded.

In accordance with the Open Meetings Act, the public has the right to view/listen to the discussion only. At their discretion, the Finance Committee may allow participants to voice questions or provide comments on the topics under discussion. Written comments may be submitted via email to Legislative@townoflaplata.org. Individuals wishing to address the Town Council may sign up in advance on the Town's website (Public Communications) or on the meeting sign-up sheet.

Click the link below to join the meeting:

[Join the meeting](#)

Meeting ID: 288 211 854 181

Passcode: G3mXgo

1.2. Call to Order

2. Approval of Minutes

- 2.1. Approval of minutes from meeting on March 13, 2024.

3. Matters of Discussion and Review

- 3.1. DRB-0002-2025 Magnolia Gardens Community Monument Sign

4. Matters of Information

- 4.1. Staff Report
4.2. Town Council Report

5. Adjourn

- 5.1. Adjournment



TOWN OF LA PLATA

Design Review Board Minutes

March 13, 2024 @ 9:00 AM

Council Chambers

PRESENT: Amy Henley, Member, Betty Mudd, Member, and David Winkler, Ex Officio

ABSENT: David Hathcock, Member and Reggie Kearney, Member

TOWN STAFF: Jeanine Harrington, Director of Planning, Kelly Phipps, Director of Legislative Services, and Linda Grigsby

GUESTS: See Roster

1. Call to Order

- 1.1. Mathew Todesco of McNamee Hosey Law, Eric Bailey of Generation Properties, Breann Wilson of 7-11 and Michael Blake of Mosely Architect, Stacy Lagano, Civil Engineer, were present. Deborah Simpson, Martina Reilly of Moseley Architects, and Keyanna Yerry, Architect, were present virtually.

Chairwoman Henley called the meeting to order at 9:06am.

2. Pledge of Allegiance

- 2.1. Chairwoman Henley led those present in the Pledge of Allegiance.

3. Approval of Minutes

- 3.1. Review and approval of the February 14, 2024 meeting minutes.
 - 3.1.a. Moved By: David Winkler, seconded by Betty Mudd.
Councilman Winkler moved to accept the [February 14, 2024] minutes as written.

Passed Unanimously

4. Matters of Discussion and Review

- 4.1. Oriole Lane Apartments

Project #: DRB-0002-2024

Applicant: Osprey Property Company

Zoning: Commercial Highway (CH)

Project Description: Application for new multi-family apartment complex.

Tyler Grody of spoke of Osprey Company introduced Martina Reilly of Moseley Architects and Project Manager for Oriole Lane Apartments who spoke of the project materials and colors, chosen to blend into the surrounding community.

4.1.a. Moved By: Amy Henley, seconded by David Winkler.

Chairwoman Henley moved to approve the Oriole Lane Apartments as presented here today in this project.

Passed Unanimously

5. Other Business

5.1. Planning Department Project Updates

Director Harrington stated there are no proposed projects pending at the moment.

5.2. Council Updates - Councilman Winkler

None.

6. Adjourn

6.1. Adjournment

6.1.a. Moved By: Amy Henley, seconded by Betty Mudd.

Chairwoman Henley moved to adjourn the meeting at 9:17am.

Passed Unanimously

Submitted by:

Linda Grigsby, Town Clerk



TOWN OF LA PLATA
DESIGN REVIEW BOARD
APPROVAL

Date: _____

Chairman: _____

Description: _____

Town of La Plata
305 Queen Anne Street
P.O. Box 2268
La Plata, MD 20646
301-934-8421
Fax: 301-934-3965
www.townoflaplata.org

All new construction development and common sign plans within the Central Business, Central Business Transition and Commercial Highway Zones, must receive Design Review Board approval prior to the issuance of a building or sign permit. The Design Review Board meets the 2nd Wednesday of every month at 9:00 AM at the La Plata Town Hall. Additional meetings will be scheduled, at the Boards discretion, as needed to process applications.

Please complete the information below prior to your submission. This application will be required in order to accept and process your submission. Submissions must be submitted to staff for review and approval prior to the Design Review Board Meeting. All information must be complete or the submission will be returned to the applicant. You are encouraged to contact Town Staff to discuss your application prior to your submission with all required copies.

File Number: DRB-0002-2025 (To be completed by the Town of La Plata)

Date: January 24, 2025

Property Address: 6014 Washington Ave. La Plata, MD 20646

Owner: Magnolia Gardens, LP. / 875 Hollins St. Baltimore, MD 21201 / 410-302-3355 / bziman@enterprisecommunity.org

Name

Address

Phone

E-mail

Applicant: Brackston Ziman / 875 Hollins St. Baltimore, MD 21201 / 410-302-3355 / bziman@enterprisecommunity.org

Name

Address

Phone

E-mail

Zoning Category: ☐CB ☒CBT ☐CH Use: Apartment Complex

Building Frontage (Linear Feet): _____ Building Height: _____ # Tenants: _____

Gross Building Size (Square Feet): _____

Project Description:

☐ New Construction ☐ Common Sign Plan ☒ Other: Construction of a Community Monument Sign

Briefly describe the proposed project and scope of work:

Magnolia Gardens, LP plans to install a monument sign depicting the community name, contact information and address of Magnolia Gardens.

The sign will be constructed of two CMU piers with a stone veneer, and a single sided PVC sign.

Required Supporting Materials: Submit 1 electronic copy of the following:

- ☒ Site plan showing building location, dumpster location, fencing, screening and adjacent structures and roadways.
- ☒ Building elevations, in color, that are drawn to scale and clearly show all sides, proposed dimensions, materials, and colors.
- ☐ Common Sign Plan (Template is available from staff)

Community Design Guidelines Compliance Report: Please describe in detail how the proposed development is in compliance with the Community Design Guidelines below:

Part III Section B - Architectural Design (New Construction)

B1 –Massing and Scale – to create well-proportioned buildings with a coherent architectural concept.

B2 –Fenestration – openings in the building enveloped including windows, doors and skylights.

B3 –Detailing and Rear Facades – describe the façade treatments proposed to support safety, comfort and visual interest.

B4 –Roof form – Describe in detail the pitch, slope, form and any special treatments proposed.

N/A

B5 –Materials – Describe in detail all proposed materials and how they comply with the guidelines.

Siding: _____

Foundation: _____

Windows: _____

Doors: _____

Shutters: _____

Awnings or Canopies: _____

Trim: _____

Roof: _____

other : aluminum sign
stone veneer w/ caps on pillars

B6 –Colors – Describe all proposed colors and how they comply with the guidelines.

Siding: _____

Foundation: _____

Windows: _____

Doors: _____

Shutters: _____

Awnings or Canopies: _____

Trim: _____

Roof: _____

other : Blue sign
Greys Veneer

B7 –Awnings and Canopies – Describe in detail the proposed awning or canopy and how it complies with the guidelines.

N/A

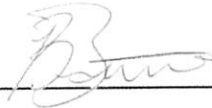
Additional Comments: (You can attach additional documentation if needed)

move sign to middle island in front of
club house or entrance at building 3 + 4.
question site lines at proposed spot on HGP.

Authorization:

I have carefully examined and read the above application and know the same is true and correct and that in doing this work shall comply with all applicable codes and ordinances for the Town of La Plata, Charles County and the State of Maryland, whether hereinspecified or not. I also hereby certify that, I am the Owner of the subject property, or I have received approval to act on behalf of the property owner.

Property Owner/Authorized Agent Signature: Brackston Ziman



Date: 1/24/25

DO NOT WRITE BELOW THIS LINE (STAFF USE ONLY)

Reviewer:

Debbie Simpson
1-27-25

Date of review:

Submission Complete:

☒ Yes

☐ No

If incomplete – describe the deficiencies and return to the applicant:

1.

2.

3.

4.

Date of Design Review Board Meeting:

3-12-2025

Staff review of the Community Design Guidelines:

Guideline	Does the project comply with the guideline?		Comments
	YES	NO	
B1 Massing and Scale:			N/A
B2 Fenestration			N/A
B3 Detailing and Rear Facades			N/A
B4 Roof Form			N/A
B5 Materials	✓		aluminum sign stone veneer w/caps
B6 Colors	✓		Blue face Gray veneer
B7 Awnings and Canopies			N/A

STAFF RECOMMENDATION: Please select one option below:

☐ Staff recommends approval of the application as presented.

☐ Staff recommends approval of the application with the following conditions:

1. _____
2. _____
3. _____

☐ Staff recommends denial based on the following:

1. _____
2. _____
3. _____



48"H x 92"W x 7.5"D painted aluminum cabinet with applied vinyl print. Print applied to one side only.
 Mounted with a total of eight (8) 3 1/4" Tapcon fasteners through cabinet wall from inside the cabinet and into the CMU piers.
 The top of the cabinet is removeable for access to the interior for mounting.
 Stone veneer and pillar caps applied to CMU after sign cabinet installation. Veneer will butt up against walls of cabinet.



S1 -CULTURED STONE

Stonecraft

Style: Ledgerstone

Color: Kingsford Gray

