

ZONING DOCKETS FROM FEBRUARY 4, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-3	Thomas B. Benjamin, AIA 624 Howell Road (Howell Ridge Center) PD to PD (Major Change) 0541030101601	22	A	A	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 14, 2013 were:</p> <p><u>Speakers For</u> (1) Would like a free standing sign similar to those in the area, including some in the development</p> <p><u>Speakers Against</u> (1)</p>					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>As originally approved, the signage plan for Howell Ridge would be limited to “low profile and wood-routed for the monument and facade signage”. The signage did not include individual tenant signs for each business in the development.</p> <p>Since the development of this center, signage and styles have changed in the area, including a new signage plan approved by County Council in 2009 for Howell Ridge PD. This change was not included in that plan. McDonald’s, which is part of this Planned Development, has free standing signage, as do the commercial businesses across Howell Road. Although these signs in the area are mostly pole signs, the proposal is for a monument sign in keeping with the design typically seen in a Planned Development.</p> <p>Staff is of the opinion the proposed monument signage for Howell Ridge is appropriate in design, scale, and materials with typical Planned Development signage and recommends approval of the major change.</p>					