

Valley Center Design Review Board

Approved **Minutes: Feb. 12, 2013**

DRB Members Present: Montgomery, Moore, Herr, Robertson

Visitors & Presenters: Mike Bajou, Hikmat Jabro- Lilac Market Place sign.

Dick Rozelle, Jerry Gaughan, Erik Fox-Hatfield site

Liliana Heinanda-Valley Center Orthodontics sign.

Diego Luciaru, Laura Gordon-Visitors

Montgomery opened the floor for public discussion, but there were no speakers

Minutes were approved from Jan. 2013 meeting. Herr motioned, Moore seconded, unanimous vote.

Lilac Market Place – Signage: Presenters: Mike Bajou, Hikmat Jabro.

Mr. Jabro & Mike are in the process of designing signage at the new Lilac Market Place, next to Harvest Farms on Lilac Rd. This development was ‘grandfathered’ in, and the property has since been re-designated from commercial to residential. A 25’ high, acrylic, backlit monument sign was proposed. DRB negotiated with applicants for a wood, and up or down lighted, 15’ high sign (measured from Lilac Rd.). The sign will be placed on the actual property, which is at a lower elevation than Lilac Rd, and therefore the height will be measured from the Lilac Rd. elevation where the line of site is. The applicants are planning a monument sign that is framed with steel posts, and the business names will be on wooden ‘sliders’ for an easy name change. DRB requested a stone (or similar) façade on the posts and at the base. Applicants have agreed to email new layout/design of sign for distribution to DRB members for approval and a stamped copy will be returned to the applicants.

Valley Center Orthodontics- Signage- Presenter: Liliana Heinanda

Liliana has changed sign companies to Sign O Rama, and presented a new, smaller sign created out of ‘simulated wood’. It was more in scale with the building, and was approved by the DRB.

Anyone remember the size? All I got was 93” long instead of the 106” previously presented.

Hatfield Project- initial project vision- Presenters: Jerry Gaughan, & Erik Fox. (Dick Rozelle was also present for this project)

Jerry presented a vision of a commercial project to be built at the 1921 site of Charlie Hatfield. Due to the historical value of the existing building, Jerry has offered it for someone to remove, and stated that it is just too expensive for any interested parties to move the building. Also, it is very small and difficult to move, and therefore may need to be demolished.

Jerry showed 4 buildings and parking that sit between Banbury Rd. and Valley Center Rd.. DRB made comments regarding the placement and the amount of parking. Our preference is that buildings sit at the road with the parking behind those buildings. Due to the elevation difference between Valley Center and Banbury, this is not feasible. So,

additional landscaping and screening was requested. Also, due to the elevation at Banbury, there will need to be retaining walls that exceed Design Guidelines, so planting and screening etc., is requested. There will be a 4-way stop at Woods Valley Rd., which will be the entrance to the development. There was talk of a possible stone entry wall and planting. The DRB requested that the buildings architecture follow the 'built over time' village concept. Jerry will bring drawings and concepts for approval.

There is an issue that is going to require Jerry to file a GPA for alternate road access and allow planting on the Valley Center road edge that is slated to be widened to a 6 lane. He has done the study and laid out the grades to use Banbury as the alternate as opposed to a possible extension of Woods Valley Rd., and asked for the DRB's help in this project. Also, to move forward, Jerry and Erik were asking for name suggestions, and Hatfield Corner was considered the favorite.

Lael stated that Accretive has filed new plans that require our comments within 30 days. The regularly scheduled meeting in March has therefore been changed to Sat. Feb. 23 to review plans and create comments for the county.

Meeting was adjourned at 5:40pm.