

2664 Riva Road, P.O. Box 6675  
Annapolis, MD 21401  
410-222-7450

**Andrea E. Mansfield**  
**Chair, Odenton Town Center Advisory Committee**

January 20, 2020

Mr. Steve Kaii-Ziegler  
Anne Arundel County Office of Planning and Zoning  
2664 Riva Road, 4th Floor  
Annapolis, MD 21401

Re: Developer Presentation - Telegraph Road Royal Farms #289 Store, 8289 Telegraph Road

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee meeting on December 3, 2020. The Committee recommends approval of the Telegraph Road Royal Farms, but encourages the applicant to pursue the Bonus Program in place of the modification requests. The Committee further recommends the applicant investigate options to maintain a continuous sidewalk, to keep the specimen trees, and to review the signage requirements to better meet the OTC Master Plan requirements.

The applicant is proposing to construct a Royal Farms store with an approximate 4,649 Square-foot gas station and a 1,248 square foot car wash. The project location is the property bounded by MD 170 (Telegraph Road), Mayfield Road, Urban Street, and Betson Avenue. The property is zoned Odenton Town Center (OTC) - Industrial and the proposed use is a permitted use. Mr. Arocho outlined the site plan including the parking and signage. The landscaping includes buffers for plantings and an outdoor dining area with picnic tables for an activity space. The applicant is requesting three modifications - building setback, relocation of the plantings required on the front of the building, and the removal of the three specimen trees.

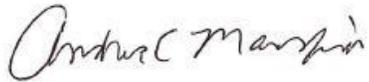
Committee members asked questions regarding the landscaping plan/use of potted plants, use of the bonus program, environmental modifications, and signage. The applicant responded that due to ADA compliance, safety issues, and cleanliness standards potted plants are not a consideration. The applicant further stated, it will consider the bonus program and if an agreement can be reached to adjust the placement of the sidewalk and still provide stormwater management, a specimen tree could be protected. The proposed sign is 27 feet high, but the OTC Master Plan states that this type of sign given the location cannot be taller than 10 feet and that pylon signs are prohibited. Although the current sign on the site property is 27 feet high, the applicant responded that sign will be converted to the proposed sign or if needed, a modification will be requested.

Therefore, the Committee recommends approval of the Telegraph Road Royal Farms, but encourages the applicant to pursue the Bonus Program in place of the modification requests. The Committee further recommends the applicant investigate options to maintain a continuous sidewalk, to keep the specimen trees, and to review the signage requirements to better meet the OTC Master Plan requirements.

January 20, 2020  
Page Two

Committee members appreciate the opportunity to participate in the development process. Let us know if you need further information or have questions.

Sincerely,

A handwritten signature in cursive script that reads "Andrea E. Mansfield". The ink is dark and the signature is written in a fluid, connected style.

Andrea E. Mansfield  
Chairman  
Odenton Town Center Advisory Committee