

WALGREENS AT MD ROUTE 22 & BRIERHILL DRIVE
COMMUNITY INPUT MEETING MINUTES
March 17, 2008

See attached for list of attendees.

Amy DiPietro representing Morris & Ritchie Associates, Inc. introduced herself as the civil engineer working on the project.

Amy introduced the project by stating the following:

The site is the existing Shell station located at the intersection of Brierhill Drive and MD Route 22. The proposed development is to include a 12,500 square foot Walgreens Store/Pharmacy. The Walgreens will not be prototypical; the building footprint will be smaller than a typical Walgreens, with a second floor mezzanine for storage and offices. The client hopes to break ground on this development sometime in the Spring of 2009. The Walgreens may have 24-hour service depending on customer loading and demand. The site will utilize two existing site entrances, one each off Brierhill Drive and MD Route 22. One of the existing entrances off Churchville Road will be closed. Stormwater management will be provided in an underground facility. The Walgreens will tie into existing utilities, and no road improvements will be constructed in conjunction with this development.

The meeting was then opened up to questions:

Barbara Myers asked if the main entrance would be off Brierhill Drive:

- Amy responded that, yes, we anticipate the majority of the loading at the Brierhill Drive site entrance.

Barbara Myers asked if there were any other options to develop this property:

- Amy responded that she was not aware of any.

Barbara & Bill Myers commented that it was an odd place for a Walgreens as there is a CVS and RiteAid located in close proximity to the site:

- Amy responded that Walgreens performed market research, and determined that the store would be successful.

Question about landscaping from Bill Myers:

- Amy responded that Walgreens has strict criteria on the landscaping required on their sites, and that the site will conform to all Harford County landscaping codes.

Barbara Myers commented that the Brierhill intersection was not any easy place to get out onto MD Route 22 going towards Bel Air:

- Amy responded that the proposed development will decrease the number of trips per day by 33; therefore, we anticipate a decrease in traffic loading to the site.

Greg Reed asked if a Traffic Impact Analysis is required for this site:

- Amy responded that the site was exempt from a TIA.

Greg Reed asked if the site actually required a parking variance, and/or 20 stacking spaces:

- Amy responded that this was a mistake made on the original plan, and the plan was variance free.

Bill Myers asked about the photographs provided and where these stores were located:

- Amy responded that the Walgreens shown in the photos were of the Edgewood and Abingdon Walgreens stores.

Bill Myers asked if the exterior will be brick, and if the Walgreens will resemble the stores shown in the pictures:

- Amy responded that the proposed building will have a smaller footprint than a prototypical Walgreens, and will also have a second floor mezzanine. The façade will be typical, and as shown in the pictures.

Bill Myers asked how many Walgreens were in the Town of Bel Air:

- Amy responded that she did not know, but could find out. Bill said this was not necessary.

Bill & Barbara Myers stated that they were in attendance to see how the building was to be laid out on the site, and the appropriate parking and setbacks were adhered to in the site layout.

Bill Myers asked if they will be removing the existing underground storage tanks:

- Amy responded yes.

Bill & Barbara Myers stated that there was a Walgreens in Forest Hill & on 924.

Bill Myers asked if there was a change in the zoning to allow the pharmacy:

- Amy responded that the site was presently zoned B-2, and that there would not be a change in zoning required.

No more questions were asked so Amy thanked those attending, said she would forward meeting minutes to those who requested them, and the meeting was closed.