



**ADVISORY PLANNING BOARD  
APPROVED MINUTES OF MEETING  
Greenbelt Community Center – Room 114  
May 30, 2018**

Minutes Prepared by Terri Hruby

- I. The meeting was called to order at 7:05 pm

BOARD MEMBERS PRESENT: Brian Gibbons, Keith Chernikoff, Isabelle Gournay and Nicole Williams  
ABSENT WERE: Syed A. Shamim and Maria Silvia Miller  
STAFF PRESENT: Terri Hruby  
CITY COUNCIL PRESENT: Mayor Pro Tem J Davis  
ALSO PRESENT: Norman Rivera, Law Offices of Norman Rivera; Sean Bruce, S.F. Bruce Development;  
Jeff Bainbridge, Royal Farms Inc. and residents: George Matthews, Mike McAndrew and Bill Orleans.

- II. Agenda approved

- III. Minutes of May 8, 2018 approved

- IV. Discussion of development proposal and zoning text amendment for Urgent Care Center and Royal Farms Convenience Store/Gas Station in Golden Triangle (adjacent to Capitol Cadillac)

Mr. Rivera provided the Board with an overview of the project, the needed text amendment and explained his client's willingness to enter into a covenant with the City granting the City development review approval, and to agreeing to certain development restrictions. Mr. Bruce gave some history of the Manekin Company and its relationship on the project with Royal Farms. Mr. Bainbridge gave an overview of Royal Farms and employment practices.

The Board discussed the revised site plan and building elevations provided by Mr. Rivera. Ms. Gournay raised concerns that the proposed architecture has no relationship to the modern architecture found in historic Greenbelt. The Board also reminded Mr. Rivera that the Board had requested to see a site plan with the gas pumps located to the rear of the site. The Board also discussed circulation, and how previous reiterations of the site plan provided for a separation of traffic circulation between the two proposed uses (Royal Farms and Urgent Care Facility).

Mayor Pro Tem Davis listed Councils previously stated concerns including stormwater management, provision for Greenbelt Road vegetative buffer, site layout (gas pumps fronting Greenbelt Road) signage and site lightning. Mr. Gibbons added the importance of maintaining pedestrian circulation/sidewalk along Capitol Drive.

The potential for significant plantings in the proposed open area located in the northern section of the site was discussed by the Board.

One citizen discussed his desire for the site to remain undeveloped and another citizen voiced support for the proposal, citing proximity to Greenbelt Park and surrounding uses.

Ms. Hruby shared that a gas station in the C-O Zone is a permitted use in the County's proposed new Zoning Ordinance, and as the proposed Code is written now there would not be an opportunity for the City to review and comment during a Detailed Site Plan review process.

The Board unanimously agreed that if the City could reach agreement on covenant language and/or a site plan that addresses the following concern/issues that the development has merit and the City Council should not oppose a proposed text amendment. However, the Board agreed that should a covenant be executed the City Council should stay neutral on the zoning text amendment legislation when referred to the City by the County for comment.

1. Provide sufficient vegetative buffer along Greenbelt Road;
2. Consider re-orientation of the site layout and/or address how the site relates to and possibly engages the Greenbelt Road frontage;
3. Agree to an extensive revegetation plan for the northern area of the site;
4. Design for the separation of circulation patterns for the two proposed uses;
5. Agree to restrict signage to one freestanding sign and modest building signage;
6. Provide for uninterrupted pedestrian circulation on Capitol Drive;
7. Agree to implement environmental site design to address stormwater and agree to use sustainable/green building standards.
8. Work with the Advisory Planning Board on architectural elevations; and
9. Provide language that limits development on the site to the Royal Farm/Convenience store model for any potential future proposals for a gas station use on the site.

V. The meeting was adjourned at 8:30 pm.