



**ADVISORY PLANNING BOARD  
APPROVED MINUTES OF MEETING  
Community Center, Room 114  
April 11, 2018  
Minutes Prepared by Terri Hruby**

I. The meeting was called to order at 7:50 pm

BOARD MEMBERS PRESENT: Brian Gibbons, Isabelle Gournay, Keith Chernikoff, Syed A. Shamim and Nicole Williams

ABSENT WAS: Maria Silvia Miller

STAFF PRESENT: Terri Hruby

ALSO PRESENT: On behalf of forming nursing home site: Michael Winstanley, Winstanley Architects; Kimberly Sperling, Greenbelt Armory; John Fitzgerald, Tenacity Group; Ian Black, Greenbelt Armory; Mike Postal, Greenbelt Armory and Thomas Haller, Gibbs and Haller.. On behalf of Royal Farms/Urgent Care: Donna Wilson, Law offices of Donna Wilson, LLC; Patrick Ricker, Property and Industry Coordinators, LLC. Residents: James Drake, Michael McAndrew, George Mathew and Kristin Stenson.

II. Agenda approved

III. Minutes of March 14, 2018 approved as amended

IV. Presentation on development proposal for former nursing home site – Multi-family housing project

Mr. Haller opened up the discussion by providing a history of the site, and an overview of the project and the support being sought by the Applicant. The Applicant presented the project and reviewed the challenges associated with the site. The Board discussed methods of development and sustainability issues. Ms. Gournay suggested the need for the architect to look at the historic apartment buildings in Historic Greenbelt and incorporate significant architectural elements in the proposed design. Safety within the structured parking was discussed, and it was suggested that surveillance cameras be considered as one security measure. The proposed terraces along the Greenbelt Road Frontage were discussed and concerns raised about their relationship to Greenbelt Road in terms of noise and visibility.

Ms. Gournay conveyed that she would like to see more detail in the Applicant's concept plan prior to the Board making any recommendations to City Council. Board members agreed to schedule the item for further discussion at its May 9<sup>th</sup> meeting.

V. Presentation on preliminary development proposal for Convenience Store/Gas Station and Urgent Care Facility in Golden Triangle (adjacent to Capitol Cadillac)

Mr. Ricker presented a concept plan, and shared with the Board that he is seeking the City's support for a zoning text amendment that would permit a food and beverage store in combination with a gas station in the C-O Zone. Signage and site access was discussed. The applicant agreed that only low signage would be proposed. One resident spoke in support of the proposal, while another raised concerns about the need to

develop everyone parcel in Greenbelt. Additionally, a resident raised opposition to the proposed gas station use siting need, safety and lighting concerns.

Due to time, board members agreed to schedule this item for further discussion at its May 9<sup>th</sup> meeting. The Board requested an updated concept plan and examples of Royal Farm architecture for the May 9<sup>th</sup> meeting.

VI. The meeting was adjourned at 9:10 pm.