



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING**

Greenbelt Police Station

February 28, 2018

Minutes Prepared by Terri Hruby

- I. The meeting was called to order at 7:38 pm

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

ABSENT WERE: Keith Chernikoff and Maria Silvia Miller

STAFF PRESENT: Terri Hruby

CITY COUNCIL PRESENT: Mayor Pro Tem J Davis

ALSO PRESENT: Mary Salemme, Kristen Weaver, Leeann Irwin, Molly Lester and Ben Friedman

- II. Agenda approved

- III. Minutes of January 10, 2018 approved

- IV. Board Report on Capital Office Park Apartments Proposal Concept

The Board reviewed an Advisory Planning Board report drafted by Mr. Gibbons to reflect the discussion the Board had at the January 10, 2018 meeting on the proposal from the NRP Group for an apartment development on the three vacant parcels in Capital Cadillac. Ms. Gournay suggested some revisions to the report to clarify the reference to City Council's housing goals and to address concerns about the Siting of the carriage houses.

The report (02-2018) was approved 4 to 0 as amended.

- V. City Council Referral – Establishment of a Greenbelt Bicycle Task Force

Ms. Hruby briefed the Board on a petition that City Council received requesting the formation of a Greenbelt Bicycle Task Force. Ms. Hruby explained that City Council referred the petition to APB for discussion and recommendations. The Board discussed its role in the implementation of the Pedestrian and Bicycle Master Plan, and discussed how projects get funded and implemented. There was agreement that the Board should discuss the status of project implementation. The Board discussed the possibility that a Greenbelt Bicycle Task Force could serve to advocate for the implementation of the Pedestrian and Bicycle Master Plan recommendations and could support educational activities. The Board agreed more information is needed from the petitioner to fully understand what is being requested. The Board asked Ms. Hruby to invite the petitioner to its next meeting.

- VI. Briefing on Upcoming Work Session on New Development Proposal For Former Nursing Home Site

Ms. Hruby presented preliminary concept plans for a condominium development on the former nursing home site. The Board overall conveyed general support for site layout and building design, but raised concerns about site amenities, parking, circulation and building form.

Ms. Hruby also briefed the Board on a proposal for retail being presented to City Council at its March 7th work session. Ms. Hruby shared a preliminary concept plan for a WAWA or Royal Farm and a retail pad site on the vacant property located on the north side of Greenbelt Road, adjacent to the Capitol Cadillac site. Ms. Hruby indicated that the proposed use is not permitted under current zoning, and the applicant would be pursuing a zoning text amendment if he decided to move forward with the project. The Board discussed concerns related to use, circulation, traffic management, signage, vegetative buffers and Greenbelt Road streetscape.

VII. Update on planning projects

Ms. Hruby reviewed a list of planning project updates that was prepared by Mr. Gibbons.

VIII. The meeting was adjourned at 9:20 pm.