

## **MEETING MINUTES**

### **Largo Town Center Development Board**

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Monthly Meeting: February 6<sup>th</sup>, 2017

7:00pm – 8:30pm

**Member Attendees:** Dr. Jacqueline L. Brown, Nellvenia Johnson, Catherine Jones, John Lupo, Charles Renninger, Louise McNairn, David Iannucci, and Kelvin Robinson.

(Quorum Achieved)

**Staff Attendees:** Jackie Brown, Charlotte Aheart, Vanessa Akins, Jordan Exantus, Karen Zavakos.

**Absent:** Dr. Rodney Harrell, Donny James, Armin Groeschel, Larry Hentz, Kenneth Baker, Kierre McCune, and Mark Wasserman.

**Visiting Guests:** Chidy Umeozulu (Prince George's County Planning Department), David Green (Prince George's County Planning Department), Emmanuel Marable, Laura C. Jackson, Brian Kearney (Johnson Development Associates), Peter Moran (Johnson Development Associates), William Gunn III (Johnson Development Associates), Terry Law, Arnaldo Echevarria (Bohler Engineering).

In order, according to the agenda:

#### **I. Welcome, Approval of Meeting Minutes – Dr. Jacqueline L. Brown**

- i. Minutes were reviewed and approved unanimously.

#### **II. Detailed Site Plan(DSP) #16030 – Multi-Story Consolidated Storage Facility off of Apollo Drive**

- i. Mr. Edward Gibbs, Attorney introduced the Board to the project which is being developed by Johnson Development Associates on land owned by Mr. Petrie. The lot is part of a 4-unit land condominium plat which includes a Wells Fargo, Rite-Aid and another (2<sup>nd</sup>) unimproved lot.
  - a) The proposed project is a 6-story, 140,000 square foot storage facility with 5,000 square feet reserved for retail space.
  - b) All loading will occur inside of the building
  - c) Development group has made presentations to several community groups and have spent over a year developing plans in line with community desires.
  - d) The design of the structure is intended to create a building which resembles an office building.
  - e) While consolidated storage (the proposed project) is not a permitted use, an exception can be granted by the County Council. Johnson Development Associates (Developers) are seeking support from the Largo Development Board in their efforts to move forth with this project.
  - f) Johnson Development Associates anticipates challenges with filling retail spaces, but will work hard to fill store-fronts.
- ii. Discussion
  - a) Mr. Renninger – Developer made significant effort to work with the community and the design reflects that. The project will create additional parking which will benefit retail in the area.

- b) Ms. McNairn – Motion – Accept proposal as presented
  - 2<sup>nd</sup> – Mr. Renninger
  - Vote – passed unanimously

### **III. Largo Town Center Sector Plan – Minor Amendment (CR-94-2016)**

- i. Ms. Zavakos explained the minor amendment process to the Board in relation to the recently developed minor amendment CR-94-2016.
  - a) 0-floor building height restriction was seen as “overbroad” so it is being revisited.
    - Properties with green will have the 0-floor restriction removed and site-plan process will prevail when determining how to protect environmental resources.
- ii. Discussion
  - a) Mr. Renninger – doing this creates conflicts within the plan, it will be creating building height limits in areas designated as parks, open space, stream buffers, etc.
  - b) Mr. Umeozulu – during development process, that the Natural Resources Inventory (NRI) will prevail when development applications are reviewed. So, in areas where there is environmental regulation, you will still not be able to build.
  - c) Ms. Jones – should the Washington Metropolitan Area Transit Authority (WMATA) testify at the hearing?
    - Mr. Green – no, since amendment is essentially an “intensification” of land, WMATA should not testify since there has been no affidavit filed. (If amendment benefits a land owner, an affidavit must be submitted before submitting positive testimony).
  - d) Mrs. Zavakos – The Board should submit comments to the Planning Board in writing and has until Friday, February 10<sup>th</sup> to do so.
  - e) Mrs. Johnson – The Development Board must determine if they are going to support the minor amendment or not.
  - f) Dr. Brown – This discussion being held regarding the minor amendment is a consensus building exercise.
  - g) Mrs. Johnson – The Largo Development Board has landowners on it, do we need affidavit?
    - Mrs. Zavakos – yes
  - h) Mr. Renninger – issue with adjacent property provision discussed with and by the Community Planning Division (CPD) has been clarified;
  - i) Mr. Umeozulu – CPD will make the revisions to maps and distribute by noon tomorrow.

### **IV. The Meeting was Adjourned**