

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on May 15, 2014 regarding Detailed Site Plan DSP-13048 for Potomac Business Park, Super Walmart, the Planning Board finds:

1. **Request:** This application includes a request for approval of a 100,310-square-foot department or variety store combined with a food and beverage store, specifically a Super Walmart, on 15.44 acres in the Planned Industrial/Employment Park (I-3) Zone.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zones	I-3	I-3
Uses	Vacant	Department/Variety
Acreage	15.44	15.44
Lots	3 (Lots 6, 7, and 8)	3 (Lots 6, 7, and 8)
Parcels	0	0
Square Footage/GFA	0	100,310

Other Development Data

Parking Required **507 spaces**

Retail (Normal Parking)—100,310 square feet	507 spaces
1 space/150 for first 3,000 square feet	20 spaces
1 space/ 200 square feet above 3,000 square feet	487 spaces

Parking Provided **507 spaces**

Standard Spaces	400 spaces
Compact Spaces	94 spaces
Handicapped Spaces	10 spaces
Van-Accessible Handicapped Spaces	3 spaces

Loading Spaces Required **3 spaces**

100,310 sq. ft. @ 1 space for up to 10,000 sq. ft., +1 space for up to 100,000 sq. ft., +1 space for remainder

Loading Spaces Provided **3 spaces**

3. **Location:** The subject site, which consists of three noncontiguous lots, Lots 6, 7, and 8, is generally located on the southeast corner of the intersection of Oxon Hill Road (MD 414) and Clipper Way (formerly Felker Avenue) within Planning Area 76B, Council District 8, and the Developed Tier.
4. **Surrounding Uses:** Lots 6, 7, and 8 are part of the existing Potomac Business Park, which is currently partially graded, but developed only with a stormwater management pond. Lot 6 is located on the east side of Clipper Way and is bounded to the north by the public right-of-way of Oxon Hill Road (MD 414) and beyond it by a church in the Rural Residential (R-R) Zone; to the west by the public right-of-way of Clipper Way and beyond it by a hotel in the Commercial Shopping Center (C-S-C) Zone and Lots 7 and 8; to the south by the I-3-zoned, undeveloped, Potomac Business Park, Lot 9; and to the east by the I-3-zoned, public, John Hanson Montessori School. Contiguous Lots 7 and 8 are located to the southwest of Lot 6, across Clipper Way, and are bounded to the north by the C-S-C-zoned property developed with a hotel; to the west by the public right-of-way of Indian Head Highway (MD 210); to the south by the I-3-zoned, Potomac Business Park, Parcel A, developed with a stormwater management pond; and to the east by the public right-of-way of Clipper Way and Lot 6 beyond it.
5. **Previous Approvals:** In November 1987, the Prince George's County Planning Board approved Conceptual Site Plan SP-87116 for the Potomac Business Park, including this property, subject to seven conditions. In June 1988, the Planning Board approved Preliminary Plan of Subdivision 4-88054 (PGCPB Resolution No. 88-250) for the Potomac Business Park property, subject to 20 conditions. The preliminary plan was then reconsidered in January 1996, and an amended resolution was issued (PGCPB Resolution No. 88-250(A)) subject to 20 conditions. The property was recorded in Plat Book VJ 160-87 on October 30, 1991. The property was re-recorded in Plat Book VJ 178-69 on February 26, 1997, as a plat of correction. The property was again re-recorded in Plat Book MMB 233-87 on April 18, 2011 as a plat of resubdivision.

The Planning Board reviewed and approved a previous Detailed Site Plan, DSP-11011, and associated applications for a 100,779-square-foot department or variety store on the subject Lots 6 and 8 on May 24, 2012. The DSP was appealed and heard by the Prince George's County District Council on November 5, 2012. The District Council remanded the case to the Planning Board in an order issued on January 28, 2013, and the DSP was subsequently withdrawn.

County Council Bill CB-64-2012 was adopted on November 7, 2012, which changed the use table requirements for a department or variety store in the I-3 Zone, making it a special exception use in certain circumstances. Special Exception SE-4738 was recently submitted requesting approval on the subject property for a department or variety store over 85,000 square feet with a food and beverage component in the I-3 Zone. The special exception was recommended for approval with conditions by technical staff, and was heard by the Zoning Hearing Examiner (ZHE) on March 19 and 20, April 8, and May 1, 2014. At the time of this resolution, a final decision from the ZHE has not been issued, nor has the special exception been scheduled for a District Council hearing, as required. The proposed use on the subject DSP is not allowed in the I-3 Zone without approval of

the special exception application first. Therefore, approval of SE-4738, and conformance with it, will be required prior to final certification approval of the subject DSP.

6. **Design Features:** The subject property consists of three vacant lots, Lots 6, 7, and 8, within the larger Potomac Business Park development, which is completely vacant at this time. Lot 6 sits on the southeastern corner of the intersection of Oxon Hill Road (MD 414) and Clipper Way. It is roughly rectangular in shape, except along its western frontage on Clipper Way which is curvilinear, and it contains regulated environmental features along the southern end. Lots 7 and 8 sit on the western side of Clipper Way, southwest of Lot 6, and extend in a triangular shape towards Indian Head Highway (MD 210) to the west.

The submitted DSP proposes construction of a single-story, 26.67-foot-high, 100,310-square-foot department or variety store and associated parking on Lots 6, 7, and 8. The building itself sits at the northern end of Lot 6 within approximately 50 feet of the right-of-way of Oxon Hill Road, with the main 290-space parking lot and its two access drives off of Clipper Way to the south. The building has two main entrances, one in the southwestern corner facing Clipper Way and one along the southern façade facing the main parking area. The loading dock and trash area are tucked into the southeastern corner of the building. Lots 7 and 8 contain only a large 217-space parking lot set in the middle of the lots to meet setback requirements. Proposed concrete retaining walls along the southern edge of the parking lot on Lot 6 accommodate the grading on-site and leave the environmental features undisturbed. Stormwater is being accommodated at the off-site stormwater management pond that serves the entire business park. One freestanding sign is proposed on-site at the corner of Oxon Hill Road and Clipper Way. It is ground-mounted, approximately five feet high by eight feet wide, and is proposed to be finished with a brown brick veneer to match the building, with white and yellow lettering that reads “Walmart.” The site plan seems to indicate well-designed pedestrian areas between the proposed building and Oxon Hill Road and Clipper Way; however, these areas are not labeled or detailed sufficiently on the DSP to determine exactly what is proposed. The design of this area is tied into a special exception requirement, so once the final determination regarding the design is made, full details and labeling should be provided on the DSP for all of the features.

The proposed Walmart building is a general prototypical design with a flat roof. The overwhelming majority of the exterior will be constructed of brown tones of brick veneer with trim and details in brown and white tones of split-face concrete block and exterior insulation finishing system (EIFS). The front elevation, facing west towards Clipper Way, has multiple façade depths to accommodate the entrance vestibule and multiple minor variations in roof heights. The front elevation also contains multiple storefront windows, a steel canopy demarcating the front entrance area, and two proposed building-mounted signs. The larger sign above the main entrance consists of white and yellow internally-lit cabinets for each letter in the word “Walmart” and a star symbol; the smaller sign, which is to the side of the main entrance, also consists of white internally-lit cabinets for each letter spelling out “Market & Pharmacy.” Staff recommends further articulation in the roofline above the signage and entranceways of the building to create more visual interest and help define the various parts of the building. The northern elevation of the building, which faces Oxon Hill Road, continues the same façade materials and includes multiple panels in the

darker brown brick veneer and multiple storefront windows to break up the façade. It also includes one building-mounted sign at the western end consisting of white and yellow internally-lit cabinets for each letter in the word “Walmart” and a star symbol. The southern elevation, which faces the main parking area, is finished in brown split-face concrete block and includes a few storefront windows around a building entrance, along with a small building-mounted sign that consists of white internally-lit cabinets for each letter spelling out “Market & Pharmacy.” This façade, which will be highly visible to all customers arriving via vehicle, is largely a blank wall with minimal architectural detail or fenestration. More visual interest should be created in the southern façade by adding the same level of architectural details as is found on the northern and western façades, including improvements to the roofline above the signage and entranceway. The eastern elevation, which faces the adjacent school site, is finished in a dark brown concrete block with some EIFS detail, but is largely blank as it will be the least visible side and screened from view of the adjacent property.

The proposed architecture on the northern and western façades utilizes a multiplicity of materials and design components that fail to present an aesthetically-pleasing unified whole. The façades along the northern, western, and southern sides of the building should be revised to arrange the materials, design elements, and massing in an architectural composition in which the parts relate better to one another and the architectural materials are cohesively organized, which is not the case with the current building design. Visual interest should be created by attention to the form and massing of the building, the use of quality and contrasting materials and colors, and the regular application of architectural detail. This same discussion was included in the SE-4738 technical staff report, with a recommended condition to revise the proposed architecture as described. For clarification purposes, more specific conditions have been included in this approval regarding improvements that should be made to the architectural design prior to certification of the DSP.

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the Planned Industrial/Employment Park (I-3) Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The DSP was reviewed for conformance to the requirements of Section 27-471 for the I-3 Zone. The subject DSP application is required by Section 27-471(d)(1). The submitted plan is in conformance with the specific requirements of Section 27-471 as follows:
 - (b) **Landscaping, screening, and buffering of development in the I-3 Zone shall be provided as set forth in the Landscape Manual.**
 - (1) **Additional buffering and screening may be required to protect the park-like setting of the Planned Industrial/Employment Park from adjoining or interior incompatible land uses.**

Conformance with the 2010 *Prince George’s County Landscape Manual* is discussed in Finding 10 below. Buffering and screening along adjacent properties was the subject of

multiple conditions of approval of the relevant CSP and preliminary plan as discussed in Findings 8 and 9 below, respectively.

(c) Outside uses.

- (1) With the exception of off-street parking and loading areas, recreational facilities (unless otherwise provided), airports, agricultural uses, sidewalk cafes (as an accessory use), surface mining operations, towers (poles, whips, and antennas), vehicle rental lots, and public utility uses, all uses allowed in the Table of Uses shall be located in wholly enclosed buildings. Outdoor storage is prohibited.**

All such activities on the subject development are proposed to be in a wholly enclosed building. No outdoor sales activities are proposed.

(f) Regulations.

- (2) Not more than twenty-five (25%) of any parking lot and no loading space shall be located in the yard to which the building's main entrance is oriented, except that the Planning Board may approve up to an additional fifteen percent (15%) in its discretion if increased parking better serves the efficiency of the particular use; improves views from major arteries or interstate highways; and makes better use of existing topography or complements the architectural design of the building.**

On the subject development, the department store building's main entrance faces west on Lot 6, towards Clipper Way. The loading spaces are all located along the eastern side of the building. All of the proposed parking for the store on Lot 6 is located to the south of the building, along its side. The parking lot on Lots 7 and 8 is located to the southwest of the building and not located within the yard to which its main entrance is oriented.

- (3) No loading docks shall be permitted on any side of a building facing a street, except where the lot is bounded by three (3) or more streets.**

On the subject development, all of the three proposed loading docks for the department or variety store are located on the eastern side of the building on Lot 6, facing the adjacent property and not a street.

(h) Required access.

- (1) Each Planned Industrial/Employment Park (including each property in separate ownership) shall have frontage on, and direct vehicular access to, a street having a right-of-way width of at least seventy (70) feet.**

The subject property has direct frontage on and access to Clipper Way, a 70-foot-wide right-of-way.

- b. The DSP was reviewed for conformance to the requirements of Section 27-473 for allowed uses in the I-3 Zone. A department or variety store is a special exception use in the I-3 Zone, in conformance with Footnote 27. Footnote 27 allows for certain cases where a special exception is not required, mainly when the use is less than 85,000 square feet, which does not apply to the subject development. Special Exception SE-4738 was submitted for the subject development and is still currently in process. Conformance to the additional requirements for special exceptions in Section 27-348.02 (Department or Variety Stores, Department or Variety Stores Combined with Food and Beverage Stores) was discussed in the technical staff report for SE-4738. The DSP must be in conformance with the final approval for SE-4738 prior to certification.
 - c. The DSP is in conformance with the applicable requirements of Section 27-474 regarding regulations in the I-3 Zone, including minimum net lot area of two acres, minimum lot frontage of 150 feet, and maximum building coverage of 45 percent. The plan is in conformance with all of the other Zoning Ordinance requirements.
8. **Conceptual Site Plan SP-87116:** On November 19, 1987, the Planning Board approved Conceptual Site Plan SP-87116 subject to seven conditions, of which the following are applicable to the review of this DSP and warrant discussion as follows:
- 1. A 100-year floodplain approval is required by the Department of Environmental Resources prior to submission of a Detailed Site Plan or Record Plat (whichever occurs first) for development deemed to have any relationship to the floodplain.**

In this case, a record plat has already been filed and recorded for Lots 6, 7, and 8 which shows a platted floodplain on the southern end of Lot 6 only.

- 2. Perennial streams flowing through the site shall be protected by a minimum 50-foot undisturbed buffer on each side. This buffer shall be expanded to include the 100-year floodplain, adjacent slopes in excess of 25 percent, and adjacent non-tidal wetlands. This undisturbed buffer shall not apply to the minimum area necessary for the extension of Felker Avenue.**

The plan as submitted shows the existing stream and its associated 75-foot-wide stream buffer on each side of the stream. The plan shows the buffer expanded to include all associated wetlands, wetland buffers, and 100-year floodplain, which makes up the primary management area. There

are no impacts proposed with this application. The impacts associated with Clipper Way (formerly Felker Avenue) were addressed as part of a previous application for a grading permit.

- 3. Due to the quality vegetation on site, the applicant should submit a Forest Stand Delineation for all wooded areas to be reviewed by the Natural Resources Division prior to the submission of a Detailed Site Plan.**

An approved natural resources inventory (NRI), which includes a detailed forest stand delineation, was reviewed and approved for the subject site.

- 4. A 50-foot-wide nondisturbance area shall be established along all Commission (Maryland-National Capital Park and Planning Commission), Board of Education and other residentially-zoned properties where the Forest Stand Delineation performed November 16, 1987, indicated tree stands 1, 2 and 5.**

The 50-foot-wide nondisturbance buffer area mentioned in this condition was identified on the approved record plat for a portion of the eastern property line of Lot 6, which borders a Board of Education property, and is included in the subject application. While the submitted DSP does not show any disturbance in this area, it does not show the platted buffer and should be revised to do so.

- 5. An adequate buffer shall be provided along all Commission (Maryland-National Capital Park and Planning Commission), Board of Education and other residentially-zoned properties. The type and extent of this buffer shall be determined at the time of Detailed Site Plan.**

The subject property, Lots 6, 7, and 8, contains only one area that borders any of the property types identified in this condition. The eastern property line of Lot 6 adjoins a Board of Education property developed with a pre-kindergarten through eighth grade school. The submitted DSP shows a minimum 20-foot-wide landscaped strip, planted with a mix of proposed trees, a six-foot-high composite board-on-board fence between the site development and the property line at the northern end, and retention of existing woodlands at the southern end where there are environmental features. This issue is further discussed in the following condition response; however, the Planning Board found that the proposed buffer is adequate adjacent to the Board of Education property.

- 6. Fencing shall be provided along all properties owned by the Board of Education. The type and extent of this fencing shall be determined at the time of Detailed Site Plan.**

As described in the previous condition response, the subject property only has one border with a Board of Education property, the eastern edge of Lot 6. The submitted DSP proposes a six-foot-high, composite, board-on-board fence along this entire property line, except through the environmental features at the southern end of the lot, where it would not be feasible. The fence as

proposed, though, does substantially block cross-lot access from the adjacent Board of Education property to the subject development by connecting to a proposed retaining wall at the southern end and the building at the northern end. The Planning Board found that the proposed fencing is adequate adjacent to the Board of Education property.

7. Vehicular ingress/egress for all lots shall be determined at the time of Preliminary Plat of Subdivision.

This issue is examined further in Finding 9 below in relation to the determinations made at the time of preliminary plan.

9. **Preliminary Plan of Subdivision 4-88054:** On January 4, 1996, the Planning Board reconsidered and reapproved Preliminary Plan of Subdivision 4-88054 (PGCPB Resolution No. 88-250(A)) subject to 20 conditions, of which the following are applicable to the review of this DSP and warrant discussion as follows:

1. Approval of an on-site conceptual stormwater management plan by the Department of Environmental Resources prior to the submission of a Detailed Site Plan or Final Plat of Subdivision, whichever occurs first.

An approved Stormwater Management Concept Plan (17180-2001-01), dated July 1, 2013 and expiring on July 1, 2016, was submitted with the subject application.

2. Perennial streams flowing through the site shall be protected by a minimum 50-foot undisturbed buffer on each side. This buffer shall be expanded to include the 100-year floodplain, adjacent slopes in excess of 25 percent or greater, and adjacent nontidal wetlands. This undisturbed buffer shall not apply to the minimum area necessary for the extension of Felker Avenue.

The plan as submitted shows the existing stream and its associated 75-foot-wide stream buffer on each side of the stream. The plan shows the buffer expanded to include all associated wetlands, wetland buffers, and 100-year floodplain, which makes up the primary management area. There are no impacts proposed with this application. The impacts associated with Clipper Way (formerly Felker Avenue) were addressed as part of a previous application for a grading permit.

3. Due to the quality vegetation on-site, the applicant should submit a Forest Stand Delineation for all wooded areas to be reviewed by the Natural Resources Division prior to the submission of a Detailed Site Plan.

An approved NRI, which includes a detailed forest stand delineation, was reviewed and approved for the subject site.

4. A 50-foot-wide nondisturbance area shall be established along all Commission (The Maryland-National Capital Park and Planning Commission), Board of Education

and other residentially zoned properties where the Forest Stand Delineation performed November 16, 1987, indicates tree stands 1, 2 and 5.

The 50-foot-wide nondisturbance buffer area mentioned in this condition was identified on the approved record plat for a portion of the eastern property line of Lot 6, which borders a Board of Education property, and is included in the subject application. While the submitted DSP does not show any disturbance in this area, it does not show the platted buffer and should be revised to do so.

- 5. An adequate buffer shall be provided along all Commission (The Maryland-National Capital Park and Planning Commission), Board of Education and other residentially zoned properties. The type and extent of this buffer shall be determined at the time of Detailed Site Plan.**

See the discussion in response to CSP Condition 5 in Finding 8 above.

- 6. Fencing shall be provided along all properties owned by the Board of Education. The type and extent of this fencing shall be determined at the time of Detailed Site Plan.**

See the discussion in response to CSP Condition 6 in Finding 8 above.

- 7. Conformance to approved Conceptual Site Plan, SP-87116.**

Conformance to the approved Conceptual Site Plan, SP-87116, is discussed in Finding 8 above.

- 8. Prior to signature approval of the preliminary plat, the applicant shall revise the plat to show both Lots 1 and 2 to have frontage on Felker Avenue. The plan shall show that all lots will have frontage on Felker Avenue.**

All of the lots that are the subject of this application, Lots 6, 7, and 8, have frontage on Clipper Way (formerly Felker Avenue).

- 9. The following note shall be placed on the Final Plat of Subdivision:**

“No direct access to Oxon Hill Road is permitted. All access shall be off of Felker Avenue.”

The DSP does not propose any direct access to Oxon Hill Road (MD 414). However, Condition 9 should be added as a site note on the DSP, and the denial of access should be labeled on the site plan as reflected on the record plat. Therefore, a condition has been included in this approval requiring this addition prior to certification.

13. **The applicant shall post a bond, letter of credit or suitable financial guaranty in the amount of \$360,000 prior to record plat approval as its financial contribution for improvements to MD 210, Oxon Hill Road, the Capital Beltway and associated ramps as shown in Exhibit 2 of the 1988 PortAmerica traffic study.**
14. **Prior to the issuance of a building permit for each lot, the applicant shall pay to Prince George's County a percentage of the financial contribution guaranteed pursuant to Condition 13, with a total payment not to exceed \$360,000. The amount paid shall be as follows:**
 - a. **Lot 1: \$54,400**
 - b. **Lot 2: \$78,100**
 - c. **Lot 3: \$180,900**
 - d. **Lot 4: \$23,300**
 - e. **Lot 5: \$23,300**

In the event that a construction contract is awarded for any of the following improvements prior to receipt of the total amount to be paid to Prince George's County pursuant to Condition 14, the balance of the total amount shall become payable at the request of Prince George's County:

- a. **Ramp H (as identified on Exhibit 2 of the 1988 PortAmerica traffic study) from PortAmerica to the northbound I-295 S-curve ramp.**
- b. **Ramp A-1 from northbound I-95/I-495 to PortAmerica Road B.**
- c. **Ramp M from PortAmerica to northbound I-95/I-495.**

The two previous conditions require a financial contribution to several critical ramps that were components of the improvements to the MD 210/Oxon Hill Road/Capital Beltway (I-95/495) interchange. The bonding in Condition 13 was completed prior to final plat. The payment under Condition 14 became due at the time a construction contract was awarded for the improvements. Such contract was awarded several years ago and the improvements are complete and open to the public. While this condition is enforceable at the time of building permit, it would appear that the time to collect these funds passed when the improvements came under contract. Insofar as any agreement for future payment to the county may govern this condition, the county must enforce that agreement.

15. **No building permit shall be issued for any building or buildings in excess of 300,000 square feet of general office space or different uses generating no more than the number of peak hour trips (600 AM peak hour trips and 555 PM peak hour trips) generated by the above development, except as provided in the following conditions.**

This condition sets a trip cap of 600 AM peak hour trips and 555 PM peak hour trips for the site. The proposed use generates 203 AM and 383 PM peak hour trips. The following table demonstrates that the AM/PM peak-hour trip cap would not be exceeded by the proposed use:

Potomac Business Park/Trip Generation Summary, DSP-13048				
Land Use	Use Quantity	Metric	AM Peak Hour	PM Peak Hour
			Total Trips	Total Trips
Office	32,615	square feet	65	60
Discount Superstore	100,310	square feet	186	436
Less pass-by for retail	-26 percent	square feet	-48	-113
Total			203	383
Trip Cap			600	555
Unused Trips			397	172

- 17. Should any improvements to the intersection beyond those already programmed be approved by the Maryland State Highway Administration to MD 414/MD 210, the applicant will be permitted to be issued building permits for a building or buildings in excess of 300,000 square feet of general office space, or different uses generating no more than the number of peak hour trips (600 AM peak hour trips and 555 PM peak hour trips) generated by the above development to the extent otherwise permitted by law, rule or regulation, for as many square feet as it contributes to the cost of construction of the improvement based on a pro rata share of traffic capacity created at the intersection by the improvement.**

This condition indicates that the trip cap may be expanded in accordance with a larger contribution to the cost of the MD 210/MD 414 improvements, with the contribution to be commensurate with a determination of additional capacity at that location. Given that the specified improvements are constructed and open to traffic, the time for contributing to the improvements is long past. Therefore, it is determined that this condition is no longer a consideration.

- 18. The applicant shall agree to provide the entire cost of signal installation for the intersection of MD 414 with Felker Avenue, when deemed necessary by the Maryland State Highway Administration.**

This condition must be enforced at the time of building permit. It is noted, however, that the applicant has already provided a signal warrant study to the Maryland State Highway Administration (SHA). At this time, SHA is reviewing the final improvements and a decision is likely prior to the time of building permit.

- 20. Approval of the floodplain by the Department of Environmental Resources prior to submission of a Detailed Site Plan or Final Plat of Subdivision, whichever occurs first.**

In this case, a record plat has already been filed and recorded for Lots 6, 7, and 8 which shows a platted floodplain on the southern end of Lot 6 only.

10. **Prince George's County Landscape Manual:** The proposed development is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).
 - a. **Section 4.2, Requirements for Landscaped Strips along Streets**—The DSP is subject to Section 4.2, Requirements for Landscaped Strips along Streets, along its Oxon Hill Road (MD 414), Clipper Way, and Indian Head Highway (MD 210) frontages. The submitted plan provides the appropriate schedules, which show the requirements being met with the proposed development. However, a Section 4.2 schedule is not provided for the site's frontage on Clipper Way, south of the southernmost parking lot entrance. This should be provided showing the requirements being fully met in this area. Additionally, a proposed ornamental grass, *Panicum virgatum*, is incorrectly being counted towards meeting the shrub planting requirement within multiple landscaped strips. This should be revised so that the shrub requirement is being fully met with shrubs and not ornamental grasses. Conditions requiring these revisions have been included in this approval.
 - b. **Section 4.3, Parking Lot Requirements**—The DSP is subject to the requirements of Section 4.3, Parking Lot Requirements, because it involves new parking areas in excess of 7,000 square feet. The submitted site plan provides the appropriate schedules, which show the requirements being met by the proposed development. However, the schedule provided for Parking Lot B incorrectly indicates that the additional requirements for parking lots larger than 50,000 square feet are not applicable. Parking Lot B meets the requirement; the schedule just needs to be revised to correctly reflect this. Therefore, a condition requiring this revision has been included in this approval.
 - c. **Section 4.4, Screening Requirements**—The submitted site plan indicates new exterior trash facilities and loading spaces located adjacent to the southeastern corner of the building that are to be screened in conformance with these requirements.
 - d. **Section 4.7, Buffering Incompatible Uses**—The DSP is subject to the requirements of Section 4.7, Buffering Incompatible Uses, because it involves a new building and because it is directly adjacent to uses defined as incompatible in the Landscape Manual. The submitted plan provides the appropriate schedules, which show the requirements being met along the eastern property line of Lot 6 and the northern property line of Lot 8 as required. However, the schedule provided for Buffer III, along the northern edge of Lot 8, indicates incorrectly that it is for Lot 6. Therefore, a condition requiring this to be revised has been included in this approval.

- e. **Section 4.9, Sustainable Landscaping Requirements**—The DSP is subject to the requirements of Section 4.9, Sustainable Landscaping Requirements, for all of the proposed plantings. The plan includes a schedule and notes demonstrating conformance to these requirements.

- 11. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and it contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-122-95, has been submitted with the subject application. This plan was previously reviewed with previous DSP applications for the subject property, but was never approved.

The site has a woodland conservation threshold of 2.10 acres and an overall requirement of 2.20 acres, after proposing to clear only 0.41 acre. The project proposes to meet the requirement with 0.97 acre of woodland preservation and 0.29 acre of woodland planting. Because the remaining requirement of 0.93 acre is less than one acre, it may be met with fee-in-lieu at an assessment of \$0.90 cents per square foot. The TCP shows the rate at \$0.30 cents per square foot and states that the site is grandfathered; however, the site is not grandfathered because it has no previously approved tree conservation plans.

Some minor plan revisions are required. There are several features that need to be identified such as the unnamed roadway, Clipper Way, and the adjacent regional stormwater management pond. Revisions to the approval block are required. The on-site reforestation and acreage areas need to be individually labeled on the plan view and plant schedule to ensure that the correct amount of planting species are planted in each area. Conditions have been included in this approval requiring these revisions.

- 12. **Prince George’s County Tree Canopy Coverage Ordinance:** The project is subject to the requirements of Subtitle 25, Division 3: The Tree Canopy Coverage Ordinance. The requirement for the subject property is ten percent of the gross tract area, or 0.40 acre (17,424 square feet), for Lots 7 and 8; and 1.14 acres (49,833 square feet) for Lot 6, based on the I-3 zoning. The appropriate schedules were provided on the submitted DSP showing the tree canopy coverage (TCC) requirement being met on-site for Lot 6 through woodland conservation and proposed trees, and on Lots 7 and 8 through the provision of proposed trees.

- 13. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The comments are summarized as follows:

- a. **Historic Preservation**—The subject project was found to have no effect on identified historic sites, resources, or districts.

- b. **Archeological**—The Planning Board reviewed a brief history of the subject property and historic sites within a one-mile radius and offered the following findings, conclusions and recommendations:

Findings

- (1) During the early 1800s, the subject property was part of the 112-acre farm compiled by Charles Beall, a free African American. It was very unusual for a free African American to have the ability to acquire such a large tract of land in the early 1800s. In the late 1700s, Beall was able to purchase the freedom of his wife and children, as well as two other African Americans. Beall also donated a one-half acre lot to the Methodist Church for the construction of a place of worship. Both black and white congregants worshipped together in the building, although they were segregated on each side of the church. Blacks and whites worshipped together in this building until after the Civil War when there was a dispute over ownership. The African American congregation eventually built their own church, St. Paul's Methodist Church, located at the intersection of St. Barnabas and Tucker Roads.

Charles Beall sold his 112 acre farm to McKinsey Talbert in 1825. Talbert was the uncle of Dr. John H. Bayne, owner of Salubria. In the early 20th century, the subject property was under the ownership of William E. Miller, founder of Rosecroft Raceway. Some of Miller's equestrian facilities are visible in the 1938 aerial photographs.

- (2) Historic Preservation Policy 3 in the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* is intended to increase the opportunities for heritage tourism and promote public awareness and appreciation of the area's historic sites and resources and the Broad Creek Historic District. To do this, the subject application should include the location and details for an interpretive sign within the proposed development.
- (3) Section 106 review may require archeological survey for state or federal agencies. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties to include archeological sites. This review is required when state or federal monies or federal permits are required for a project.

Conclusion

Because of the significant history associated with the subject property, the applicant should develop interpretive signage to incorporate into the proposed development as a means of public outreach and education. The subject property is associated with other historic properties in the vicinity and could add to a unified narrative on the historical development of the Oxon Hill area.

Recommendations

- (1) The applicant should revise the DSP to provide for at least one location for interpretive signage. The wording of the signage shall be subject to approval by the Maryland-National Capital Park and Planning Commission (M-NCPPC) staff archeologist.
- (2) Prior to issuance of the use and occupancy permit for the proposed development, the applicant shall install the interpretive signage and provide proof to the Historic Preservation Section that the installation is complete.
- (3) If state or federal monies or federal permits are required for this project, Section 106 review may require archeological survey for state or federal agencies. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties to include archeological sites. The applicant shall provide proof to Historic Preservation staff that they have forwarded all necessary materials to the Maryland Historical Trust and the federal agency responsible for the funds or permits for their review of potential effects on historical resources on the subject property prior to approval of any grading permits.

The applicable comments have been included in this approval as conditions.

- c. **Community Planning**—This application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developed Tier. This application generally conforms to the land use recommendations of the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. The subject property is within the Oxon Hill Regional Center future mixed-use rezoning area in order to implement the concepts and guidelines contained in the plan text. The master plan designates this area a transition area and recommends future development at lower scale densities and intensities than the core area, in order to serve potential future light rail transit station stops.

This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface F, establishing a height limit of 500 feet above the runway surface. This property is outside of the 65 and above dBA Ldn noise contours, so noise attenuation is not required. The property is not in an accident potential zone, so no controls on use or density are required. These categories do not prevent any of the proposed development and should be noted on the DSP.

The site plan details generally support a reasonably compact pedestrian-accessible retail use that is consistent with the overall goals of the master plan. Building orientation,

parking configuration, landscaping, and sign details generally respond to the issues and concerns brought forth at previous site plan reviews.

A condition regarding the ILUC controls has been included in this approval.

- d. **Transportation Planning**—An analysis of transportation-related conditions of the approved preliminary plan has been included in Finding 9 above.

Access to the site is provided by Clipper Way, and that street forms a three-way intersection with Oxon Hill Road (MD 414). Two of the parking lot islands include five-foot-wide sidewalks and the same treatment should be within the parking lot island to the east of Clipper Way. This island is approximately 320 feet in length. The widening of this curb island may require more compact parking spaces than are being provided.

Two double left-turn lanes and one right-turn lane are shown on the northbound Clipper Way approach to Oxon Hill Road. A separate left-turn lane is shown on westbound Oxon Hill Road and a through/right-turn lane is shown on eastbound Oxon Hill Road at Clipper Way.

Oxon Hill Road is listed in the *2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* as a four- to six-lane arterial roadway. This roadway is recommended for a right-of-way of 146 to 154 feet to accommodate roadway and transit needs. Given that the adjacent section is outside of the Oxon Hill core area as designated in the master plan, the smaller right-of-way (without the widest sidewalks) would govern. The plan shows Oxon Hill Road to have a right-of-way of variable width. The tax maps indicate an existing right-of-way ranging from 130 feet (near the eastern property line) to 143 feet. The additional right-of-way required along the frontage is between 1.5 feet and 8 feet; this additional right-of-way can easily be accommodated along the site's clear frontage. No structures (parking or otherwise) are proposed within the ultimate right-of-way of Oxon Hill Road. Clipper Way (formerly Felker Avenue) is an undesignated industrial/commercial roadway with an acceptable right-of-way of 70 feet.

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP as described in Section 27-285 of the Zoning Ordinance. The applicant is working with SHA to complete the installation of a traffic signal at Oxon Hill Road and Clipper Way; the applicant is responsible for the entire cost of the traffic signal prior to building permit approval.

The DSP has been revised to show a sidewalk through one of the parking lot islands within the parking lot on Lots 7 and 8.

- e. **Subdivision Review**—The Planning Board reviewed an analysis of the site plan’s conformance with Preliminary Plan of Subdivision 4-88054. This analysis is discussed in detail in Finding 9 above.

Lots 6, 7, and 8 were recorded in Plat Book MMB 233-87 on April 18, 2011. The site plan should be revised to show the bearings and distances and the ten-foot-wide public utility easement on each of the lots as reflected on record plat. The record plats contain 12 notes, and the following notes relate to the review of this application:

- 9. A detailed site plan for each lot shall be approved by the Prince George’s County Planning Board prior to the issuance of each building and shall conform to the overall site development plan which was approved by the Prince George’s County Planning Board on November 19, 1987, SP-87116 or as amended by any subsequent revision thereto.**

The subject application has been submitted in fulfillment of this requirement, and conformance to SP-87116 is discussed in Finding 8 above.

- 11. No direct access to Oxon Hill Road is permitted. All access shall be off Felker Avenue, unless approved by MSHA.**

The site plan does not show access to Oxon Hill Road (MD 414); all access is off of Clipper Way (formerly Felker Avenue).

The subdivision conditions are as follows:

- (1) Prior to approval of the DSP, the following technical corrections should be required:
- (a) Show the ten-foot-wide public utility easement abutting all public rights-of-way or provide an approved color-coded utility plan.
 - (b) Show the bearings and distances for Lots 6, 7, and 8 as reflected on the record plat.
 - (c) Label the denial of access to Oxon Hill Road on the site plan as reflected on the record plat and add a general note stating the following:

“No direct access to Oxon Hill Road is permitted. All access shall be off of Clipper Way.”

Detailed Site Plan DSP-13048 is in substantial conformance with approved Preliminary Plan 4-88054, if the above comments have been addressed. Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits

being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

The applicable comments have been included as conditions in this approval.

- f. **Trails**—The Planning Board reviewed the subject site plan for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (functional master plan) and the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements.

The functional master plan recommends that Oxon Hill Road (MD 414) contain continuous sidewalks, on-road bike lanes, and a transit line. The functional master plan includes several policies related to pedestrian access and the provision of sidewalks within designated centers and corridors, as well as other areas in the Developed and Developing Tiers.

The subject property is within the Developed Tier. The Complete Streets section of the functional master plan includes policies regarding sidewalk construction and the accommodation of pedestrians. These policies include the provision of standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers. In addition, “all road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation.”

Sidewalks exist along the subject property’s frontage of Oxon Hill Road and Clipper Way. The proposal includes improved sidewalks surrounding the development, internal walking areas fronting on Oxon Hill Road and Clipper Way, and many internal sidewalks leading from the main entrance of the building to the parking lot areas. There is a large amount of paved walking area adjacent to the building on Oxon Hill Road and Clipper Way.

The sidewalks and crosswalks appear to be adequate for the proposed use and will provide passage from the proposed parking areas. A crosswalk has been provided to connect the main parking area to the satellite (overflow) parking area, and this crosswalk appears to be sufficient for the proposed use. Additional dedication or acquisition along Oxon Hill Road in the future may be required by others to implement the functional master plan recommendations for future transit line and bike lanes. The bike lanes will be accommodated within this additional future right-of-way.

Conclusion

It is recommended that the applicant provide bicycle parking to be in conformance with the county policies contained in the functional master plan.

- (1) The applicant and the applicant's heirs, successors, and/or assignees shall provide ten u-shaped bicycle parking racks for a total of 20 bicycle parking spaces. The spaces shall be located close to the building's main entrance and be mounted in a concrete base.

The DSP has been revised to show two bicycle racks, with a total of 20 parking spaces, close to the building's main entrance.

- g. **Permit Review**—Permit Review comments are either not applicable at this time, have been addressed through revisions to the plans, or are addressed through proposed conditions of approval of this DSP.
- h. **Environmental Planning**—The Planning Board reviewed an analysis of the site plan's conformance with the environmentally-related conditions of approval of Preliminary Plan 4-88054, which is discussed in detail in Finding 9 above. They also provided an analysis of the site's conformance with the Woodland and Wildlife Heritage Conservation Ordinance, which is discussed in detail in Finding 11 above. The following is a summary of the other environmental comments:

The subject site has an approved Natural Resources Inventory (NRI-012-11) dated February 28, 2011 that was included with the application package. The site contains streams, wetlands, and 100-year floodplain. The overall area of the NRI, which is larger than the subject application, contains two forest stands (total 12.28 acres); however, only a portion of Stand 1 is located on the subject site. The subject site contains a total of 4.21 acres of woodland and three specimen trees. The existing conditions of the site are correctly shown on the NRI and are correctly reflected on the plans submitted with this application. No additional information is required with regard to the existing conditions of the site.

The site contains significant environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 27-(285)(b)(4) of the Zoning Ordinance. The on-site regulated environmental features include streams and their associated 75-foot-wide buffers, wetlands and their associated 25-foot-wide buffers, and 100-year floodplain. Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property.

The proposed development in the application does not propose any impact to regulated environmental features. The existing impacts to the primary management area as shown on the plans are within a previously dedicated land area of Clipper Way (formerly Felker Avenue) that has been developed under previous approvals, which are not subject to the requirements of this application.

A copy of approved Stormwater Management Concept Plan 17180-2001-01, dated July 1, 2013, was submitted with the subject application. The concept plan appears to

show stormwater to be directed to an existing stormdrain system that is ultimately conveyed to a regional stormwater management pond. Some stormwater will enter the stream via sheet flow. According to the approval letter, no quantity or quality control is required. The Type 2 tree conservation plan (TCP2) is consistent with the concept plan.

- i. **Zoning Review**—The DSP is subject to SE-4738, which has not been approved by ZHE or the District Council at the time of this resolution.
- j. **Prince George’s County Fire/EMS Department**—The Fire/EMS Department did not provide comments on the subject application.
- k. **Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not provide comments on the DSP application. However, they did provide comments on the SE-4738 application, which were included in that record. In relation to that case, they provided standard comments regarding improvements within the public right-of-way, coordination with existing utilities, and required permits. Additionally, they commented that the special exception site plan was consistent with the approved Stormwater Management Concept Plan 17180-2001-01 and that they had no objection to the proposed special exception.
- l. **Prince George’s County Police Department**—In a memorandum dated March 14, 2014, the Police Department commented that the submitted photometric plan shows fewer light fixtures in the parking lots than on the site plan.

The plans have since been revised so that the photometric plans match the DSP plans in regard to freestanding lights.

- m. **Prince George’s County Health Department**—The Health Department did not provide comments on the subject application.
- n. **Maryland State Highway Administration (SHA)**—In an e-mail dated March 11, 2014, SHA indicated that the Access Management Division is currently reviewing the design engineer’s most recent plan submission. They agreed in concept with the proposed improvements shown within the SHA right-of-way on the DSP. However, Access Management has not granted final plan approval at this time. That being said, the plans may be subject to revisions reflecting their requirements. Therefore, SHA did not recommend approval of the DSP at this time.

SHA agreed generally with the improvements shown within their right-of-way on the submitted DSP. Therefore, the plan can be approved at this time as all improvements shown within public rights-of-way are always subject to final approval from the appropriate jurisdiction. A revision to the DSP will be required if those changes were to require significant changes within the property limits.

- o. **Prince George's County Board of Education**—In a fax received April 22, 2014, the Board of Education commented that there should be more evergreen trees at the property line adjacent to their property.

The buffer along the eastern property line of Lot 6, adjacent to the Board of Education property, proposes a total of 21 shade trees, 26 evergreen trees, and 17 ornamental trees. Staff believes it is important to include a mix of plant types in the buffer to provide an effective and attractive buffer. However, a larger portion of the proposed plants should be evergreen per the Board of Education's request. Therefore, a condition has been included in the Recommendation section of this report requiring the addition of at least 20 evergreen trees along the shared property line.

- p. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated March 19, 2014, WSSC provided a standard response on issues such as pipe, meter, and easement requirements.

The plans have since been revised to address the minor spacing and locational issues mentioned by WSSC.

- q. **Verizon**—In an e-mail dated March 21, 2014, Verizon commented that they would like to request that a ten-foot-wide public utility easement be included adjacent, parallel, and contiguous to the right-of-way along all public and private roadways and alleys, free and clear of any surface obstructions and with a slope less than four-to-one at this site.
- r. **Potomac Electric Power Company (PEPCO)**—PEPCO did not provide comments on the subject application.
- s. **Town of Forest Heights**—The Town of Forest Heights did not provide comments on the subject application.

14. Based upon the foregoing analysis and as required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan will, if approved with conditions proposed below, represent a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

15. Per Section 27-285(b)(4) of the Zoning Ordinance, a required finding for approval of a detailed site plan is as follows:

The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.

The Planning Board found that the regulated environmental features on the subject property have been preserved or restored to the fullest extent possible.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type 2 Tree Conservation Plan (TCP2-122-95) and further APPROVED Detailed Site Plan DSP-13048 for the above-described land, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the applicant shall:
 - a. Revise the DSP to be in conformance with approved Special Exception SE-4738, Potomac Business Park.
 - b. Revise the DSP to show the platted 50-foot-wide nondisturbance buffer along the eastern property line of Lot 6.
 - c. Revise the DSP to provide for at least one location for interpretive signage. The wording of the signage shall be subject to approval by The Maryland National Capital Park and Planning Commission (M-NCPPC) staff archeologist.
 - d. Revise the DSP to note the applicable Interim Land Use Control (ILUC) areas.
 - e. Revise the DSP to show the ten-foot-wide public utility easement abutting all public rights-of-way, or provide an approved color-coded utility plan.
 - f. Revise the DSP to show the bearings and distances for Lots 6, 7, and 8 as reflected on the record plat.
 - g. Revise the DSP to label the denial of access to Oxon Hill Road (MD 414) as reflected on the record plat, and add a general note stating the following:

“No direct access to Oxon Hill Road is permitted. All access shall be off of Clipper Way.”
 - h. Revise the DSP to label the dimensions of the proposed handicapped parking spaces.
 - i. Revise the DSP to provide all building dimensions.
 - j. Revise the DSP to label the centerlines and dimension the existing and ultimate widths of all adjacent rights-of-way.
 - k. Revise the DSP to clearly reflect a curb cut in the area of accessible access between the handicapped parking spaces and the building.

- l. Revise the landscape plan to label Buffer III for Lot 8, not Lot 6.
 - m. Revise the landscape plan to provide a Section 4.2 schedule for the frontage of Lot 6 along Clipper Way, south of the southernmost driveway entrance.
 - n. Revise the landscape plan to remove ornamental grasses from being counted towards meeting the shrub planting requirements of the *2010 Prince George's County Landscape Manual*.
 - o. Revise the Section 4.3 schedule for Parking Lot B to demonstrate conformance to the additional requirements for parking lots larger than 50,000 square feet.
 - p. Revise the landscape plan to provide an additional 20 evergreen trees within the buffer area along the eastern property line of Lot 6, as shown on Applicant's Exhibit #1.
 - q. Revise the architecture to provide further articulation in the roofline above the signage and entranceways of the building, as shown on Applicant's Exhibit #2.
 - r. Revise the architecture to add more detail and fenestration to the southern elevation, similar to the northern and western elevations, as shown on Applicant's Exhibit #2.
 - s. Revise the northern, western, and southern elevations of the architecture to arrange the materials, design elements, and massing in an architectural composition where the parts are cohesively organized with a regular application of architectural element and detail, as shown on Applicant's Exhibit #2.
 - t. Submit a lighting study that addresses the reduction of spillover lighting into the environmental regulated areas and the total lighting output of the individual lots, including all freestanding and building-mounted fixtures. The plan shall show the use of full cut-off optics and downward facing light fixtures. The photometric plan shall show no more than 0.5 foot-candles of light at the outer property lines of the subject property.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
- a. Revise the worksheet to change the fee-in-lieu rate to \$0.90 cents and remove Note 31 from the plan.
 - b. Identify Clipper Way (formerly Felker Avenue).
 - c. Identify the adjacent regional stormwater management pond.

- d. Identify the two reforestation areas on the plan view with an “A” and “B” and give an area (square foot or acreage) for each location.
 - e. Add a revised quantity table to the plant schedule showing how many species will be planted in Areas A and B.
 - f. Have the revised plan signed and dated by the qualified professional preparing the plan.
3. Prior to issuance of a use and occupancy permit for the proposed development, the applicant shall install the interpretive signage and provide proof to the Historic Preservation Section of the Maryland-National Capital Park and Planning Commission that the installation is complete.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with the District Council of Prince George’s County within thirty (30) days following the final notice of the Planning Board’s decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Shoaff and Hewlett voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, May 15, 2014, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 5th day of June 2014.

Patricia Colihan Barney
Executive Director

By Jessica Jones
Planning Board Administrator