

SIX HUNDRED-SIXTH MEETING – REGULAR
CITY OF LAUREL PLANNING COMMISSION
TUESDAY, FEBRUARY 20, 2024 – 6:00 P.M.

The meeting convened on a virtual platform via Zoom at 6:00 P.M., with Chairwoman Mitzi Betman presiding. The roll was called with the Honorable Mr. Rick Wilson, Mr. William Wellford, Mr. Dennis Grant, Mr. Stanley Spalding, Alternate member and Council President James Kole. Also present from the Department of Economic & Community Development were Mr. Robert Love, Director and Ms. Brooke Quillen, Secretary to the Commission. There were approximately eleven (11) members of the public in attendance.

The minutes from the January 9, 2024 meeting were approved as written, on motion by Mr. Wellford seconded by Mr. Wilson and carried on a roll call vote of all members present.

The next agenda item was for Amended Site and Landscape Plan Application for 6500 Clubhouse Drive Laurel, Maryland 20708, filed by CS Patuxent Greens LLC. Mr. Love stated that the applicant is seeking Amended Site and Landscape Plan approval for Patuxent Greens Development to reduce the original clubhouse building size in order to increase the number of outdoor amenities. The property was part of the First 1981 Annexation for the City of Laurel that was enacted on February 2, 1982. Approximately 267 acres of land was annexed and placed into the PUD zone. The golf course known as Laurel Pines Country Club at the time is 191.71 acres and is located at 14415 Greenview Drive in Laurel, Maryland 20708, on the eastern corner of Greenview Drive and Clubhouse Boulevard. The property is approximately one-tenth of a mile southeast from the intersection of Laurel Bowie Road (Maryland Route 197) and Clubhouse Boulevard.

Representing the applicant and the property owner, Mr. William Shipp, O'Mally, Miles, Nylén & Gilmore P.A., 7850 Walker Drive Ste. 310 Greenbelt Maryland 20770, stated the applicant could not attend but sends his regards. Mr. Shipp then introduced his team to the Commission who are present to answer any questions. He then explained the history of the project and that this request is just a further refinement of the original plan. The building will be a bit smaller but with more functionality, however the outside section itself will offer more amenities. He added that this project is very anticipated by the community, and they estimate (6) six months to completion. Mr. Shipp added this is the last step before pulling permits. Lastly, he stated he is happy to answer any questions or address concerns.

Chairwoman Betman opened the public hearing at 6:09 p.m.

Mr. Garrett Jackson, 6511 Clubhouse Drive Laurel, Maryland 20708, stated he has been in the community for two (2) years and is excited about the completion of this project. He added he would like to see it maintained properly in the years to come.

Mr. Roman Genkin, 9 Suntop Court #2 Baltimore Maryland 21209, stated he received the contiguous letter regarding this application since he is one of the partners/owners of the office space located at 14409 Greenview Drive. He asked if this would affect any of those properties or parking for businesses.

Ms. Aija Rhodes, 163 Lyons Creek Drive Laurel, Maryland 20708, stated she is excited about the building and she asked if the kitchen was removed from the original plans.

Mr. Mike Asbacher, Architect, Consulting Design Services, 14733 Janice Drive Rockville, Maryland 20853, confirmed the kitchen was removed from the original plans, however, there is plenty of space for caterers and a conference room that could be used for gatherings.

Ms. Morrisa Rice, 6505 Clubhouse Drive Laurel Maryland 20708, stated she is also anticipating the clubhouse and brought up questions regarding the building's security such as key fobs and fencing. She hopes these concerns are taken into consideration. She also mentioned the fire pit's location being outside of the community boundary for safety purposes.

Representing the applicant and property owner, Mr. William Shipp, O'Mally, Miles, Nylen & Gilmore P.A., 7850 Walker Drive Ste. 310 Greenbelt Maryland 20770, thanked everyone for the questions, he agrees with Ms. Rice's statement, however he will have to look into that to confirm. Mr. Shipp added he believes security was addressed with the architect and asked him to speak on that.

Mr. Mike Asbacher, Architect, Consulting Design Services, 14733 Janice Drive Rockville, Maryland 20853, explained yes, the entries will be secured with key fobs and there will be fencing around the pool and playground.

Mr. Reverend Mark Jones, 6517 Clubhouse Drive Laurel, Maryland 20708, stated at the previous community meetings with the builder there was discussion about the fencing around the clubhouse to ensure its security and exclusive use to community members because if anything were to happen such as property damages, it would be paid for by the community through their Homeowners Association.

Chairwoman Betman closed the public hearing at 6:20 p.m.

After the public testimony, there was discussion with the applicant, staff and the Patuxent Greens community regarding security to the clubhouse. The applicant stated the clubhouse would be secure with key fob door locks and fencing around the pool and playground. Staff confirmed this project will not affect the businesses or parking on Greenview Drive. Mr. William Shipp shared his email to be contacted directly if anyone has any further questions or concerns.

The Commission, on motion by Mr. Wellford, seconded by Mr. Wilson and carried on a roll call vote of all members present, voted to **approve** the Amended Site & Landscape Plan Application as presented in the Technical Staff Report.

There being no further business, the meeting was adjourned at 6:24 p.m.

Approved: *Brooke Quillen*

Date: 4/9/2024

