

**CITY OF HYATTSVILLE**  
**PLANNING COMMITTEE MINUTES**  
**JUNE 18, 2024**

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*\*Meeting was Held in-person at 7:00 PM at the City Administration Building in the Prangley Room on the 2<sup>nd</sup> floor\**

**1. Introduction of Committee & Guest Members (7:05 PM)**

- Todd Dengal, Committee Co-Chair
- Will Seath, Committee Member
- Greg Barnes, Committee Member
- D. Marshall, Committee Member
- Yohannes Bennehoff, Committee Member
- Jeff Ulysse, Staff Liaison

**2. Committee Business**

- Approve February 19, 2024 minutes
  1. Todd: Motion to Approve
  2. Will: Second

**3. Discussion on 2<sup>nd</sup> Staff Draft of the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment (SMA) (7:05 PM)**

- Todd: Introduction of the
- Jeff: Brief Description of WHQC Sector Plan Updates specifically relating to the proposed zoning change
- Public Comments:

**Cynthia (Ward 4):** Footprint for proposed zoning changes seems to be applied arbitrarily and I would like to know why.

**Jennifer (Ward 3):** As per my conversation with Scott Rowe properties within a 15 min walk stream is how the areas were selected for rezoning.

**Gabrielle (Ward 1):** It's a huge concern for me that atleast two neighborhoods that are mostly Spanish-speakers and none of these people are aware of the proposed zoning change. I am shocked that they are keeping the commercial area intact and are not being impacted by the zoning change.

**Jennifer (Ward 4):** Why in two small neighborhoods that have a large Spanish speaking population and no where else. The city should figure out what the definition of contact sensitive is. That leaves the window open for development depending on who is in the permitting office

**Todd:** You can clearly see the communication concerns and the impact on that community. What other concerns with the zoning specifically would you

guys have? In the act of re-zoning what are some of the impacts that are of concern.

**Alexi (Ward 4):** The obvious one is concerns with parking. Tripling density will triple the amount of cars on the street.

**Valerie (Ward 2):** Impact on the decaying infrastructure. The bigger picture is why is more density being proposed in this area.

**Jennifer (Ward 4):** How does 615 homes how is that going impact the entire tax base of the county. Why are you picking this when you have considerable wealthier residents in other parts of the county? Why is the once on us in order to prevent a tax increase for a wealthy section of the county?

**Gabrielle (Ward 1):** I have a couple of other issues. One of the things I see through-out this entire region is that everything is luxury. I don't think its in the books for affordable housing or like to have a set number of units for affordable for low or medium or working-class income. The home that I have seen that are taken down are replaced with working-class families. All the houses are above one million dollars.

**Douglas (Ward 2):** They have mentioned to us that this is an experiment for them and have not tried this anywhere else in the county. We have a lot of inter-property flood issues. There will be inadvertent flooding and complaints that the county is not sophisticated to deal with. The county is forcing us to solve their density problem.

**Jennifer (Ward 4):** The city needs to ask the county about the roads on Jamestown and Nicholson. The size of the sidewalks are supposed to be 8 foot sidewalks on either side with two lanes of traffic, parking and 5ft bike lane. That takes the entirety of the tree extension.

**Gabrielle (Ward 1):** The trees are a concern for many of us and is a major concern.

**Marshall:** Just to clarify the communication was done for everyone. The part about them not being informed is accurate. Everything was mailed out to more than 1,000 households in both languages.

**Jennifer (Ward 3):** Interpretation is normally done by a certified interpreter and not done by someone who only works parks and rec. And anything that is done wit legal interest to someone needs to be done by an impartial interpreter.

**Gabrielle (Ward 1):** What is the timeline for input?

**Todd:** Just to clarify as the planning committee we hear public comment and report back to the city council

**Jeff:** We are having a virtual community meeting to discuss this on Thursday and provide the community an opportunity to provide feedback.

**Todd:** Motion to temporarily adjourn for our offsite tour.

**Greg:** Second

**4. Project Tour : Canvas Apartments (7:30 PM)**

- Committee members will tour the model unit for the Canvas Apartments Development project

**5. New Business**

**6. Adjourn (8:48 PM)**

- Todd: Motion to Adjourn
- Yohannes: Second