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Annapolis, MD 21401
410-222-7450

Jason M. Schwier
Chair, Odenton Town Center Advisory Committee

February 15, 2023

Ms. Jenny Jarkowski
Anne Arundel County Office of Planning and Zoning
2664 Riva Road, 4th Floor
Annapolis, MD 21401

Re: Comments on proposed Sheetz at 8289 Telegraph Road

Dear Ms. Jarkowski:

This letter constitutes a response by the Odenton Town Center Advisory Committee (OTCAC) to developer requests made on January 13, 2023 and presented to the committee January 31, 2023 on a proposed Sheetz automobile gasoline station to be located at 8289 Telegraph Road with six modification requests. The Committee recommends approval of the proposed development project and four of the modification requests. The Committee declined to hold an opinion on the two remaining modifications.

The presentation outlined a proposal to convert the property at 8289 Telegraph Road in Odenton, currently containing two buildings, an asphalt lot, and a gravel storage area into an automobile gasoline station. This property, bordered by four public roads, is part of Regulatory Block 16 of the Odenton Town Center and is located in the Industrial Sub-area. An automobile gasoline station is an approved use per the 2016 Odenton Town Center Master Plan (OTCMP).

OTCAC members asked questions regarding the consideration of solar panels and other energy efficiencies. Members noted that fuel pump canopies offer clear opportunities for solar panels due to the lack of shade casting obstructions. The applicant responded that solar panels are not economically viable at this time. Members noted that this answer was inconsistent with the deployment of panels across the community, County, and State. The OTCAC encouraged the applicant and all developers to consider how energy efficiencies, to include solar panels, become a standard to ensure that climate resiliency is part of all projects.

The applicant included two level two or higher electric vehicle charging stations on the site, with the intent to include the infrastructure to add additional stations if demand justifies their installation. This recognition that the site could support both electric and gasoline powered vehicles was well received by the Committee. Due to the proximity of the proposed Sheetz to Route 32 and the lack of fast charging stations within the Odenton area, Committee members encouraged the applicant to think about the unique opportunity to encourage electric vehicle

drivers on Route 32 to use the gasoline station by ensuring that fast charging stations were part of the design.

Committee members also focused on the need for safety lighting near the activity spaces and clear paths for pedestrians to reach the main building of the site. The current design did not have clear walking paths from the sidewalk to the building for pedestrians to cross vehicle travel lanes safely. The applicant responded they would look at the current lighting along Telegraph Road and consider changes to ensure that the activity spaces are properly lit and would look to add clearly marked walking paths to connect the activity spaces to the building in a more direct manner.

The applicant listed six modification requests that the OTCAC considered. The six requests are listed below, five of which state the direct requests within the applicant's request letter and a sixth request associated with County processes. The six requests are accompanied by seven proffers. While the OTCAC did not take an official stance on the proffers, Committee members raised questions about two specific proffers. The usefulness of the activity spaces at the corners of the property were questioned due to their disconnectedness from the main building. Additionally, the amount of green space claimed did not match the appearance of green space within the design layout.

Request 1: Telegraph Road Section

OTCAC Recommendation: Approve

OTCAC Comment: The proposal is in alignment with the Department of Public Works Capital Project for the BWI to Odenton Trail Feasibility Study, which dictates a 10' hiker/biker trail with a landscaping setback and no 5' sidewalk.

Request 2: Maximum Building Setbacks

OTCAC Recommendation: Approve

OTCAC Comment: The Committee recognized the challenges with this site from being bordered on all sides by four public roads, each with a required setback.

Request 3: Placement of Gas Pumps and Surface Parking

OTCAC Recommendation: Approve

OTCAC Comment: The Committee recognized that the OTCMP is contradictory and that the site layout does not permit the OTCMP requirements for no parking between the building and public roads to be achieved while also meeting County requirements for the minimum number of required parking spaces for the proposed design.

Request 4: 25' Landscape Setback and Plantings along Telegraph Road

OTCAC Recommendation: Approve

OTCAC Comment: The Committee recognized the challenges with this site due to the landscape setback being impossible to achieve simultaneously with the building setback from Telegraph Road for the proposed design.

Request 5: Specimen Tree Removal

OTCAC Recommendation: No opinion

OTCAC Comment: The Committee recognized that the OTCMP requirements for the sidewalk would not be possible to meet with the location of the specimen trees. The Committee understands the challenges that this creates for development but also recognizes the environmental impact of removing the larger, older trees in the Odenton area and encourages developers and the County to find ways to support development activities without removing specimen trees unless absolutely necessary, as specimen trees are important to the history and heritage of Odenton.

Request 6: Eliminate Preliminary Plan review and allow a direct submittal of the Site Development Plan

OTCAC Recommendation: No opinion

OTCAC Comment: The process and decision to combine County processes is outside of the purview of the OTCMP.

The OTCAC recommends approval of the proposal for this property with due consideration to all of the comments expressed by the Committee. Committee members appreciate the opportunity to participate in the development process. Please let us know if you need further information or have questions.

Sincerely,

A handwritten signature in black ink that reads "Jason M. Schwier". The signature is written in a cursive, flowing style.

Jason M. Schwier, Chair
Odenton Town Center Advisory Committee