

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

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Some of the arguments cited by those in favor of and opposed to the proposal are:

PRO

1. GCS cannot come to terms with the new owners (Gilbert Realty) of the commercial facilities.
2. GCS recognizes the need for another service station (it is presumed that the present station will be leased to another company.)
3. GCS desires to give better service by new and expanded facilities.
4. This in GCS's opinion the only presently available site for a profitable operation.
5. GCS's long service to the community should not be broken by its inability to find another location.
6. Re-zoning of this site is not spot zoning because it has been designated commercial on the land use map prepared for GVHC and the city by Roger Willcox.
7. The station will be screened by a five foot fence (required by law) and by a planting of trees on a triangular strip 75 feet long on the parallel to Southway immediately adjacent to the GVHC lot line. Commercial zoning of this strip will not be asked at this time and will be leased to the city for a token sum for use as a buffer strip.
8. Station will harmonize with architecture of the armory.
9. Lighting and traffic hazards will be eliminated by careful planning.
10. 100 foot right of way on property belong to city and will be used to widen Southway at this point. Costs to be worked out between GCS and the city.

"A total land use plan could not be determined at that time because of unknown factors such as the location of the Interbelt freeway. Some lands were marked "to be determined," but this strip was not so marked. Land between the armory and the Legion was considered as possible commercial but Willcox warned that, to protect Greenbelt residential areas old and new, even land this far from old Greenbelt must be protected by buffer zones and strict covenants to prevent it from becoming an eyesore. Willcox admitted before council in Spring, 1955 that a new map showing this triangle as commercial was hastily prepared. No reasons were given to justify the change. GVHC board minutes as reported in the News Review in-

CON

1. 2. 3. 4. 5. The city council must decide zoning issues on the basis of what is good for the community as a whole; not on what is needed by any one business interest. GCS's desire to build modern facilities should not be gratified at the expense of good community planning. This petition is only one of many on which council will have to decide now that the undeveloped land has been sold. Only by a Master Plan can we preserve Greenbelt's uniqueness as a planned community and prevent the ugliness often resulting from haphazard planning.
6. Willcox's only report (dated 1953) shows this triangle marked "possible park" in the sense of buffer zone separating the high-density "old Greenbelt" from any new development, thus salvaging to some extent the original Hale Walker plan of a greenbelt encircling the city.
7. To lease rather than deed this small strip to the city leaves control with GCS and Warner-Kanter. Once commercial zoning is granted they could at any time develop this land as commercial if they so wished. If GCS were sincere about this buffer strip it could have applied for C1 zoning with exception for a gas station. Granting exception would have strictly limited GCS's use of the land.
8. 9. 10. Those living near the area say that no amount of beautification can make up for the loss of their presently undisturbed vista and that homes were purchased there because of the uncongested area and view.

dicating that the change was made during the last stages of contract negotiations with Warner-Kanter and at the insistence of PDC who financed GVHC's purchase of the land. They insisted on these sites to protect GCS's desire to expand in Greenbelt. Use of this buffer strip (landscaped by GVHC and the city last year) as commercial would violate basic principles of good planning spelled out in the report by Willcox and generally subscribed to by planners. Further, the precedent would be established that the city has condoned commercial development as close as 75 feet from residences. This could weaken the city's position in dealing with other owners of undeveloped land when they seek re-zoning.

Our Neighbors

Elaine Skolnik - 7586
It's a girl for the Roy Wells, 8-V Laurel. Their first child, Barbara Ann, was born January 5 and weighed seven pounds.

Happy birthday to Jimmy Madson, 2-A Southway, who celebrated his third birthday January 31. Daddy Max will have a birthday February 10.

They were dancing in their seats. Attending the Tiny Tot Concert at the University of Maryland were some of our Nursery and Kindergarten children. The little ones were permitted to examine the instruments and were enthralled by the fine music. Kindergartner Freddy Rubin's picture appeared in the Washington Post.

Everyone will be glad to hear that the Ellerin family are all well after so many months of illness.

A speedy recovery to Robert Garin, 3-G Pateau, who has been hospitalized.

Birthday greetings to Barbara McGee, who was thirteen years old on February 4.

Victors in the Special Master Bridge Games played last Friday night at the Center school were Lee and Larry Fink, East-West, and Kaufman-Frese, North-South. The next duplicate game is March 2.

Sunday, February 5, was a very special day for Eileen Pendleton. It was her ninth birthday.

There was a double birthday party at the Gerton's home, 16-U Ridge, on Sunday, February 5. Nancy was 7 and Janet 10. Relatives from out of town helped celebrate in the evening.

On January 26, 4-year-old Debbie Day, 54-C Crescent, opened the Heart Drive by lighting the torch with Mrs. Eisenhower and General Mark Clark at the White House.

Walter G. Mann, 2-F Research, has joined the Baltimore office of the Wage and Hour Division, Department of Labor, as a wage-hour investigator.

James E. Brenon of Woodlandway was graduated last month from Furman University, Greenville, South Carolina, where he majored in English.

Greenbelt Junior High PTA Meets February 14

The Greenbelt Junior High PTA will meet February 14 at 8 p.m. Mrs. Seibert Meade, program chairman, reports that the entire program will be devoted to conferences between parents and teachers. Mrs. Meade feels that this would be a good time to fill the many requests from parents for more contact with teachers since the first term grading period has just ended. Refreshments will be served at the end of the general visiting and just prior to the private conferences.

Kids No Cheap Skates; Roll Dough For Polio



The Youth Center donated \$69.20 to the March of Dimes by turning over one skating night and selling "polio fighter" balloons. Over 125 teen-agers attended. Skating schedule: Wednesday, 8-9:45 p.m., Friday, 8-10:45 p.m., Saturday, 8-10:45 p.m. Those eligible to skate are those in seventh grade or twelve years of age. A dance will be held Saturday night, once a month.

"Dad-Son" Scout Dinner

Troop 202 will hold its annual "father-son banquet" at the Community Church Saturday night. All scout parents and boys are invited. Contact William Cratty, 7-F Ridge, GR 4-9464, for reservations.

Welcome to Sunday Services

9:45 a.m. - Sunday School
11:00 a.m. - Morning Worship
6:00 p.m. - Training Union
7:00 p.m. - Evening Worship

GREENBELT BAPTIST CHAPEL

Rev. Glenn W. Samuelson
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Council Delays Rezoning Again; Plans To Get Professional Advice

By Claude Wimberly

The city council again postponed action on its recommendation to the Maryland Park and Planning Commission, on the petition of the Greenbelt Land Improvement Corporation for the re-zoning of the tract adjacent the National Guard Armory to C-2 Commercial. Purpose of the re-zoning petition is to permit construction, by Greenbelt Consumer Services, of a gasoline filling station on the site. GCS must give up the premises upon which its present facilities are located, prior to October first, due to its inability to reach a satisfactory agreement with the present owner.

Big Crowd

Heightened evidence of the interest and concern of Greenbelt residents over this issue, was evinced by the unusual turn-out of 50-60 persons who crowded the small smoke-filled council room to capacity, and over-flowed into the stairway and surrounding office doorways.

Preliminaries were quickly dispensed with as council pushed forward to the "Big issue" on its agenda. Lead-off man and principal proponent of the petition, Sam Ashelman, Jr., general manager of GCS, armed with illustrative material (proposed architectural plans, maps, and expert opinions) presented a point-by-point rebuttal to objections voiced at the last meeting of council, by citizens residing next the proposed site.

Ashelman offered a compromise designed to amend the original petition, permitting the establishment of a "green belt", which would entail landscaping a strip of predetermined width between the

proposed structure and the dwellings in closest proximity to the site. He offered assurances that there would be no further encroachment upon the properties of the residents in the form of hot dog stands, juke joints, etc. To lend substance to these assurances, he indicated that GCS would be willing to lease this buffer zone to the city for a token sum.

Opposition Talks

Immediately following Ashelman's proposals, Mayor Tom Canning recognized citizen after citizen, who were given the opportunity to present arguments designed to dissuade council from approving the petition. Their reasons for opposing the petition were as varied as the people themselves. A few voices were raised among individuals favoring the project—but the majority spoke in opposition. A petition signed by some 50 persons of the 9, 10, and 11 Courts of Southway was presented to council, and a photographic montage of the proposed site—with and without a filling station (as viewed from the windows of one of the petitioners home) was presented to illustrate the unsightliness of such a structure in that location. Most of the objections were reiterations of those previously expressed before council at the last meeting.

CORRECTIONS

The GVHC Nominations and Elections Committee report printed January 26 omitted several important points. 1. The annual GVHC election date of board members is March 14. 2. Any member not nominated by the committee may be placed on the ballot by filing a petition signed by 10 members with GVHC secretary Bruce Bowman, not later than 5 p.m. March 7. 3. Electioneering by candidates or their supporters at the polls, is not recommended by the committee.

A typographical error caused GVHC's payment for land sold to the Baptist Chapel to read \$180 instead of \$1800. To help the Chapel GVHC waived payment of its share until the end of the year.

Omitted in the same story was a statement explaining the board's action on the natural gas bill. After hearing the petition of a member it was felt that passage by Congress would adversely affect GVHC's fuel costs and members' living costs.

4 Hours Debate

Following almost four hours of hearing testimony on both sides, council began consideration of the question. Councilman Alan Kistler began by asserting that his feeling was that council was not sufficiently informed to make such an important decision without further study of the matter, and this view was upheld by Councilman Robert Hurst. However, Councilmen James Wolfe and James Smith indicated willingness to consider the matter immediately. Kistler's proposal to "take no definitive action" on any re-zoning question until March 5 was finally adopted after a compromise agreement establishing the date. (Kistler originally proposed March 20 as a possible target date.)

City manager Charles MacDonald pointed out that action would be useless at this time because of the proposed GCS amendment to the original petition which has not as yet been submitted to the Park and Planning Commission.

Hurst then moved that council go into a series of special sessions, with the assistance of paid planning counsel, to set up an over all development plan for the city, designed to eliminate so-called "spot zoning." This proposal was approved.

New Bus

The council then effected a transfer of funds for the purpose of purchasing a new city bus of approximately 25 person capacity, and a new garbage disposal truck.

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Woman's Club Dances

The Greenbelt Woman's Club will hold its annual Valentine Dance at the Legion hall Saturday, February 11, beginning at 9 p.m. Music by the Modernaires. Tickets may be obtained from members or at the door. Mrs. Paul Campbell is chairman of arrangements.

Women Voters Meet

In preparation for the Prince Georges county budget hearings in March, the Greenbelt Unit of the League of Women Voters will discuss the Health Department budget for 1956-57 at its meeting Thursday, February 16, 8:15 p.m., at the home of Mrs. Greeze, 3-G Ridge (GR 3-2353).

SPAGHETTI DINNER

A spaghetti dinner and bake sale is planned for by the Women's Society of Christian Service of the Methodist Church, Saturday, February 11, from 5-7 p.m. at the church's new building.

BANK CLOSED

The local bank will not be open Monday, February 13, in observance of LINCOLN'S BIRTHDAY, a legal holiday in the State of Maryland.

AUTHOR TO APPEAR

At St. Hugh's book fair, Sunday, February 12 at 3 p.m., Raphael Brown, author and translator, will autograph copies of his new book "Our Lady and 'St. Ann'".

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Choral Group To Join Voices With Military

In preparation for a concert to be given this spring the Greenbelt Choral Group is now accepting new members. Anyone who likes to sing—regardless of previous training—is invited to rehearsals, Mondays, 8:30-10:30 p.m., at the JCC building.

Through the efforts of Al Herling, director of the group, men of the chorus at Ft. Meade will have some joint rehearsals with the group and will participate in the spring concert.

Cub Pack 202 Busy; Program Awards

Cub Pack 202 tried a new format for their monthly Pack meetings Friday, February 3, at Fellowship Center. Half of the Pack presented Pirate Skits and the other half displayed their craft work. Cubmaster Dalbow made three important announcements: a skating party for Saturday, February 4, at the Bladensburg Rink; "Boy Scout Sunday," February 12; and the Blue and Gold Dinner Thursday, March 1.

Awards were as follows: Bobcat pins, Joel Garner, Joseph Long, Paul Schwan, Albert Pines; Wolf Badge, Erwin Abramovitz; Bear Badge, Skipper Perkins, Alan Vaughn; David Hurst, with gold arrow; Richard Wilson, with 2 silver arrows, 1 gold arrow, 1 year pin and Denner Badge; Lion Badge, David Volk; Denner Badge, Bill Beebe; Assistant Denner Badge, Raymond Binnix, Barton Marshall; 1 year pin, Gregg Stewart, Russell Shipley; 2 year pin, Barry Rubin, Paul Miller, Ian Duncan, Jeff Chapman; Den Chief, Bruce Miller; Den Mother Pins, Mrs. LeForte, Mrs. Loxton; and a Gold and Silver Arrow for Georgie Cline-dinst.

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