

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

3
4
5 7-ELEVEN AT BRANCH AVENUE
6 Detailed Site Plan, DSP-19031

7
8 T R A N S C R I P T
9 O F
10 P R O C E E D I N G S

11
12 COUNTY ADMINISTRATION BUILDING

13 Upper Marlboro, Maryland

14
15 July 30, 2020

16 VOLUME 1 of 1
17

18
19 BEFORE:

20 ELIZABETH M. HEWLETT, Chair

21 DOROTHY F. BAILEY, Vice-Chair

22 MANUEL R. GERALDO, Commissioner

23 WILLIAM M. DOERNER, Commissioner (Absent)

24 A. SHUANISE WASHINGTON, Commissioner
25

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OTHERS PRESENT:

THOMAS BURKE, Staff, Urban Design Section

TOM MASOG, Staff, Transportation Section

NOELLE SMITH, Staff, Transportation Section

JENNIFER STABLER, Staff, Historic Preservation Section

HOWARD BERGER, Staff, Historic Preservation Section

MATTHEW TEDESCO, Attorney for Applicant

P R O C E E D I N G S

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MADAM CHAIR: Hold on a second. Okay. The Prince George's County Planning Board is back in session. Let me do a check. Okay. There we go. So I have all four Planning Board Commissioners, Madam Vice Chair I see.

MADAM VICE CHAIR: Present.

MADAM CHAIR: Commissioner Washington?

COMMISSIONER WASHINGTON: Present.

MADAM CHAIR: Commissioner Geraldo?

COMMISSIONER GERALDO: Present.

MADAM CHAIR: We have counsel, Peter Goldsmith. Let me see, Mr. Burke, Thomas Burke?

MR. BURKE: Present, Madam Chair.

MADAM CHAIR: Mr. Tedesco?

MR. TEDESCO: Present, Madam Chair.

MADAM CHAIR: Okay. Mark Juba?

MR. JUBA: Present, Madam Chair.

MADAM CHAIR: Okay. Mr. Tedesco, you don't want us to see you, but anyway, Tom Masog?

MR. MASOG: Present, Madam Chair.

MADAM CHAIR: Noelle Smith?

MS. SMITH: Present.

MADAM CHAIR: Howard Berger?

MR. BERGER: Present.

MADAM CHAIR: Jennifer Stabler?

1 MS. STABLER: Present.

2 MADAM CHAIR: Michael Lenhart?

3 MR. LENHART: Present.

4 MADAM CHAIR: Laverna Olkowski?

5 MS. OLKOWSKI: Present.

6 MADAM CHAIR: Nicholas Speach?

7 MR. SPEACH: Present.

8 MADAM CHAIR: Brianne Wilson?

9 MS. WILSON: Present.

10 MADAM CHAIR: Chantelle Marino?

11 MS. MARINO: (No audible response.)

12 MADAM CHAIR: Chantelle Marino?

13 MS. MARINO: (No audible response.)

14 MADAM CHAIR: Okay. Your call, Mr. Tedesco, do

15 you need her?

16 MR. TEDESCO: No, we can move forward.

17 MADAM CHAIR: Okay. And now we have Curtis

18 Williams, who signed up for this case. Curtis Williams, are

19 you present?

20 MR. WILLIAMS: (No audible response.)

21 MADAM CHAIR: Curtis Williams?

22 MR. TEDESCO: I saw him on earlier, but then I saw

23 him sign off so he may have had a conflict and had to jump

24 off.

25 MADAM CHAIR: Okay.

1 MR. TEDESCO: Ms. Olkowski is on and Ms. Wilson
2 are on, so.

3 MADAM CHAIR: Okay. All right. Mr. Burke, let's
4 go. And we do have one exhibit on this matter, which is the
5 Historic Preservation Commission memo. Okay. So Mr. Burke?

6 MR. BURKE: Thank you, Madam Chair. Good
7 afternoon Madam Chair and members of the Planning Board.
8 I'm Thomas Burke with the Urban Design Section. The project
9 before you listed as Item 6 on the agenda refers to Detailed
10 Site Plan, DSP-19031 for 7-Eleven Branch Avenue which
11 includes a Type 2 Tree Conservation Plan, TCP2-026-2018-01.
12 The applicant is seeking approval of a Detailed Site Plan to
13 develop this site with a food and beverage store, gas
14 station, and a carwash. Slide 2, please.

15 The site is located in the southern portion of
16 Prince George's County in Planning Area 85A and Council
17 District 09. Slide 3, please.

18 More specifically, the site is located on the east
19 side of Branch Avenue south of Accokeek and Brandywine Roads
20 and west of Old Brandywine Road. Slide 4, please.

21 The subject property is within the C-M and C-S-C
22 Zones in Brandywine. Slide 5, please.

23 This aerial photo illustrates the current
24 condition of the property. The site currently has a vacant
25 building occupying a portion of the property but the

1 remaining land is wooded. The Hunt Marlow Store and Casket
2 Shop Historic Site is located directly to the east of this
3 site across Old Brandywine Road. Slide 6, please.

4 The site is flat and contains no regulated
5 environmental features. Slide 7, please.

6 The Branch Avenue, Accokeek Road, Brandywine Road
7 interchange is classified as a pool Freeway and is currently
8 undergoing extensive expansion. Slide 8, please.

9 This bird's eye view further illustrates the
10 current condition of the property showing the progress of
11 the surrounding roadway network improvement and the Hunt
12 Marlow Historic Site on the right side of the stream. Slide
13 9, please.

14 The application for this site proposes the
15 development of a 3,484 square foot 7-Eleven food and
16 beverage store with a gas station and a 982 square foot
17 carwash. The food and beverage store will be located in the
18 northwest corner with a carwash behind it as shown here.
19 And the fuel canopy out front. All proposed development is
20 located within the C-M Zone where these are all permitted
21 uses subject to the approval of the Detailed Site Plan, the
22 findings for which can be found starting on page 7 of the
23 Staff Report. Slide 10, please.

24 Sidewalks are provided along the frontage and
25 within the site as seen here in beige. And includes marked

1 crossings in the parking lot contributing to the overall
2 circulation on the site. This application is subject to the
3 requirements of the Landscape Manual and shows full
4 conformance. Slide 11, please.

5 The applicant is proposing to use durable quality
6 materials including brick and stone on the proposed food and
7 beverage store building. A varied roof line is accented by
8 an efface cornice capped with a dark bronze prefinished
9 metal cap. The stone (indiscernible) was featured on all
10 sides tying into a stone tower on the northwest corner of
11 the building which will be capped with a dark bronze metal
12 pyramid hip roof. The customer entrance to the store
13 located on the east façade of the building is accented by a
14 cantilevered metal canopy which is located over the entrance
15 doors and storefront windows. Cantilevered metal canopies
16 are also featured over the faux backlit store front windows
17 on the north elevation.

18 Three building mounted signs are shown, all
19 displaying the 7-Eleven brand and all internally illuminated
20 boxes. A signage table was not provided on the DSP, however
21 through analysis of the data provided, the signs proposed
22 exceed the area allowed by the Zoning Ordinance. Conditions
23 are provided in the Staff Report to demonstrate conformance.
24 Slide 12, please.

25 The carwash will be located immediately behind the

1 store on the west side of the property and will also feature
2 a mix of brick and stone with storefront windows on the
3 façade facing Branch Avenue. The proposed gas, I'm sorry,
4 slide 13, please.

5 The proposed gas canopy will be a flat roof
6 supported by two dark bronze prefinished metal wrapped
7 columns between each fuel dispenser aisle. The canopy
8 fascia will be wrapped in a white internally illuminated
9 cabinet with the corporate 7-Eleven log provided on the
10 north and south façades. The signature orange, green and
11 red horizontal bands are shown wrapping around the entire
12 fascia. The canopy also includes an 18 square foot digital
13 fuel price display on the east side. The sign area for the
14 canopy has not been provided in a table showing performance,
15 the findings for which can be found on page 6 of the Staff
16 Report and conditioned therein. Slide 14, please.

17 In addition to the building mounted signs, the
18 applicant is proposing three freestanding signs. A pylon, a
19 monument and a directional. The pylon sign will be located
20 on the northwest corner of the site, will be double faced
21 and will include the fuel price display. The monument sign
22 will be set on a brick pedestal and located in the northeast
23 corner of the site. A directional sign will be located at
24 the southeast entrance. All three freestanding signs will
25 be double-faced internally lit boxes. The Zoning Ordinance

1 permits one freestanding sign on each of two parallel
2 streets which in this case allows a total of two sides. The
3 Staff Report contains conditions to remove any signs not in
4 conformance. Slide 15, please.

5 This slide depicts the (indiscernible) study
6 showing the impact this proposal may have on the adjacent
7 Marlow Hunt Store and Casket Shop Historic Site. On July
8 21, 2020, the Historic Preservation Commission evaluated
9 these impacts and recommended approval with no conditions.
10 The full report as Madam Chair had indicated, can be found
11 in your additional backup. Slide 16, please.

12 The Type 2 Tree Conservation Plan TCP2-026-2018-01
13 shows that the application meets the Woodland Conservation
14 requirement of 1.99 acres by providing a combination of
15 woodland preservation onsite and offsite conservation
16 credits. The Urban Design staff recommends that the
17 Planning Board adopt the findings of this report and
18 approved Detailed Site Plan, DSP-19031 and TCP2-026-2018-01
19 for 7-Eleven Branch Avenue subject to the conditions
20 contained in the Staff Report dated July 15, 2020. This
21 concludes staff's presentation. Thank you.

22 MADAM CHAIR: Okay. Thank you so very, very much,
23 we appreciate it. Let's see if there's any questions at
24 this point. Okay. Madam Vice Chair?

25 COMMISSIONER WASHINGTON: She had to log off and

1 back on. She froze up, Madam --

2 MADAM CHAIR: Okay.

3 COMMISSIONER WASHINGTON: -- Chair.

4 MADAM CHAIR: Okay. Okay. Commissioner
5 Washington?

6 COMMISSIONER WASHINGTON: No questions, thank you.

7 MADAM CHAIR: Okay. All right. Commissioner
8 Geraldo?

9 COMMISSIONER GERALDO: The only question I have
10 is, is there any provision for bicycle racks? I didn't see
11 it so I may have missed it.

12 MR. BURKE: There is actually not a provision for
13 bicycle racks in this plan.

14 COMMISSIONER GERALDO: Okay. Well, I'll wait
15 until Mr. Tedesco, they may want to proffer that.

16 MR. BURKE: Yes, sir.

17 COMMISSIONER GERALDO: Thank you.

18 MADAM CHAIR: Okay. So if there are no other
19 questions and Mr. Tedesco decided to let us see him. Okay.

20 MR. TEDESCO: I turned on my camera.

21 MADAM CHAIR: Okay.

22 MR. TEDESCO: I figured it's been four and a half
23 months, I've kept my camera off, I'll turn it on.

24 MADAM CHAIR: I figured you had a Rip Van Winkle
25 beard by now. Okay. Okay. All right.

1 MR. TEDESCO: No.

2 MADAM CHAIR: Mr. Tedesco, you're on.

3 COMMISSIONER GERALDO: Madam Chair, he's got a
4 fresh cut.

5 MADAM CHAIR: Yes, that's what it is.

6 MR. TEDESCO: Thank you, Madam Chair and members
7 of the Commission, Planning Board and the Commission. For
8 the record, Matthew Tedesco with the Law Firm of McNamee
9 Hosea here on behalf of the applicant, 7-Eleven Inc. I know
10 you did a roll call but I'll just take an opportunity to
11 introduce the representatives from our team. Ms. Brianne
12 Wilson, Laverna Olkowski, although he may not be on anymore,
13 Curtis Williams from 7-Eleven. Nick Speach, Amira Ganzer
14 (phonetic sp.) from Bohler Engineering, Mike Lenhart with
15 the Lenhart Traffic Consulting Group and then Chantelle
16 Marino with EBI Consulting. I think this legitimately may
17 be the first time in my career, we don't have any exhibits,
18 we don't have any changes, we are 100 percent in agreement
19 with staff's recommendations.

20 I think maybe one or two times I've done that, but
21 those actually probably didn't even have any conditions --

22 MADAM CHAIR: I'm kind of --

23 MR. TEDESCO: -- proposed.

24 MADAM CHAIR: -- I'm trying to remember when that
25 might have been.

1 MR. TEDESCO: Well the last one was Norborne
2 (phonetic sp.) but staff --

3 MADAM CHAIR: Okay.

4 MR. TEDESCO: -- didn't recommend any conditions,
5 so I didn't have anything to change. This one we have a
6 decent number of conditions but we are in agreement 100
7 percent with all of them. I have not consulted with my
8 client, but I will take a liberty in response to the
9 question with respect to bike racks. I don't know think
10 there's any objection for us to provide two inverted U-shape
11 bicycle racks, which I think can house up to four bicycles.
12 I think that would be sufficient, I believe there's room.
13 Nick Speach is on the line with Bohler Engineering is on the
14 line. If he could just double check that for me before I
15 stick my foot in my mouth at the last hearing before a
16 recess. But so long as there's room which I presume there
17 would be, Commissioner, I don't think we'd have a problem
18 doing that. If I could turn to Nick Speach real quick just
19 to confirm that?

20 MR. SPEACH: Yes, not a problem, we definitely can
21 fit that.

22 MR. TEDESCO: Okay. Great. So with that --

23 MR. SPEACH: Thank you.

24 MR. TEDESCO: -- the applicant would proffer two
25 inverted U-shaped bicycle racks at a location convenient to

1 the store at the time of certification. And with that,
2 Madam Chair, the only thing that I would just add is I do
3 want to thank Mr. Burke, the reviewer in this case, we had I
4 think sufficient back and forth and a good working
5 environment with respect to getting this application to you
6 all, which I'm happy to say that that resulted in conditions
7 that we are all in agreement with and I thank him for that.
8 I also wanted to take an opportunity to thank Dr. Stabler.
9 She did a fantastic job presenting this application to the
10 Historic Preservation Commission on July 21st. I jokingly
11 said to the Commission that if Jill Kosack ever needed
12 anybody to pinch hit on an Urban Design case, that they
13 could call upon Dr. Stabler for presenting a Detailed Site
14 Plan. She did a fantastic job, which I think is reflected
15 in the fact that the Historic Preservation Commission
16 recommended approval with no conditions and so I do want to
17 thank her as well as the Historic Preservation Commission
18 for its review and recommendations in this case.

19 The only thing I'd say is I believe I had your
20 first case on March 26th, that was a virtual case and now I
21 have your last one before recess. I want to thank you for
22 all the ups and downs and we had a lot of cases in between
23 there and you all and everyone on this line, I think there's
24 29 people, many of whom are your staff, deserve a very
25 enjoyable restful August recess. So with that, I thank you

1 and we appreciate all that you do and thank you for having
2 these hearings virtually.

3 MADAM CHAIR: And we're going to take that recess
4 too. Okay. Let me just double check, thank you, Mr.
5 Tedesco, let me just double check Mr. Berger and Ms.
6 Stabler, to see if they had anything they wanted to add.

7 MR. BERGER: We have nothing to add.

8 MADAM CHAIR: Good answer.

9 MS. STABLER: Nothing to add, Madam Chair.

10 MR. BERGER: We appreciate Mr. Tedesco's --

11 MADAM CHAIR: Okay.

12 MR. BERGER: -- compliments.

13 MADAM CHAIR: Okay.

14 MR. BERGER: Thank you very much.

15 MADAM CHAIR: Okay. So with that --

16 MS. SMITH: Madam Chair?

17 MADAM CHAIR: -- is there a motion? Who's on, who
18 wanted --

19 MS. SMITH: This is Noelle Smith speaking from the
20 Transportation Section.

21 MADAM CHAIR: Okay. Sorry. Okay.

22 MS. SMITH: I just wanted to add to Mr. Geraldo's
23 comments, there are two bicycle racks proposed on the Site
24 Plan.

25 MR. TEDESCO: I thought so.

1 MADAM CHAIR: Okay. Wonderful. Okay. Thank you.
2 With that, is there a motion?

3 COMMISSIONER WASHINGTON: Madam Chair, I move that
4 we adopt the findings of staff and approve DSP-19031 and
5 TCP2-026-2018-01 along with the associated conditions as
6 outlined in staff's report.

7 COMMISSIONER GERALDO: Commissioner Geraldo
8 seconds the motion.

9 MADAM CHAIR: Okay. Discussion?

10 (No audible response.)

11 MADAM CHAIR: Hearing none. Okay. Commissioner
12 Washington?

13 COMMISSIONER WASHINGTON: Aye.

14 MADAM CHAIR: Commissioner Geraldo?

15 COMMISSIONER GERALDO: Oh, I'm thinking.

16 Thinking.

17 MADAM CHAIR: You better think --

18 COMMISSIONER GERALDO: Aye.

19 MADAM CHAIR: -- think fast. Okay. So I don't
20 see Vice Chair Bailey, I think she may have called in, but
21 I'm not sure, but I'm going to go ahead and say at this
22 point the ayes have it 3-0. And I have do have something to
23 say.

24 As we are about to go on our August recess, it is
25 imperative, I feel compelled to say thank you to everyone.

1 This has been going to virtual, so unexpectedly in this
2 COVID crisis but we have held up our part and I mean that
3 includes everybody. That includes the Planning Department
4 who's done a great job. That includes Kenny over here.
5 That includes Ryan over here. Our IT people have stepped up
6 to the plate in a big way. This is not Kenny's normal job,
7 he stepped up in a big way. Our Chairman's Office has been
8 phenomenal. Our technical hearing writers have been working
9 like demons to get everything done on time. Our copy
10 center. All of our, James Hunt, you deserve a huge round of
11 applause. I mean you have, we don't always see you, you've
12 been been working so very, very hard to keep it all
13 together. All of our chiefs, all of our team, our Planning
14 Director and our Deputy Planning Director, Acting Deputy
15 Planning Director. Everybody in the Chairman's Office who
16 is stepping in, they've come in and we've rotated in and
17 out, in and out, in and out, just to keep it all flowing.
18 Our Planning Board Administrator, Jessica Jones, everybody's
19 worked so very, very hard.

20 Our Planning Board has rocked. Our Planning Board
21 has rocked. I mean I've got to give it up to our Vice Chair
22 Bailey, she has just been awesome. Our Commissioner
23 Washington has been awesome, awesome and she's not even
24 bugging me about when is it time to eat. She's just been
25 awesome. Commissioner Geraldo's just been awesome. Our

1 development community has been awesome, you have worked with
2 us, you've demonstrated that flexibility, we've all had to
3 have tremendous flexibility here to adapt and work with us
4 and to propel the business of Prince George's County forward
5 because the county is taking a huge hit. And the
6 applications that we have approved so long as they're in
7 compliance with the law and so long as that you're working
8 with us and working with the citizens, that helps the county
9 and that helps our tax base and that tax base goes to
10 schools and other services that we need. So that's so
11 imperative during this time.

12 I want to thank our legal counsel, I want to thank
13 David Warner, I want to thank Debra Borden, I want to thank
14 Peter Goldsmith for doing such a great job. And I want to
15 thank the citizens, the citizens have participated
16 tremendously, whether they call in, they're sending in their
17 exhibits, we've all had to adapt to a whole different new
18 normal, but while trying to remain safe.

19 But just to move things forward, we owe a huge
20 debt of gratitude to everyone and that goes even to you, Mr.
21 Tedesco, especially for today. And I'm going to thank my
22 momma on her birthday, her 101st heavenly birthday for
23 helping to guide this and make this day go so smoothly. I
24 know she was looking out for her daughter. So with that, I
25 want to, I just ask for everyone to please stay safe. This

1 is a long way from this COVID crisis, it's a long way from
2 over and there will be repercussions for years to come,
3 financial repercussions, health repercussions for years and
4 years to come. So please stay safe. Look out for one
5 another. Look out for your loved ones. Stay resilient.
6 Stay woke. Get into good trouble and remain ever hopeful as
7 we strive to get through these challenging times together.
8 And enjoy and nurture yourself during our August break
9 because we're going to need it come September.

10 So I will spare you all from singing See You In
11 September, because I don't want to do that to you, but I am
12 going to tell you, I am going to ask Mr. Hunt. Mr. Hunt,
13 well let me ask if anyone else has anything to say.

14 COMMISSIONER GERALDO: I'd like to say something,
15 Madam Chair. I want to thank you and all of our Planning
16 Board staff for the tremendous work that you did in making
17 this possible for us to continue to hold our Planning Board
18 meetings. I know it wasn't easy. I know from the
19 difficulty that the courts have had in scheduling and
20 putting it together and so I just can attribute it to you,
21 your leadership as well as our staff. Thank you so much and
22 everybody please wear your masks.

23 MADAM CHAIR: Yes, indeed.

24 COMMISSIONER GERALDO: Socially distance. This is
25 not fake news. This is real and if we're ever going to get

1 over it, we need cooperation from everyone.

2 MADAM CHAIR: The CDC says --

3 COMMISSIONER WASHINGTON: And I just want, I was
4 going to say something very similar to Commissioner Geraldo,
5 but let me just say that I too want to add my thanks to you,
6 Madam Chair. You know it is actually, it's been tough,
7 we've had to come together but it's actually been
8 delightful, you know, we are very unique in terms of you
9 know how we work together as Commissioners and I consider
10 you know, the developers, the citizens, kind of all a part
11 of our beloved Planning Board family and it's just been
12 phenomenal and we could not have done what we have been able
13 to do over these last several weeks and months without your
14 stellar suburb leadership and happy birthday to your mom as
15 well.

16 MADAM CHAIR: Thank you so much.

17 COMMISSIONER GERALDO: Happy Birthday.

18 MADAM CHAIR: And I do want to take a moment to, I
19 commended all the Commissioners but I want to commend Will
20 Doerner, Commissioner Will Doerner as well. He was unable
21 to be with us right now, we are keeping him and his family
22 in our thoughts and prayers. I'll leave it at that for now.
23 And Matt, did you want to, you've said what you needed to
24 say, I guess. I don't know if you had anything else. But
25 with that --

1 MR. TEDESCO: I would, yes, I would just echo
2 everything that the Commissioners, the Planning Board
3 members and you, Madam Chair, have said. I may be the only
4 one left from the development community on today's hearing,
5 and you guys deserve as well as your staff a tremendous
6 amount of praise and thank you so much. I think Tom Haller
7 said it earlier --

8 MADAM CHAIR: Yes.

9 MR. TEDESCO: -- I don't even know what the future
10 would have held if you guys didn't take the proactive
11 initiative to start these virtual hearings, not only for the
12 development community selfishly speaking, but for the county
13 as a whole and all of its citizens to continue to move these
14 important projects forward and generate income for the
15 county. So I couldn't thank you enough, as I mentioned
16 before an especially well deserved break starting hopefully
17 in the next five minutes and I thank you and I look forward
18 to seeing you all in September.

19 MADAM CHAIR: Make it the next two minutes. Okay.
20 So with that, thank you so much everybody and I will tell
21 you it has been, a special shout out to the entire team
22 because it has been anything but easy. It has not been easy
23 in any way, shape or form but we did it together. So with
24 that Mr. Hunt --

25 MR. HUNT: Yes, Madam Chair?

1 MADAM CHAIR: Mr. Hunt, is there any additional
2 business to come before the Planning Board today?

3 MR. HUNT: There are no additional business items
4 before the Planning Board today. Congratulations to
5 everyone. Thank you.

6 MADAM CHAIR: Congratulations and guess what, the
7 Planning Board is adjourned.

8 **(Whereupon, the proceedings were concluded.)**

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DIGITALLY SIGNED CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

7-ELEVEN AT BRANCH AVENUE
Detailed Site Plan, DSP-19031



By: _____

Date: October 20, 2020

Diane Wilson, Transcriber