

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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4
5 CENTRAL INDUSTRIAL PARK
6 Detailed Site Plan, DSP-23020
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
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12 COUNTY ADMINISTRATION BUILDING
13 Upper Marlboro, Maryland
14 February 27, 2025
15 VOLUME 1 of 1
16

17 BEFORE:

18 PETER A. SHAPIRO, Chairman

19 A. SHAUNISE WASHINGTON, Commissioner

20 MANUEL GERALDO, Commissioner
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C O N T E N T S

| <u>SPEAKER</u> | <u>PAGE</u> |
|----------------|-------------|
| Dexter Cofield | 3 |
| Thomas Haller | 4 |

P R O C E E D I N G S

CHAIRMAN: Now moving onto our regular agenda items. We have two of them. First is item 5, Detailed Site Plan DSP-23020, Central Industrial Park. We have Mr. Haller, who is representing the applicant. We have Mr. Cofield is going to be giving the staff presentation. I don't think -- we actually do have a few folks signed up to speak on this, I believe.

This is an evidentiary hearing, so if there are folks who are going to be testifying, I will swear them in at the appropriate time. And let's start off with staff.

Mr. Cofield?

MR. COFIELD: Good morning, Mr. Chairman, members of the Planning Board. For the record, I'm Dexter Cofield with Urban Design Section.

CHAIRMAN: Mr. Cofield, hold on one second. I just want to check.

Mr. Geraldo, can you hear him?

COMMISSIONER GERALDO: Yes.

CHAIRMAN: Okay. Good. Thank you, Mr. Cofield. Keep going.

MR. COFIELD: Item number 5 is Detailed Site Plan DSP-23020 Central Industrial Park, which requests a change to the list of permitted uses for the subject property within a light industrial zone development district overlay

1 zone in order to allow a contractor's office and site
2 improvements to parking and pedestrian circulation.

3 Subject DSP does not propose any new structures on
4 the property. The site will be improved with one new bike
5 rack, construction of a pedestrian pathway, and seven
6 parking spaces. Please note, two citizens did sign up to
7 speak on this item. I have reached out to them and answered
8 any questions they had regarding the application.

9 With that, the Urban Design staff recommends that
10 the Planning Board adopt the findings of this report and
11 recommend to the District Council approval of the Detailed
12 Site Plan, DSP-23020 Central Industrial Park subject to the
13 conditions of approval with the Technical Staff report.
14 This concludes the staff presentation. Thank you.

15 CHAIRMAN: Thank you, Mr. Cofield.

16 Commissioners, unless there's any questions for
17 staff, we'll turn to Mr. Haller.

18 MR. HALLER: Good morning --

19 CHAIRMAN: Good morning.

20 MR. HALLER: -- Mr. -- thank you very much. Good
21 morning, Mr. Chairman. Can you hear me this morning?

22 CHAIRMAN: Yes, sir.

23 COMMISSIONER WASHINGTON: Yes.

24 MR. HALLER: Great. Thank you once again. Thomas
25 Haller, I'm an attorney with offices here in Largo. And I'm

1 here on behalf of the applicant and owner of the property in
2 this Detailed Site Plan application. I would like to thank
3 Mr. Cofield for his assistance in working through this
4 application with us. And we are in full agreement with the
5 staff's recommendations and the recommended conditions.

6 This property has a somewhat tortured history, and
7 I could keep you here all day listening to it, but I won't
8 do that to you.

9 COMMISSIONER WASHINGTON: Thank you.

10 MR. HALLER: You have a short agenda. I do want
11 to note that the owner of the property is American Resource
12 Management Group, and the principal owner of that entity,
13 Mr. Bob Bilo, who is also on today, is the owner of a
14 company called DICO. DICO has been in business in Prince
15 George's County since 1969. They are currently located in
16 the Bladensburg area, and they bought this property to
17 relocate their facilities here in 2020. However, because of
18 subdivision and zoning issues, they have not yet been able
19 to occupy the property.

20 DICO installs foundations. They install
21 residential foundations, they install commercial
22 foundations, they install custom foundations. And if your
23 basement leaks, they also fix that, too. But they have
24 installed over 60,000 residential foundations in Prince
25 George's County since 1969. And so they want to stay in

1 Prince George's County. They bought this location to move
2 here. And it is perfect for their operations.

3 But they, because of the restrictions which exist,
4 have not been able to do that. The approval of this site
5 plan will allow them to now occupy the property, and they
6 are excited at the opportunity to be able to do that.
7 Again, I'm happy to answer any questions that you have
8 regarding the specifics of the request. But we do support
9 staff's recommendation and the recommended conditions.

10 CHAIRMAN: Thank you, Mr. Haller.

11 Commissioners, any questions for the applicant at
12 this point?

13 COMMISSIONER WASHINGTON: No.

14 CHAIRMAN: No questions. Let me go to the sign up
15 list to see if we have folks signed up. I have a Danielle
16 Champion and a Khaalida Forbes. Either one of them here?
17 All right.

18 Then we have -- is there anyone else who wishes to
19 speak on this item? No?

20 Mr. Haller, I will give you the final word.

21 MR. HALLER: I am -- I am good, Mr. Chairman.
22 Thank you.

23 CHAIRMAN: All right. Thank you.

24 Then with that, Commissioners, I will close this
25 public hearing and turn to you all for any deliberation or

1 action.

2 COMMISSIONER WASHINGTON: Mr. Chairman, I move
3 that we adopt the findings of staff and recommend to
4 District Council approval of DSP-23020, subject to the
5 condition as outlined in staff report.

6 COMMISSIONER GERALDO: Second.

7 CHAIRMAN: We've got a motion by Commissioner
8 Washington, a second by Commissioner Geraldo under
9 discussion.

10 So Mr. Haller, this was a long time coming. I
11 imagine you have a happy client right now.

12 COMMISSIONER WASHINGTON: Yeah.

13 MR. HALLER: He's getting there. He's getting
14 there. I wish you could approve this, but you can only
15 recommend approval at this point.

16 CHAIRMAN: All right. Fair enough.

17 So no further discussion, I will call the roll.
18 Commissioner Washington?

19 COMMISSIONER WASHINGTON: I vote aye.

20 CHAIRMAN: Commissioner Geraldo?

21 COMMISSIONER GERALDO: I vote aye.

22 CHAIRMAN: I vote aye as well. The ayes have it,
23 three zero.

24 MR. HALLER: Thank you very much.

25 CHAIRMAN: Thank you all.

1 MR. HALLER: Have a great.

2 CHAIRMAN: Thank you.

3 COMMISSIONER WASHINGTON: Thank you.

4 CHAIRMAN: And thank you, Mr. Cofield as well.

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

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DIGITALLY SIGNED CERTIFICATE

ESCRIBERS, LLC, hereby certified 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:

CENTRAL INDUSTRIAL PARK

Detailed Site Plan, DSP-23020

By:  Date: April 2, 2025

Valerie Baxter, Transcriber