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

WALKER MILL SELF STORAGE  
Hearing, DSP-23012

T R A N S C R I P T  
O F  
P R O C E E D I N G S

COUNTY ADMINISTRATION BUILDING  
Upper Marlboro, Maryland  
May 16, 2024  
VOLUME 1 of 1

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BEFORE:  
  
PETER A. SHAPIRO, Chairman  
  
A. SHUANISE WASHINGTON, Commissioner  
  
MANUEL R. GERALDO, Commissioner  
  
DOROTHY F. BAILEY, Madam Vice-Chair

C O N T E N T S

<u>SPEAKER</u>	<u>PAGE</u>
Emery Huang	3
Matthew Gordon	6

P R O C E E D I N G S

CHAIRMAN: Planning Board is back in session after a brief recess. We have before us Item 9 on our agenda, DSP-23012, Walker Mill Self Storage. We have Mr. Huang, who will be giving a staff presentation.

And take it away, sir. The floor is yours.

MR. HUANG: Good morning, everyone.

Let me check the sound.

CHAIRMAN: We can hear you fine.

MR. HUANG: Can everyone hear me?

CHAIRMAN: Yes, sir.

MR. HUANG: Okay. Good. Apologies for the sound issues.

Good morning, Mr. Chair and members of the Planning Board. For the record, I'm Emery Huang with the Urban Design Section. Item number 9 is detailed site plan DSP-23012, Walker Mill Self Storage, which requests to develop the property with 104,122 square feet of consolidated storage use, with 1,250 square feet of office space, 1,750 square feet of retail and community space, and 28 parking spaces designated to -- for RV or camping trailer as accessory use.

As matters of housekeeping, prior to May 14th, (indiscernible), staff received two documents from the applicant, which are titled Applicant Exhibit 1 and 2,

1 respectively. Applicant Exhibit 1 shows that a notice of  
2 the April 16th community virtual meeting was distributed to  
3 all adjoining property owners, registered associations,  
4 municipalities within a mile, and previous party of record  
5 on March 27th, 2024. This April 16th community meeting was  
6 the reason for the applicant to request the Planning Board  
7 to continue its application from April 11th to today, which  
8 is May 16th. And their request was approved at the April  
9 11th Planning Board meeting.

10           Applicant Exhibit 2 is an email, the Mr. Matt  
11 Gordon, the applicant's attorney, who wrote to Mr. Maurice  
12 Harris (phonetic sp.) in response to Mr. Harris' email to  
13 the Planning Board on March 30th, 2024. Mr. Harris' email  
14 indicated that he opposes this DSP because of perceived  
15 overconcentration of the consolidated storage facility.  
16 Applicant Exhibit 2 indicates that Mr. Gordon provided Mr.  
17 Harris additional details of the proposed project.

18           In addition, staff notes that because consolidated  
19 storage is permitted in the I-1 zone, the Planning Board  
20 cannot deny the DSP due to overconcentration of such  
21 development as required by the Section 27-475.04(c). Pages  
22 12 to 13 of the staff report provide an inventory of the  
23 consolidated storage facilities within one half-mile of the  
24 subject property. And the resolution of the approval for  
25 Lowe's (phonetic sp.) facility are in the backup for the

1 Board's consideration in approving this DSP. Staff found  
2 that the conditions of approval for Lowe's consolidated  
3 storage facility irrelevant to the required finding for  
4 approving this DSP.

5           Also, staff want to note that staff received  
6 multiple inquiries from Ms. Patricia Rodriguez (phonetic  
7 sp.) during the review of this DSP application. Her  
8 concerns are summarized on page 24 of the staff report and  
9 focus on the environmental impact, potential crime, and  
10 compatibility. This DSP meets applicable environmental  
11 requirements. Specifically, the staff report include a  
12 finding of the conformance to the Woodland and Wildlife  
13 Habitat Conservation Ordinance and the Tree Canopy Coverage  
14 Ordinance on page 19. As detailed on the page 21 to 22 of  
15 the staff report, the proposed development preserves the  
16 site's regulated environmental features to the fullest  
17 extent practicable.

18           Regarding the crime and compatibility issues,  
19 sufficient buffer (indiscernible) between these consolidated  
20 storage use and the nearby residences is provided through  
21 existing vegetation and proposed landscaping, which meets  
22 the requirements of the Section 4.7 of the 2010 Landscape  
23 Manual.

24           For the record, they also want to make an  
25 administrative correction on the cover sheet and page 2 --

1 page 3 of the staff report. The code references in the  
2 published report show Section 27-1704(b). This code  
3 reference needs to be corrected to Section 27-1903(c) and  
4 will be addressed in the resolution.

5 Urban Design staff recommends that the Planning  
6 Board adopt the findings of this report and approve the  
7 detailed site plan DSP-23012 and Type-2 Conservation Plan  
8 TCP2-027-2020-01 subject to the recommended conditions of  
9 approval within the technical staff report and the  
10 corrections stated in the staff presentation.

11 This concludes the presentation. Thank you very  
12 much.

13 CHAIRMAN: Thank you, Mr. Huang. I appreciate the  
14 level of detail in the report. Very helpful. And I also  
15 appreciate you very specifically referencing the community's  
16 inquiries and concerns. It's helpful for us to hear that,  
17 as well. Much appreciated.

18 Commissioners, if there's no questions for staff,  
19 then we'll turn to the applicant, the attorney representing  
20 the applicant.

21 Mr. Gordon, take it away. Anything you want to  
22 add?

23 MR. GORDON: Good morning, Chair Shapiro and  
24 Commissioners. Matthew Gordon from the law firm of Selzer  
25 Gurvitch on behalf of the applicant, Walker Mill Road

1 Project, LLC. We appreciate Planning staff's thorough staff  
2 report and all their guidance through the last several  
3 months. We're in full agreement with them on the conditions  
4 of approval.

5           And I just wanted to highlight that we did do some  
6 community outreach last summer at the early stage of the  
7 process. We went to the adjacent neighborhood association,  
8 Ritchie Manor and Ritchie Heights, and presented to them in  
9 person. And then we also presented to the ANC group for  
10 District 6. And we wanted to provide one additional  
11 opportunity, so we scheduled that virtual meeting earlier  
12 this spring to provide additional chances for feedback. And  
13 one of the items that we included in the project was this  
14 sort of retail and/or community space that we've programed  
15 into the building. And we've asked the local association,  
16 the neighborhood, to provide us with input on tenants or  
17 uses. So we're excited about the opportunity to incorporate  
18 something into the project that would draw others than  
19 future customers of this self-storage facility.

20           But with that, I would just say that the detailed  
21 site plan meets all the required findings under the zoning  
22 ordinance, the prior zoning ordinance as grandfathered. And  
23 we would respectfully request the Planning Board's approval.  
24 And the rest of the design team, including the applicant,  
25 are here to answer any questions that may arise.

1 Thank you.

2 CHAIRMAN: Thank you, Mr. Gordon.

3 Commissioners, any questions for the applicant on  
4 this item? I don't see any.

5 We have no one who signed up to speak on this  
6 item, so I will close the public hearing.

7 And Commissioners, it is to us for any  
8 deliberation, or if not, I would look for a motion.

9 COMMISSIONER WASHINGTON: Mr. Chairman, I move  
10 that we adopt the findings of staff to include the technical  
11 corrections, as noted by staff on the record, and with that,  
12 approve DSP-23012 and TCP2-027-2020-01, along with the  
13 conditions as outlined in staff's report.

14 COMMISSIONER GERALDO: Second.

15 CHAIRMAN: We've got a motion by Commissioner  
16 Washington, a second by Commissioner Geraldo?

17 COMMISSIONER GERALDO: Yes.

18 CHAIRMAN: Discussion on the motion?

19 I just appreciate all the work that's gone into  
20 this. Thank you, Mr. Huang.

21 And thank you, Mr. Gordon.

22 If there's no further discussion, I'll call the  
23 roll.

24 Commissioner Washington.

25 COMMISSIONER WASHINGTON: I vote aye.



1 CHAIRMAN: Commissioner Geraldo.

2 COMMISSIONER GERALDO: I vote aye.

3 CHAIRMAN: Vice Chair Bailey. I saw a vote aye.

4 I vote aye, as well.

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

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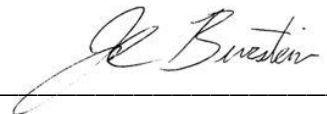
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DIGITALLY SIGNED CERTIFICATE

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:

WALKER MILL SELF STORAGE, DSP-23012

By:  Date: June 13, 2024

Joseph Burstein, Transcriber