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

DSP-13008-02 GILPIN PROPERTY (PHASE III)

PPS Item 6

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

January 16, 2025

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BEFORE:

PETER A. SHAPIRO, Chairman
DOROTHY F. BAILEY, Madam Vice-Chair
A SHAUNISE WASHINGTON, Commissioner
MANUEL GERALDO, Commissioner

OTHERS PRESENT:

JESSICA JONES, Planning Board Administrator
DEXTER COFIELD, County Planner

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C O N T E N T S

SPEAKER

PAGE

Dexter Cofield

4

Matthew Tedesco

5

P R O C E E D I N G S

1
2 CHAIRMAN: This is Detailed Site Plan DSP-13008-02
3 Gilpin Property (Phase III). Again, Mr. Tedesco is
4 representing the applicant. Mr. Cofield will be giving the
5 staff presentation. This also is an evidentiary hearing.

6 If and when appropriate, I'll swear folks in. I don't
7 believe we anyone signed up to speak. No opposition on
8 this, either. We'll turn to staff for a brief presentation.

9 Mr. Cofield, good morning. The floor is yours.

10 MR. COFIELD: Good morning. Can you hear me?
11 Okay.

12 CHAIRMAN: Sure.

13 MR. COFIELD: Great. Good morning, Mr. Chair and
14 members of the Planning Board. For the record, I am Dexter
15 Cofield with the Urban Design Section. Item number 6 is
16 Detailed Site Plan DSP-13008-02 Gilpin Property (Phase III),
17 which requests to develop the property with a 115,364 square
18 foot building with consolidated storage units providing
19 1,103 new storage units. The site will have a total of 24
20 parking spaces and five loading spaces located along the
21 perimeter of the building. This is the third building to be
22 added to the southern end of the property, which already
23 includes two existing consolidated storage buildings. As a
24 matter of housekeeping, prior to the January 4th, noon
25 deadline, staff received a document from the applicant

1 entitled Applicants Exhibit 1, which provides factual
2 corrections to the proposed number of units, proposed amount
3 of parking, and proposed number of stories of the building.
4 Staff agrees with the revisions presented in Applicant's
5 Exhibit 1. With that, the Urban Design staff recommends
6 that the Planning Board adopt the findings of this report
7 and approve Detailed Site Plan DSP-13008-02 and Type 2 Tree
8 Conservation Plan TCP2-0018-13-02. The originally
9 recommended conditions of approval within the Technical
10 Staff report, as amended by applicant's Exhibit 1. This
11 concludes staff's presentation. Thank you.

12 CHAIRMAN: Thank you, Mr. Cofield.

13 Commissioners, questions for staff at this point.
14 No questions. We'll turn to the applicant.

15 Mr. Tedesco, good morning again and take it away.

16 MR. TEDESCO: Good morning again, Mr. Chairman,
17 and thank you. For the record, Matthew Tedesco with the law
18 firm McNamee Hosea here on behalf, along with Dominique
19 Lockhart, Arcland Property Company LLC. With us, we have
20 our consulting team made up of Bohler Engineering, Mr. Nick
21 Speach, our architect from bwdarchitects, Rebekah Brown, and
22 Mike Lenhart is our traffic engineer associated with this
23 project. Certainly want to thank Mr. Cofield and the
24 (inaudible), which really frame the basis for not only
25 the -- the Detailed Site Plan, the location of this third

1 building, but also preservation of the primary management
2 areas, resulting in the request that you have before you.
3 This is a continuation of a project that really dates back
4 more than 10 years, back to 2013 and 14, for which two
5 previous Detailed Site Plans were approved, as well as a
6 preliminary plan of subdivision. This third building is
7 (inaudible).

8 UNIDENTIFIED SPEAKER: Commissioner?

9 CHAIRMAN: I believe we had to reboot the system,
10 so it's going to take a few moments while folks sign back
11 in. All right, when we start up again, which will be in
12 just a minute or two, Mr. Tedesco, I'm going to ask you to
13 give your presentation again, just to make sure that it is
14 on the record, but give us another minute or two to make
15 sure we can get everybody gathered. Jessica, are you in
16 contact with Commissioner Washington and Vice Chair Bailey,
17 by any chance?

18 MS. JONES: I just hung up with Commissioner
19 Bailey. I'm going to call Commissioner Washington now.

20 CHAIRMAN: Okay. Thanks. Thanks for being on it.

21 MS. JONES: Chair, I'm going straight to
22 voicemail, so I'm going to try to send her out a text
23 message.

24 CHAIRMAN: Okay. Ms. Bailey, we can see you. Can
25 you see us? Good. You're on mute, but it sounds like we're

1 all back in business.

2 MADAM VICE CHAIR: Yep. I can see you.

3 CHAIRMAN: Okay. Great. Excellent. Now we're
4 just waiting for Commissioner Washington, and then we can
5 start up again.

6 UNIDENTIFIED SPEAKER 2: Excuse me, Commissioner
7 Geraldo, do you mind if you do a mic check? I just want to
8 make sure this mic's working.

9 COMMISSIONER GERALDO: Hello.

10 UNIDENTIFIED SPEAKER 2: Okay. Perfect. Thank
11 you.

12 COMMISSIONER GERALDO: Would you -- or would you
13 prefer I sing?

14 MADAM VICE CHAIR: Try singing. Try singing. I'd
15 love to hear it.

16 UNIDENTIFIED SPEAKER 2: Thank you.

17 CHAIRMAN: Maybe -- maybe, Ms. Bailey -- maybe he
18 can compete in the teen cotillion for Department of Parks
19 and Recreation. What do you think?

20 MADAM VICE CHAIR: I think that would be great if
21 he did.

22 CHAIRMAN: Okay. Team, we're still having
23 technical issues with Commissioner Washington. We have a
24 quorum, so Ms. Coleman, I'm assuming that we are correct
25 that we can proceed. And then we can -- if we need to catch

1 Commissioner Washington up, we can catch her up if and when
2 she gets on. Will that work for you, Counsel?

3 MS. COLEMAN: We can proceed with this item,
4 Chair, but the next item, we will need her present.

5 CHAIRMAN: Right, right. Because of the waiver.

6 MS. COLEMAN: Correct.

7 CHAIRMAN: Okay. Well, let's proceed with this
8 item in any case. And -- and Ms. Jones, if -- if we -- if
9 she can't -- if she needs to call in, she can call in, too.
10 But keep -- keep working on it. Let's turn back to Mr.
11 Tedesco. We're still on Item 6 on our agenda. And we have
12 heard from staff, and now we will hear again from the
13 applicant just to make sure that it is on the record.

14 Mr. Tedesco, the floor is yours.

15 MR. TEDESCO: Thank you, Mr. Chairman. Again, for
16 the record, Matthew Tedesco with the law firm of McNamee
17 Hosea here on behalf of the applicant, Arcland Property
18 Company, LLC. With me is also Dominique Lockhart, our civil
19 engineering team from Bohler Engineering, represented here
20 today by Mr. Nicholas Speach. Our architects are
21 bwdarchitects, represented by Ms. Rebekah Brown and Michael
22 Lenhart from Lenhart Traffic Consulting, round out our
23 development team for this application. As mentioned
24 previously, but to be reiterated, there are some minor
25 modifications that Mr. Cofield had referenced in Applicant's

1 Exhibit 1. Those Mr. Chairman, members of the Board, are
2 really just technical clarifications related to ensuring
3 that your resolution hopefully for approval and at the time
4 of adoption will provide the correct information referenced
5 from the Detailed Site Plan, so they're more or less just
6 clerical modifications to certain findings and recommended
7 conditions. We did work with Mr. Cofield as well as the
8 urban design team, Ms. Connor, and the Department to vet
9 those, and the Department, as well as the Development Review
10 Division are all in agreement with those minor
11 modifications. As Mr. Cofield indicated, this proposed
12 Detailed Site Plan contemplates a third consolidated storage
13 building. There are two existing buildings on the subject
14 property, lots three and four. Our client, the applicant,
15 is the manager, operator of the existing two buildings under
16 different entity company names, however, they are the
17 manager and operator of the existing facilities. This is
18 simply a continuation to round out the development for this
19 property, which was previously in the I1 Zone for which this
20 use is a permitted use, subject to the approval of a
21 Detailed Site Plan. The architectural elevations as
22 provided in your materials are consistent with the existing
23 development, include high quality design as well as building
24 materials to provide the continuation. There are
25 environmental features on the property that we work very

1 closely with your Environmental Planning staff -- I want to
2 thank them for their review -- to preserve the primary
3 management area. The building locations have been somewhat
4 located towards Southern Avenue on the west side of the
5 property. That does allow us the ability to continue to
6 preserve, to the maximum extent practical, the primary
7 management area as well as on-site woodland conservation
8 requirements. So with that, Mr. Chairman, as I mentioned
9 previously, this -- this site was entitled many -- about 10
10 years ago, starting in 2013, 2014 for the development of the
11 property as it is currently developed but also as proposed
12 here today with this third consolidated storage building on
13 the property in the I1 Zone. With that, Mr. Chairman, as
14 referenced before, with -- with the exception of revisions
15 to Applicant's Exhibit 1, we are in agreement with staff's
16 recommendation in its findings and recommended conditions
17 saving, of course, the amendments in Applicant's Exhibit 1,
18 and we would respectfully request the Planning Board's
19 approval of this Detailed Site Plan as modified by
20 Applicant's Exhibit 1 and happy to answer any questions.

21 CHAIRMAN: Thank you, Mr. Tedesco.

22 Commissioners, any questions for the applicant on
23 this item?

24 COMMISSIONER GERALDO: Just to be clear, Mr.
25 Chair, so the Exhibit Number 1 makes recommendations or

1 rather makes amendments to the findings as well as the
2 (indiscernible), right?

3 MADAM VICE CHAIR: Correct.

4 COMMISSIONER GERALDO: Okay.

5 CHAIRMAN: All right. Other questions? If
6 there's no other questions for the applicant, no other
7 questions for staff, we have no one signed up to speak on
8 this. I will close this public hearing, and if there's no
9 deliberation, Commissioners, what's your pleasure on this
10 item?

11 COMMISSIONER WASHINGTON: Mr. Chairman, I move
12 that we adopt the findings of staff and the findings as
13 amended by Applicant Exhibit Number 1 and approve DSP-13008-
14 02 and TCP2-018-13-02, subject to the conditions as outlined
15 in Staff's Report and as further amended by Applicant
16 Exhibit Number 1.

17 MADAM VICE CHAIR: Second.

18 CHAIRMAN: Motion by Commissioner Washington and
19 second by Vice Chair Bailey. Is there any discussion on the
20 motion? Seeing none, I'll call the roll.

21 Commissioner Washington?

22 COMMISSIONER WASHINGTON: I vote aye.

23 CHAIRMAN: Vice Chair Bailey?

24 MADAM VICE CHAIR: Vote aye.

25 CHAIRMAN: Commissioner Geraldo?

1 COMMISSIONER GERALDO: Vote aye.

2 CHAIRMAN: I vote aye as well. The ayes have it
3 four-zero. Thank you, Mr. Cofield, and thank you, Mr.
4 Tedesco as well.

5 MR. TEDESCO: Thank you all. Have a great day.

6 MR. COFIELD: You as well.

7 **(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:

DSP-13008-02 GILPIN PROPERTY (PHASE III)
Planning Board Meeting, PPS Item 6

By: Carrie Johnson Date: March 3, 2025

Carrie Johnson, Transcriber