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

SPACE MAKER SELF-STORAGE; DSP-24003
Planning Board Meeting, 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 30, 2025
VOLUME 1 of 1

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BEFORE:

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

OTHERS PRESENT:

ROBERT J. ANTONETTI, Attorney for Respondent
HYOJUNG GARLAND, Staff Reviewer

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P R O C E E D I N G S

1
2 CHAIRMAN: Move on to item 6 on our agenda,
3 Detailed Site Plan DSP-24003 Space Maker Self-Storage. Mr.
4 Antonetti's representing the applicant on this case. We
5 have Mr. Price is giving a staff presentation. We have,
6 again, a number of folks who signed up to speak, but I
7 believe they're all with the applicant's team. But still,
8 this is an evidentiary hearing, and if we have any
9 testimony, I'll swear folks in at the appropriate time. I
10 don't believe there's any opposition on this. At least
11 nobody's speaking in opposition on this case.

12 And let us turn to staff. Mr. Price? Is it Ms.
13 Price or?

14 MS. GARLAND: A quick sound check first. Sorry,
15 this is Hyojung Garland, the supervisor in Urban Design.
16 Can you hear me?

17 CHAIRMAN: Yes, Ms. Garland. So you're going to
18 be giving the presentation?

19 MS. GARLAND: Yeah, thank you. Unfortunately,
20 Todd's last day was yesterday, so I'm going to be covering
21 for him as his last Planning Board case.

22 CHAIRMAN: Okay.

23 MS. GARLAND: All right. Thank you. Good
24 morning, Mr. Chair and members of the Planning Board. For
25 the record, I am Hyojung Garland with the Urban Design

1 Section. This is item number 6, DSP-24003 for Space Maker
2 Self-Storage, requiring approval for the conversion of an
3 existing 72,144 square foot building to consolidated storage
4 facility known as Building A, and the construction of a new
5 58,165 square foot building for a consolidated storage
6 facility known as Building B, as well as associated site
7 improvement.

8 This application has been reviewed and evaluated
9 in accordance with the prior zoning ordinance and satisfies
10 the applicable requirements subjected to conditions as
11 outlined in the Technical Staff Report. However, staff
12 would like to note a couple of corrections regarding signage
13 proposed for the site, which should be clarified in finding
14 6 at page 9 of the Staff Report. A total of five building-
15 mounted signs are proposed for Building A and B and one
16 freestanding sign is proposed which are shown on the
17 building renderings and in the sign schedule on the plans.
18 The signs comply with the signage requirements of the zoning
19 ordinance as outlined in the sign schedule provided, and the
20 elevations in sign details should be updated to be
21 consistent with the building renderings, locations, type,
22 and number of signs.

23 A couple of items to note for the backup.
24 Applicant Exhibit Number 1. The applicant submitted an
25 exhibit to illustrate how compliance with Condition Number

1 1D may be achieved. The condition requires additional
2 loading space to be added to the plans. Further analysis is
3 required during the certification process for the refinement
4 of this location to ensure the -- that satisfy -- a safe and
5 efficient loading and unloading area is provided with these
6 spaces, and that the location provides for adequate turning
7 movement for trucks as required by Condition 1J.

8 The applicant exhibit also provides discussion on
9 Condition 1H, which requires entrance to individual
10 consolidated storage units to be screened from view by a
11 solid wall. To fulfill the purpose of this requirement,
12 staff agrees a site-tight fence.

13 MADAM VICE-CHAIR: She's on mute.

14 COMMISSIONER WASHINGTON: You're muted.

15 MS. GARLAND: All right. Now I'm -- somehow I was
16 muted. All right. I'm back.

17 CHAIRMAN: You're back.

18 MS. GARLAND: All right, so I'm going to start a
19 few --

20 CHAIRMAN: You were talking something about a
21 fence with --

22 COMMISSIONER GERALDO: Site-tight fence.

23 MS. GARLAND: Yeah. Okay. So let me try from
24 that portion. Yes. Staff agrees a site-tight fence is
25 acceptable for screening individual storage units from the

1 view of the abutting property. Okay. I'm going to move on
2 to Opponent Exhibit 1.

3 Dr. Douglas Edwards, the president emeritus of the
4 Coalition of Central Prince George's County Community
5 Organizations, submitted a letter claiming that the
6 applicant was required to meet with the Coalition prior to
7 this hearing and failed to do so. The prior zoning
8 ordinance does not require a meeting. Rather, the applicant
9 must send an informational mailing that includes a statement
10 that applicant will need to explain the application with the
11 applicant's telephone number for people wishing to meet.

12 The applicant sent an information mailing on April
13 10th, 2024, which included all required information. The
14 Coalition was included on the application's mailing list.
15 Two, opponent exhibit does not state whether or not they
16 contacted the applicant to hold a meeting. In conclusion,
17 staff recommends the Planning Board adopt a finding of the
18 Technical Staff Report and approve DSP-24003 subject to the
19 conditions therein, with an additional Condition 1K
20 requiring the architectural elevations be revised to show
21 the elevations and sign details to be consistent with the
22 building renderings, location, type, and number of signs.
23 This concludes the staff's presentation, and thank you.

24 CHAIRMAN: Thank you, Ms. Garland. So just to be
25 clear, they -- and maybe we can hear from Ms. Tallerico as

1 well. You are -- you are clear that we have met the
2 requirements of CB-12-2003, in terms of any kind of outreach
3 or communication or meeting requirements, correct?

4 MS. GARLAND: Correct.

5 CHAIRMAN: Okay. Ms. Tallerico, is there anything
6 to add or edit or?

7 MS. TALLERICO: Nothing to add. I just would add
8 that CB-13-2023 amended a part of the zoning ordinance for
9 notice -- like information notices, and it's been
10 subsequently amended throughout the years since CB-13-2023
11 as well. I mean, 2003. Oh, time machine there. And so
12 Hyojung and I reviewed it and believe that the applicant
13 complied, but Mr. Antonetti may have further information as
14 well.

15 CHAIRMAN: Okay. Thank you. Thank you.

16 Colleagues, any questions for staff at this point?
17 Questions will turn to the applicant. Mr. Antonetti is
18 representing the applicant.

19 Good morning, sir. The floor is yours.

20 MR. ANTONETTI: Good morning, Mr. Chair, members
21 of the Planning Board. Again, for the record, my name is
22 Robert Antonetti with the law firm of Shipley and Horne.
23 I'm here today with my partner, Arthur Horne and our senior
24 land planner, Mr. John Ferrante. We are pleased to
25 represent the applicant, Layton Warehouse LLC, regarding

1 this detailed site plan. Just quickly today, we have with
2 us Mr. Jim Layton, representative of the applicant, Mr.
3 Logan Alomar and Scott Wolford from Colliers Engineering and
4 Design, Mr. Hunter Galbraith from Design Haus Architects,
5 and Mr. Mike Lenhart from Lenhart Traffic Consulting Inc.

6 I'd like to thank staff for their review of Ms.
7 Garland's very detailed assessment of -- of what the
8 proposal is. We also agree wholeheartedly with the
9 recommended revision to Finding 6 regarding the number of
10 signs. There was one wall-mounted sign that wasn't
11 included. I think that was just inadvertence, but -- and
12 the freestanding sign as well. So we will -- we also accept
13 and endorse the recommended condition just regarding that
14 prior to certification, we would make sure that the signage
15 details on the plan and what's shown on the -- on the
16 elevations and perspectives that they line up perfectly, so
17 we would urge your support for that.

18 This case, you've seen recently -- as recent as
19 June of last year where you approved the preliminary plan
20 for this application, so it is essentially the next step.
21 We're, you know -- we're excited to get to this point to
22 move the move the case forward. With regards -- with
23 regards to the outreach, I mentioned the preliminary plan
24 one because each application requires the required mailings.
25 So for the preliminary plan, two letters were sent to Dr.

1 Edwards and the Coalition. Additionally, for this Detailed
2 Site Plan, two letters were also sent, both the pre-
3 application and prior to acceptance with contact
4 information.

5 We are open to meeting with the Coalition, and we
6 will continue to do that. It doesn't have to end here, and
7 it won't. We've reached out to Dr. Edward. Our office,
8 we -- we -- we know him. We're very familiar with him. So
9 we have initiated contact and are open to meeting with them.

10 But here, this application, as you can see on the
11 screen before you, is really essentially a rehabilitation of
12 a very old industrial area. The existing building on this
13 site was erected in 1959. It's a multi-tenanted warehouse
14 office building, which is going to be rehabilitated to a
15 kind of modern industrial finished building keeping some --
16 some of its original features and its gross floor area with
17 a slight expansion with additional accents, but the inside
18 of it will be utilized for consolidated storage.

19 Additionally, the building on the southern part of
20 the site will be razed, which is currently used for --
21 used -- used for a car dealership. That will be razed in
22 phase two, and an additional smaller building would be
23 erected as a complementary building to Building 1 or
24 Building A.

25 With that, we -- we do recommend -- we do agree

1 with staff's recommendations and their conditions of
2 approval, including the modified finding, as I mentioned
3 earlier and the additional condition mentioned by Ms.
4 Garland. We do respectfully urge your support for this
5 application, and our team is here to answer any questions
6 that you may have, so thank you very much.

7 CHAIRMAN: Thank you, sir.

8 Commissioners, any questions for Mr. Antonetti or
9 any member of his team? No questions.

10 We do not have anyone signed up to speak on this.
11 If there's nothing else to hear from the applicant or staff,
12 again, we have no one else signed up, so I will close this
13 public hearing and turn to you, my colleagues, for any
14 deliberation, thoughts, comments, reactions, or action.

15 COMMISSIONER WASHINGTON: Mr. Chairman, I move
16 that we adopt the findings of staff to include the
17 modifications to Finding 6 as read into the record by staff
18 and with that approve DSP-24003, subject to the conditions
19 as outlined in Staff's Report in addition to new Condition
20 1K as read into the record by staff.

21 MADAM VICE-CHAIR: Second.

22 CHAIRMAN: Got a motion by Commissioner
23 Washington. A second by Vice-Chair Bailey. With no
24 discussion, I'll call the roll. Commissioner Washington?

25 COMMISSIONER WASHINGTON: I vote aye.

1 CHAIRMAN: Vice-Chair Bailey?

2 MADAM VICE-CHAIR: Vote aye.

3 CHAIRMAN: Commissioner Doerner?

4 COMMISSIONER DOERNER: Vote aye.

5 CHAIRMAN: Commissioner Geraldo? You're on mute,
6 but I -- but I -- I could read your lips. You're still on
7 mute. He's testing me.

8 COMMISSIONER DOERNER: Yeah, he's testing your
9 skills.

10 COMMISSIONER GERALDO: I vote aye.

11 CHAIRMAN: Here we go. I vote aye as well. The
12 ayes have it five-zero. Thank you, Ms. Garland. Thank you,
13 Mr. Antonetti. Much appreciated.

14 MS. GARLAND: Thank you.

15 **(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:

SPACE MAKER SELF-STORAGE; DSP-24003
Planning Board Meeting, PPS Item 6

By: Carrie Johnson Date: March 12, 2025

Carrie Johnson, Transcriber