

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

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4  
5 HOPE VILLAGE - PHASE 1 ROYAL FARMS  
6 Detailed Site Plan, DSP-20008

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 February 11, 2021

16 VOLUME 1 of 1  
17

18  
19 BEFORE:

20 ELIZABETH M. HEWLETT, Chair

21 DOROTHY F. BAILEY, Vice-Chair (temporarily absent)

22 MANUEL R. GERALDO, Commissioner

23 WILLIAM M. DOERNER, Commissioner

24 A. SHUANISE WASHINGTON, Commissioner

25  
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OTHERS PRESENT:

ADAM BOSSI, Staff, Subdivision & Zoning Section

PETER GOLDSMITH, Senior Counsel

BRIAN BARNETT-WOODS, Staff, Transportation Section

SANG OH, Attorney for Applicant

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Regina Ballard	33

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MADAM CHAIR: Okay. Okay. The Prince George's Planning Board is back in session. We have the next item on our agenda as Detailed Site Plan 20008, Royal Farms, No. 282, Hope Village Center. I'm going to check and make sure we have everyone. Adam Bossi, are you on?

MR. BOSSI: (No audible response.)

MADAM CHAIR: Yes, there you are.

MR. BOSSI: Yes, Madam Chair. Good morning.

MADAM CHAIR: Wonderful. Sang Oh?

MR. OH: Good morning, Madam Chair. Present.

MADAM CHAIR: Okay. Mike Lenhart?

MR. LENHART: Yes, good morning. I'm present.

MADAM CHAIR: Wonderful. Jeffrey Deeds?

MR. DEEDS: Yes, good morning, Madam Chair.

Present.

MADAM CHAIR: Good morning. Emily Dean?

MS. DEAN: Present.

MADAM CHAIR: Jeff Bainbridge?

MR. BAINBRIDGE: Good morning, yes, present.

Thank you.

MADAM CHAIR: Jeffrey Cossel or Cossel?

MR. COSSEL: It's Cossel. Yes, Madam Chair, I am present.

MADAM CHAIR: Okay. You know, I grew up watching

1 Howard, but okay. Charmayne Tyler-Jackson?

2 MS. TYLER-JACKSON: Yes, Madam Chair.

3 MADAM CHAIR: Wonderful. Christine Hough?

4 MS. HOUGH: Yes, Madam Chair, I'm present.

5 MADAM CHAIR: Jean Perry?

6 MS. PERRY: (No audible response.)

7 MADAM CHAIR: Jean Perry?

8 UNIDENTIFIED SPEAKER: Jean is on the phone.

9 She's on the phone. She's trying to get on the --

10 MADAM CHAIR: Okay.

11 UNIDENTIFIED SPEAKER: On the, yeah.

12 MADAM CHAIR: Okay. We do have a phone number if  
13 she needs any help.

14 UNIDENTIFIED SPEAKER: Well, she can hear you.

15 Can you give it to her right now then?

16 MADAM CHAIR: Well, no, we'll take, we'll take  
17 care of it. Ms. Jones, can you take care of that for me? I  
18 was saying she's having difficulty getting on, Jean Perry,  
19 and she's -- she's trying to get in they were saying. That  
20 was the discussion. Jean Perry. Regina Ballard? And I  
21 think the phone number is on the --

22 MS. BALLARD: Present.

23 MADAM CHAIR: -- sent to her. Thank you, Ms.  
24 Ballard. Carolyn Bryant. Caroline Bryant?

25 MS. BRYANT: (No audible response.)

1           MADAM CHAIR: Okay. I don't see her. Okay. So,  
2 we're going to go, and then we have two exhibits. We have  
3 Applicant's Exhibit No. 1, which is proposed revisions to  
4 the conditions; and then we have Opponent's Exhibit No. 1,  
5 Christine Hough's email.

6           All right. Mr. Bossi, we're ready for you. Ready  
7 for take-off.

8           MR. BOSSI: All right. Thank you. Good morning,  
9 Madam Chairwoman --

10          MADAM CHAIR: Good morning.

11          MR. BOSSI: -- and members of the Planning Board.  
12 For the record, Adam Bossi with the Urban Design Section.  
13 This hearing is Item No. 7. This is for Detailed Site Plan,  
14 DSP-20008, which proposes the development of a food and  
15 beverage store and a gas station. As Madam Chair mentioned,  
16 there were two additional documents that we did receive, one  
17 from the applicant and one from Ms. Hough on behalf of the  
18 Marwood Home Owner's Association.

19           I do want to quickly thank Ms. Hough for setting  
20 up a quick meeting that we had. Mr. Hunt, myself and  
21 several of the neighbors who had some questions and concerns  
22 regarding the case were able to chat on Monday. So, thank  
23 you. Thank you to her for setting that up.

24           If we could move on to the second slide, we'll  
25 just, we'll get started here. I hear the subject property

1 is in Planning Area 82A, Council District 9. Slide 3  
2 please. Outlined in light blue, the subject site is located  
3 at the southeast corner of the intersection of Woodyard Road  
4 and Marlboro Pike. Outlined in red is the larger Hope  
5 Village Property that is the subject of several prior  
6 approvals under the zoning ordinance. These include  
7 Conceptual Site Plan, CSP-18007; and Preliminary Plan of  
8 subdivision 4-20003, which was before the Board a few weeks  
9 ago. The Conceptual Site Plan was approved back in 2019 for  
10 mixed use development of the larger, I believe it's 37-acre  
11 property. That was to include residential, commercial and  
12 institutional uses.

13           The PPS that was a Preliminary Plan, a subdivision  
14 that was approved, again, a couple weeks ago was for the  
15 creation of two parcels to support the development of this  
16 Royal Farms and one out parcel putting the remainder of the  
17 larger Hope Village site in reserve for future subdivision.

18           With this slide 2, I do want to just point out the  
19 neighborhoods where several of the residents that we spoke  
20 to live in. They are visible here. If we look to the left  
21 of the site, we see Woodyard Road with the Norbourne  
22 property, which is under development just beyond Woodyard  
23 Road. Just beyond that is the Belcrest neighborhood, and  
24 then the Marwood neighborhood, where we did speak with  
25 several of the citizens from.

1           If we could move on to slide 4 please? Shown  
2 here, the subject site is on mixed use transportation  
3 oriented zone. That's shown in purple. Next slide please.  
4 The site is also within the military installation overlay  
5 zone for height associated with Joint Base Andrews. On  
6 here, the height of the proposed building and gas station  
7 will be well within the acceptable limits of the MIOZ.

8           Slide 6 please. Here on the aerial image, we can  
9 see that the existing site is in agricultural use. Slide 7  
10 please. As we can see here on the topographic map, there is  
11 some topography to the site which generally slopes downhill  
12 toward the north with its lowest point being along Marlboro  
13 Pike.

14           Slide 8 please. Woodyard Road, which is shown  
15 here in red, is classified as a Master Plan arterial roadway  
16 and abuts the west side of our subject site, again, outlined  
17 in light blue. Slide 9 please. So, with the Site Plan  
18 image here, we've zoomed into the site a little bit and this  
19 was the area that was outlined in light blue in the earlier  
20 slides. Just to reorient you a little bit, on the previous  
21 slides north faced upwards, here on this slide and the  
22 preceding slide, north does face to the left toward Woodyard  
23 Road and west would be down to the bottom of the image along  
24 Woodyard Road. The intersection of Woodyard and Marlboro  
25 Pike are in that lower left corner of the image.

1           So, proposed with the Detailed Site Plan are a  
2 4,650 square foot Royal Farm brands food and beverage store,  
3 and a gas station with eight fuel dispensers on parcel one.  
4 The food and beverage store is shown in the east central  
5 portion of the site, and the gas station is shown between it  
6 and Woodyard Road. The proposed building and gas station  
7 are both oriented parallel to Woodyard Road.

8           Parking is shown around the periphery of the  
9 building, as well as the gas station site. Outdoor seating,  
10 bike racks, trash enclosure and loading space are shown  
11 proximate to the building. Sidewalks are shown at  
12 appropriate locations interior to the site and do provide  
13 access down to Woodyard Road. Electric vehicle charging  
14 stations, something that, that the Board has asked about in  
15 similar cases are not provided here, but generally Staff has  
16 found site layout of the food and beverage store and gas  
17 station, and the other associated features on parcel one to  
18 be acceptable.

19           With this image, we do also see wrapping around  
20 the store and the gas station, Parcel A, which was created  
21 to support the development of a private roadway to serve the  
22 commercial development on our subject site, as well as  
23 future development on the Hope Village property. Here, the  
24 applicant is shown portions of the private roadway being  
25 developed to access the Royal Farms from both Woodyard Road



1 and Marlboro Pike. As we did note in the Technical Staff  
2 Report, staff has concluded that the full development of the  
3 private roads on Parcel A is necessary to support safe,  
4 convenient and efficient vehicular motion in and out of the  
5 Royal Farms property once it's open for business.

6 So, we did include a recommendation in our Staff  
7 Report for the full development of this roadway. The  
8 applicant has provided some language seeking to adjust that,  
9 which I'll discuss at the end of the presentation.

10 Slide 10 please. Here, again, we see the site,  
11 but with its proposed landscaping, which is generally in  
12 conformance with the requirements of the manual. With  
13 staff's recommendation for the provision of the full length  
14 of the roadway on Parcel A, we have included a recommended  
15 condition hereto for the applicant to provide the required  
16 landscaping, that would be street trees, along with this.

17 Slide 11 please. This slide and the following two  
18 do show the architectural elevations for the proposed Royal  
19 Farm building, which is pretty typical for the brand. Here  
20 we see the front west-facing façade of the food and beverage  
21 store with its main entrance defined by gabled roof and  
22 entry vestibule.

23 If we could move on to the next slide please?  
24 Here we're looking at the sides of the building. Here, we  
25 can clearly see the different materials that they've

1 proposed to clad it with, which includes stone and brick  
2 veneer and cementitious sidings. Canopies are also included  
3 as a decorative feature. Slide 13 please. Here we see the  
4 façade for the rear of the building, again, with a second  
5 entrance on its left side, approximate to the signage, and  
6 decorative canopies.

7           Slide 14 please. A comprehensive signage program  
8 was provided with this DSP. Signage shown is typical,  
9 again, for the proposed use and the Royal Farms brand.  
10 Here, well, the MXT zone does allow for design standards for  
11 signage to be determined at the time of Detailed Site Plan  
12 review, staff did have a number of recommended conditions  
13 for minor design adjustments and technical corrections to  
14 the sign package.

15           Slide, next slide please. So, here we take a  
16 quick look at the sides of the gas station canopy, primarily  
17 on the right side of the image here. The materials and  
18 colors to be used are complimentary to that of the building.

19           Next slide please. On our final slide, we do see  
20 the Type 2 Tree Conservation Plan that does cover the larger  
21 Hope Village site and is inclusive of our Phase 1 parcel  
22 here, which is down on the lower left-hand corner. There  
23 are no specimen trees or protected environmental features  
24 within our subject site.

25           So, before concluding with our Staff

1 recommendation, I do want to address the Applicant's  
2 requested revisions to the Technical Staff Report. Staff is  
3 in agreement with the applicant's requested revision to  
4 finding 7C and with the Applicant's requested revisions to  
5 Conditions 1M and 1N, which pertain to crosswalk design.

6           Regarding Condition 3 and the development of the  
7 private roadway as part of the Detailed Site Plan, Staff  
8 does not agree with the Applicant's language as it is  
9 included in the additional back-up, but we have been able to  
10 work with the Applicant to find agreeable language that I  
11 would like to read into the record now if Madam Chair is  
12 okay with that.

13           MADAM CHAIR: That's fine, Mr. Helbut (phonetic  
14 sp.), go -- I'm sorry, Mr. Bossi. I, I know better. If you  
15 can go ahead and read that please?

16           MR. BOSSI: Yes, ma'am. So, the language that,  
17 that we are suggesting for Condition 3 is prior to approval  
18 of a building permit, the construction of roadways within  
19 Parcel A shall have full financial assurances and have an  
20 agreed upon timetable for construction with the appropriate  
21 operating agency that shall require completion of  
22 construction of roadways within Parcel A, including  
23 landscaping, lights and other improvements no later than 18  
24 months following the issuance of a building permit and, in  
25 any event, no later than 90 days following the issuance of a

1 certificate of occupancy for the building on Parcel 1.

2           Madam Chair, members of the Planning Board, with  
3 this language change based on our review, Staff recommends  
4 that the Board does approve Detailed Site Plan 20008 and  
5 Type 2 Tree Conservation Plan TCP2-043-2020, and subject to  
6 the conditions as included in the Technical Staff Report  
7 with the modifications to Finding 7C and Conditions 1M and  
8 1N as provided by the Applicant's exhibit, and with the  
9 modifications to Condition 1, Condition 3 as just read into  
10 the record. With that, Staff does conclude its  
11 presentation.

12           MADAM CHAIR: Okay. Thank you, Mr. Bossi. I had  
13 a question, and first, I'd like to know if Mr. Masog  
14 (phonetic sp.) is on? I just want to make sure.

15           MR. MASOG: Yes, I am, I am on.

16           MADAM CHAIR: Wonderful. Thank you, because I may  
17 have some questions. I know this, this is a Detailed Site  
18 Plan stage, so we're past the Preliminary Plan stage, which  
19 is when we consider issues of traffic, and so that has  
20 already been decided, and I may come back to you for, for  
21 confirmation of that, but I think it was in 2013, pursuant  
22 to Subregion 6, that this, the zoning here changed from  
23 rural residential, RR, to MXT, and is that -- I think that  
24 is what I had gleaned from the Staff Report and what you  
25 were indicating, Mr. Bossi, is that correct?

1 MR. BOSSI: I believe that's correct --

2 MADAM CHAIR: Yes.

3 MR. BOSSI: -- Madam Chair.

4 MADAM CHAIR: Okay. So, my, my question then is  
5 once this property was determined, was rezoned to mixed use,  
6 MXT, the council then made this a food and beverage store,  
7 and gas station, a permitted use in this zone. And either  
8 you can answer, Mr. Bossi, or Mr. Goldsmith.

9 MR. BOSSI: Yeah, that's correct, Madam Chair.

10 MADAM CHAIR: Okay. So, whether, whether we would  
11 want a gas station or whether that's permissible and this  
12 zone has already been predetermined by the body that enacts  
13 the laws and, and the zoning for this, that's correct?  
14 Okay. So, that, that part is not an issue because it's been  
15 decided for us. So, I just wanted to ask that question  
16 straight-up.

17 Let me see if the Board has any questions for you.  
18 Commissioner Washington?

19 COMMISSIONER WASHINGTON: No questions.

20 MADAM CHAIR: Okay. Commissioner Doerner?

21 COMMISSIONER DOERNER: Yeah, I just have a  
22 question about, and it might have been on slide, I think it  
23 was either 8 or 9 that has like the DSP overview of the  
24 site. For, for Conditions 1M and 1N with the raised  
25 crosswalk being a painted crosswalk, where is that located

1 on here, and why, why are you willing to kind of go to the  
2 painted instead of the raised?

3 MR. BOSSI: Thanks for that question, Commissioner  
4 Doerner. That may be one that our trail staff may be best  
5 to answer and, quite frankly, I'm not sure if they're on the  
6 phone; but if you do give me a minute, I would like to refer  
7 back to the Staff Report. It's also a question Mr. Oh or a  
8 member of his team, maybe Ms. Dean, could point out those  
9 crosswalks. I just don't want to point out the wrong ones  
10 vacantly.

11 MR. WRIGHT: Good morning, Madam Chair, members of  
12 the Board. This is Brian Wright with the Transportation  
13 Planning. Let's see, if we look at the, the Site Plan  
14 that's here, the crosswalk that we're talking about right  
15 now are the ones that go directly above the store. It's  
16 kind of in the center and it's, it's a, just a little bit to  
17 the right there, right in, that's, that's one of the  
18 crosswalks; and then the other one is, excuse me, is just  
19 south of the store and to the right; and it's a little bit  
20 higher. Right there.

21 COMMISSIONER DOERNER: Okay. So, those are  
22 actually drawn on here with the diagonal lines?

23 MR. WRIGHT: Uh-huh, yeah. So, these are marked  
24 crosswalk with the diagonal mark, so they're high visibility  
25 still. Our initial recommendation was for, for the raised

1 crosswalks just as a new, a new treatment; but these will  
2 still provide a marked and separated pedestrian route; and  
3 both of them have sidewalk from the main road that connect  
4 into those crosswalks.

5           COMMISSIONER DOERNER: So, what, what, why was  
6 there a decision to move from the raised to the just  
7 painted, because my understanding just pedestrian-wise is  
8 that the raised would provide more, both visibility and just  
9 sort of like knowledge that you have pedestrians that are  
10 walking around there, particularly ones who may be in  
11 wheelchairs, or strollers, or different things like that, it  
12 would provide them a little bit of additional protection in  
13 sort of a gas station kind of area.

14           MS. DEAN: Sorry, this is Emily Dean with Kimley  
15 Horn. My (indiscernible).

16           MADAM CHAIR: Okay. So, I'm trying to figure --  
17 who is speaking?

18           MS. DEAN: Emily Dean with Kimley Horn, the civil  
19 engineer for the project.

20           MADAM CHAIR: So, can you help answer this  
21 question then?

22           MS. DEAN: Yeah. The, the areas directly  
23 surrounding the proposed store are all flush with the  
24 pavement. There is no curb provided around the store in  
25 order to allow pedestrian access without any tripping

1 hazards. So, in order to keep that consistent with the  
2 crosswalks, we were asking for the painted crosswalks in  
3 order to allow them to line up with the flush sidewalk  
4 around the store.

5 COMMISSIONER DOERNER: Okay. So that, yeah, that  
6 explanation makes a lot more sense because that's not  
7 obvious. From here, like I, I can see what looks to be  
8 maybe kind of concrete boulders or something in front of  
9 where cars are parked, but it's not obvious that there's a  
10 difference in height. So, that, that definitely makes  
11 sense. The other question would be, how about like the  
12 width of those? Can they be, are they going to be wide  
13 enough because it looks like they're a lot more narrow than,  
14 than the sidewalks leading into them and kind of where  
15 they're going to. I just want to make sure there's enough  
16 visibility for anyone who is actually in them.

17 MS. DEAN: Sure. I think right now they are just  
18 as wide as the proposed 5-foot sidewalk, but we can  
19 certainly make them 8-feet wide .

20 COMMISSIONER DOERNER: Yeah, if you could do that,  
21 I think that would be fantastic, and that would, that's all  
22 of my questions then.

23 MADAM CHAIR: Okay. That's it? Commissioner  
24 Geraldo? Commissioner Geraldo?

25 COMMISSIONER GERALDO: I'm here.



1 MADAM CHAIR: Okay. Any --

2 COMMISSIONER GERALDO: Sorry. Yes, the question I  
3 have, and Mr. Bossi brought it out, is that there's, there  
4 are no electric charging stations. So, I wanted to ask the  
5 Applicant if they would for their consideration that they  
6 will consider installing electric charging stations?

7 MADAM CHAIR: Okay. Well, can we, can we get to  
8 the, to the Applicant? I mean right now I'm asking if there  
9 are any other questions then of, of Mr. Bossi.

10 COMMISSIONER GERALDO: I have --

11 MADAM CHAIR: Mr. Bossi.

12 COMMISSIONER GERALDO: None.

13 MADAM CHAIR: Okay. Thank you. Mr. Oh, you're  
14 on.

15 MR. OH: Yes. Good morning, Madam, chair members  
16 of the Planning Board. My name is Sang Oh, and along with  
17 myself, members of our development team are here to answer  
18 any of your questions that you have. Yes, we are, of  
19 course, familiar with this project having previously seen  
20 the Concept Plan, as well as the Preliminary Plan of  
21 Subdivision as Adam mentioned a couple of weeks ago.

22 I wanted to, first of all, thank Staff and their  
23 willingness to work with us on some of these comments. We  
24 think we arrived at a good place. With respect to the  
25 modifications to Exhibit 1, which was our proffer, or

1 recommended changes to the Staff revisions, I want to first  
2 of all point out it was a bit of a concession as far as the  
3 development team was to, to acquiesce to the full  
4 construction of that road prior to the use and occupancy of  
5 this store. Staff felt very strongly that there ought to  
6 be, that road put in to try to alleviate the traffic at that  
7 intersection and the Commission members may recall some  
8 conversation at the Preliminary Plan of Subdivision of how  
9 the traffic issues at this site. Adequacy, however, was  
10 determined at the PPS and, consequently, we are here on  
11 other issues.

12           So, you may recall from the discussion at the  
13 Preliminary Plan of Subdivision there's also a, some action  
14 in the community from the Belmont Crest Home Owner's  
15 Association appeared. They had some questions and had  
16 requested that the developer reach out; and, in fact, we did  
17 have the meeting this past Tuesday. It was, it was a good  
18 meeting. We certainly discussed a lot of substantive  
19 issues. I think at the end, we resolved to continue the  
20 dialogue. It was pretty clear from the residents that they  
21 wanted a seat at the table to discuss the, the entire Hope  
22 Village as it proceeded forward and we made that commitment.  
23 So, although we didn't resolve all the issues, obviously,  
24 there is a commitment to have ongoing discussion and it was  
25 led by the members of the Antioch Baptist Church, the owners

1 of the Hope Village property itself.

2 We do agree with Staff that this plan, the CSP,  
3 meets the requirements and the criteria under the law. We  
4 would ask that you adopt the Staff Report's findings,  
5 conclusions of law, and recommendations with their  
6 conditions as revised by Exhibit 1 with the new language  
7 that Mr. Bossi read into the record as presented by the  
8 Applicant. And with that, we'll take any questions that you  
9 have.

10 MADAM CHAIR: Okay. Thank you, Mr. Oh. Let's see  
11 if the Board has any questions of you at this time.  
12 Commissioner Washington?

13 COMMISSIONER WASHINGTON: No questions. Thank  
14 you, Madam Chair.

15 MADAM CHAIR: Commissioner Doerner.

16 COMMISSIONER DOERNER: No questions.

17 MADAM CHAIR: Okay. There you go. Commissioner  
18 Geraldo?

19 COMMISSIONER GERALDO: Yes, I -- thank you, Madam  
20 Chair. I wanted to know if you, the Applicant would agree  
21 to a consideration for charging stations. It just seems  
22 that set-up at Royal Farms, and some of the elements to see  
23 a little behind the times given the fact that electric  
24 vehicles, for example, General Motors plans to have nothing  
25 but electric vehicles by 2035; and it seems short-sighted

1 not to provide it. So, whether or not you would agree to at  
2 least, the very least the consideration of putting in  
3 electric charging stations?

4 MR. OH: Yes, absolutely. What we would do is,  
5 Royal Farms, as a company, is not resistant towards  
6 alternative energies. I think what they have done is  
7 closely track the demand for Tesla and non-Tesla vehicles.  
8 They do believe that, they're certainly open to that and  
9 actually the proffer here would be that they would like to  
10 run the infrastructure necessary for potential future  
11 electrical vehicle charging stations. That certainly makes  
12 it easier when the demand is there to put those facilities  
13 in. They do have stores that have the facilities, but at  
14 this point in time I think the prudent thing for them, what  
15 they would prefer, is to, again, run the infrastructure and  
16 have that available so that the transition to alternative  
17 energies is that much more seamless when the demand arises.  
18 I hope that's acceptable to the Board. I know that has been  
19 the proffer in prior cases as well --

20 MADAM CHAIR: Okay.

21 MR. OH: -- if that's acceptable.

22 MADAM CHAIR: So, let me, let me make sure I'm  
23 understanding this. So, you're, you're willing to proffer  
24 putting as a condition, and putting in the infrastructure  
25 now, and then, and then we can put as a -- then we will not

1 need the consideration necessarily, I don't think,  
2 Commissioner Geraldo. We can put a finding that the  
3 Applicant is pursuing alternate energy sources and, at this  
4 time, and, as is exploring, is exploring it; and has agreed  
5 to put in the under, you know, the facilities, the  
6 infrastructure now for that.

7 COMMISSIONER GERALDO: Yes. That's fine.

8 MADAM CHAIR: Okay. Perfect. Okay.

9 COMMISSIONER GERALDO: That's fine.

10 MADAM CHAIR: Okay. Thank you. That concludes  
11 the questions on, on, on the part of Mr. Oh. So, we have a  
12 number of people signed up and, you know, sometimes --  
13 you've had some meetings with the community. I don't know  
14 if all the people signed up here were part of that meeting  
15 or not. I cannot tell, but I will, what I do need to say is  
16 that there are several different stages in a development  
17 process and this particular stage, as I indicated before, is  
18 a Detailed Site Plan stage. So, the traffic is not  
19 something that we can consider at this stage. It is  
20 something that we considered at the Preliminary Plan stage.

21 We have, I know we have Mr., our expert, Mr. Masop  
22 (phonetic sp.), online and we also have, we also have Mr.  
23 Lenhart on, on behalf of the Applicant's team. So, so,  
24 that's one thing that I wanted to say, and the fact that,  
25 and it is a permitted use. That's, that has already been

1 predetermined by the legislative body that enacted the law,  
2 putting this in the MXT zone. So, it is the gas station and  
3 the Royal Farms, and the store is a permitted use. So, it  
4 has to meet other criteria, but we cannot then change the  
5 use; nor can we say, okay, we have one two miles down the  
6 road or across the street, and, and because that is not a  
7 factor in, and something we can consider in our decision-  
8 making.

9 So, so, I'm going to go down the list of the  
10 people who signed up. I have Charmayne Tyler-Jackson first.

11 MS. TYLER-JACKSON: I'm going to forego speaking  
12 because I was very happy that he's going to put in the  
13 infrastructure for the electric cars.

14 MADAM CHAIR: Okay.

15 MS. TYLER-JACKSON: Thank you, Madam.

16 MADAM CHAIR: Wonderful. Christine Hough? We do  
17 have --

18 COMMISSIONER WASHINGTON: You're muted.

19 MADAM CHAIR: Okay. She's --

20 MS. HOUGH: I'm sorry.

21 MADAM CHAIR: Oh, there you go. Okay. Wonderful.

22 MS. HOUGH: My name is Christine Hough and I'm  
23 representing the Marwood Homeowner's Association. We  
24 submitted in writing some of our objections to the  
25 development of this property as a Royal Farms store, and we

1 kind of wiped out some of those with your explanation as to  
2 what stage we're currently at, but I'd like to go on record  
3 as saying that we are an active adult senior community,  
4 independent living. We are located in close proximity to  
5 the proposed Hope Village Center and we are opposed to the  
6 development project known as Hope Village Center. It's Case  
7 20008.

8           We anticipate that the commercial development of  
9 this property would have numerous adverse effects on our  
10 residents and the safety and quality of our life as we are  
11 currently experiencing in Marwood. So, like I said, we  
12 wanted to go on record as opposing the commercialization of  
13 this property.

14           However, based on what I understand now, certain  
15 plans are in place and we would like to request a couple  
16 considerations, one of which is that the landscaping of the  
17 Royal Farms store will be minimized so that the  
18 commercialization of the property is not glaring to the  
19 community. We'd like to have it so that if you know it's  
20 there, you know, that you can go up and see it --

21           MADAM CHAIR: Do you mean, do you mean minimized  
22 or maximized?

23           MS. HOUGH: Minimized.

24           MADAM CHAIR: So, you don't want much landscaping?  
25 No, no planting and things like that?

1 MS. HOUGH: No.

2 MADAM CHAIR: Okay.

3 MS. HOUGH: No. No, no, I didn't say that. I  
4 said that I would like to have the landscaping such that the  
5 commercialization of the property has been minimized.

6 MADAM CHAIR: Oh, okay.

7 MS. HOUGH: In other words, since --

8 MADAM CHAIR: Okay. Okay, so maximized? You  
9 want the landscaping maximized is -- okay.

10 MS. HOUGH: That's correct.

11 MADAM CHAIR: Okay.

12 MS. HOUGH: Right. Kind of similar to the, the  
13 Wawa on 301 that's located in the center strip. You really  
14 don't see that until you actually get up in it for the most  
15 part because of the way it's situated on that lot; and they  
16 can do something similar to that with maximum landscaping  
17 around it, we would appreciate it. Most of us moved into  
18 the community because we liked the rural aspects of the area  
19 and hate to see it get overly developed.

20 MADAM CHAIR: Okay. Ms. --

21 MS. HOUGH: Well, other than --

22 MADAM CHAIR: Ms. --

23 MS. HOUGH: -- we have --

24 MADAM CHAIR: Ms., first of all, did I pronounce  
25 your name correctly? Is it Hough or Hough, did you say?



1 Hough?

2 MS. HOUGH: It's Hough, H-O-U-G-H, like R-O-U-G-H.

3 MADAM CHAIR: Oh, rough? Okay.

4 MS. HOUGH: Or T-O-U-G-H.

5 MADAM CHAIR: Okay. So, that's how you pronounce

6 it --

7 MS. HOUGH: Yes.

8 MADAM CHAIR: -- Hough?

9 MS. HOUGH: Yes.

10 MADAM CHAIR: Okay.

11 MS. HOUGH: Uh-huh.

12 MADAM CHAIR: Okay. I, I, I wanted to ask you a  
13 question. Were you part of the meeting that Mr. Oh just  
14 mentioned?

15 MS. HOUGH: Yes. Uh-huh.

16 MADAM CHAIR: Okay. Good.

17 MS. HOUGH: Monday and Tuesday evening, yes, we  
18 were.

19 MADAM CHAIR: Okay. Wonderful. Okay.

20 MS. HOUGH: Yeah, there were 10 representatives  
21 there from our community.

22 MADAM CHAIR: Okay. Good.

23 MS. HOUGH: Thank you.

24 MADAM CHAIR: Okay. Thank you so much, Ms. Hough.

25 MS. HOUGH: Thank you.

1           MADAM CHAIR: And I'm just going to go through the  
2 number of people who signed up and then see if the Board has  
3 any questions of anyone. Ms. Perry now, Ms. Perry was  
4 having some difficulty before. I know we, we emailed her  
5 the phone number. Is that you, Ms. Perry, right there?

6           MS. PERRY: Uh-huh.

7           MADAM CHAIR: Okay. Good. Okay.

8           MS. PERRY: I hear you.

9           MADAM CHAIR: Wonderful.

10          MS. PERRY: May I --

11          MADAM CHAIR: You can go ahead.

12          MS. PERRY: May I speak?

13          MADAM CHAIR: You sure can.

14          MS. PERRY: Okay. I would, I would like to say to  
15 the Board, when you, when you're coming up with these  
16 wonderful ideas, you think they're wonderful, it would be  
17 nice to look and see who is around this area that you're  
18 going to put this, and ask, can we have some input as to  
19 experience as to what goes near our communities where we  
20 live because it's obvious from what you're saying, you've  
21 already got what we said about it from the Tuesday meeting  
22 and you know how we feel about it; but my complaint with  
23 the, with the Royal Farms is they're coming up like no  
24 tomorrow. We'll have 50 in Prince George's County. And  
25 when I leave the County and go to another County, I hardly

1 see one or two, and that makes me think not so nice about  
2 why they're putting all of these grocery stations around us.  
3 I mean it sells chicken, gas, it's wonderful, but we can get  
4 chicken from Safeway down the road and it's wonderful and  
5 they have good sales, it tastes good, and we don't smell it  
6 two blocks before we get there.

7           It's just that I feel surrounded. Yes, there is  
8 another one two miles down the road and when you leave the  
9 mall, there's one on that corner; you go two, four, three  
10 blocks down the street and there's one on that corner. We  
11 are being -- it, it just doesn't look good, you know? I  
12 don't like the idea, I really don't like it being near us.  
13 We are a community. You got Belmont Crest. Those are some  
14 beautiful homes over in that area and it's just that we  
15 didn't, we never thought this was going to happen to us.

16           MADAM CHAIR: Okay. So, let me --

17           MS. PERRY: And we're very upset about it and  
18 that's the way we feel, and we expressed our concerns. You  
19 know about them already. I can tell by the way you talk,  
20 you heard about it.

21           MADAM CHAIR: Yeah. Well, I'm reading, I'm  
22 reading, and we care about everyone's concerns, but I do  
23 have to tell you what I -- we have some legal parameters,  
24 and so there's different types of --

25           MS. PERRY: Yeah.

1           MADAM CHAIR: -- applications, as I said, and so  
2 we've been through the Conceptual Site Plan, we've been  
3 through the Preliminary Plan, and the different factors are  
4 considered at different levels of applications. So, right,  
5 but, but what I will say, I mean you started off with when  
6 we, when we had these ideas. We don't have these ideas,  
7 number one. The Council enacts the legislation determining  
8 the zone and they have made this zone MXT, which means that  
9 it allows these types of uses. It's already predetermined  
10 that the type of use, not the specific, not that it says,  
11 okay, Royal Farms; but this type of use, a gas station and a  
12 convenience store are deemed permitted; but, so then, then  
13 the, an applicant can come in, and it's along with other  
14 uses as well. So, an applicant can come in, which is what  
15 we have in this particular case, the Royal Farms has come in  
16 and presented something; but what they do is they must  
17 notify, they must have an informational mailing that's sent  
18 out to the community. They must have an acceptable mailing,  
19 acceptance mailing, and they post the property.

20           And what I really want to know is about your  
21 homeowner's association, or whatever association you're in  
22 because what I heard you say is you had no knowledge of  
23 anything and, and they should notify the community; and we  
24 have been told that the community has been notified. So, I  
25 don't, I want to make --

1 MS. PERRY: No, we were not.

2 MADAM CHAIR: Okay. So, what is your community?

3 MS. PERRY: It's the Marwood Community.

4 MADAM CHAIR: Right.

5 MS. PERRY: Marwood, Marwood Homeowner's  
6 Association.

7 MADAM CHAIR: Okay. Hold on a second. Okay.  
8 Marwood Home -- okay. Now, okay, I'm going to come back to  
9 that. So --

10 MS. PERRY: Okay.

11 MADAM CHAIR: -- so, the number of Royal Farms in  
12 a particular area is not something that we consider; it's  
13 not, it's not a criteria that we're allowed to consider; but  
14 if, if they meet the requisite criteria that they can go  
15 into a zone that, that permits this type of use and that's  
16 what we have here; but there should be communication and I  
17 would like to find out if the Marwood Homeowner's  
18 Association is one of the registered associations with us,  
19 if someone can answer that question for us? And, Mr. Bossi,  
20 maybe you can look that up, or Mr. Hunt, while, you know,  
21 while we hear from others because when homeowner's,  
22 registered homeowner's associations in the immediate  
23 vicinity will get notice, it typically goes to the president  
24 of the homeowner's association and there will be a phone  
25 number, there will be contact information should the, should

1 the association want to have a meeting, and in this  
2 pandemic, the meetings are virtual, obviously; but, so, so  
3 that is an opportunity. So, if -- I don't know if the  
4 Marwood Homeowner's Association is a registered association  
5 with us or not. So, somebody is going to have to explain  
6 that to me because you should have had some notice.

7 MS. HOUGH: Okay. I am, I am the chair of the  
8 legislative and community concerns committee.

9 MADAM CHAIR: Okay. Wait a minute. Hold on. I  
10 don't know who is speaking now.

11 MS. HOUGH: Christine Hough.

12 MADAM CHAIR: Okay. Okay. So, we'll -- I'm going  
13 to, okay.

14 MS. HOUGH: Yeah. Okay.

15 MADAM CHAIR: Did you --

16 MS. HOUGH: And I'm not sure whether or not we're  
17 registered with the Planning Board. I really don't know  
18 that. The person who was in this position recently moved  
19 out of state a couple of months back, and so we don't have  
20 access to his records at this point.

21 MADAM CHAIR: Okay. So, wait, hold on a second.

22 MS. HOUGH: I don't know the --

23 MADAM CHAIR: Hold on a second, Ms. Hough. Well,  
24 we, we can find that out for you, but I will tell you what  
25 we, and we'll, we'll get, we have your -- I'm not going to

1 announce it all over, but we have your contact information  
2 and we'll get, view that information to see, A, if you're  
3 registered; and, B, how to register if you're not  
4 registered; but, C, I do want to caution everybody, I  
5 caution homeowner's associations all the time about this.  
6 If you have a change in officers, please let us know because  
7 very often what we see is the president or either, either  
8 there's a new election and that person is no longer  
9 president, and so the notice may go to that person and they  
10 may or may not do anything with it; or the person moves away  
11 and we still have old contact information. So, if it's not  
12 revised with us, you know, we won't know; but we're going to  
13 check, check it now and make sure that we have the right  
14 information for --

15 MS. PERRY: You're saying right now, I don't know  
16 if you can still hear me, but I can't hear you. I'm sorry.

17 UNIDENTIFIED SPEAKER: Thank you.  
18 (Indiscernible).

19 MADAM CHAIR: Okay. So, we can make sure that we,  
20 you have the -- we can make sure that you're registered and  
21 we're going to help you through that process, so you will  
22 not be in a position where you don't get notice, okay?

23 MR. BOSSI: Madam Chair, it's Adam Bossi from the  
24 --

25 MADAM CHAIR: Okay.

1 MR. BOSSI: -- Urban Design Section.

2 MADAM CHAIR: Okay.

3 MR. BOSSI: I just wanted to confirm, it looks  
4 like the informational and acceptance mailings for the case  
5 were sent to the Marwood Community Association at 5600 North  
6 Marwood Boulevard, but it sounds like we may need to follow-  
7 up with --

8 MADAM CHAIR: Yeah. Yeah.

9 MR. BOSSI: -- Ms. Hough and, and update that.

10 MADAM CHAIR: Okay. Now, Ms. Hough --

11 MS. PERRY: And I would just let, I, Jane Perry,  
12 one last thing. The, I hope that the Board, or whomever is  
13 in charge, will look back on this to see about accidents --

14 MS. HOUGH: We can't hear.

15 MS. PERRY: -- and, and people getting hurt at  
16 that intersection. It is a very small compared to all the  
17 traffic that it has.

18 MADAM CHAIR: Okay.

19 MS. HOUGH: So, that is one thing that needs to be  
20 looked at in the future.

21 MADAM CHAIR: Okay.

22 MS. PERRY: That's my last comment.

23 MADAM CHAIR: Okay. Thank you. Now I, now let me  
24 maintain a little semblance of what, here in terms of who is  
25 speaking. I, Ms. Hough, I want to make sure -- are you



1 saying to us that you can't hear us? She's saying --

2 UNIDENTIFIED SPEAKER: That's what she's saying.

3 MADAM CHAIR: Okay. She can't hear us?

4 UNIDENTIFIED SPEAKER: Yes.

5 MADAM CHAIR: I don't know why that is anymore.

6 MS. PERRY: I cannot hear you.

7 MADAM CHAIR: She cannot hear us?

8 MS. HOUGH: Can Your Honor hear me?

9 MADAM CHAIR: Yeah, we can hear you.

10 MS. PERRY: I can hear. I can hear her, but she  
11 cannot hear me.

12 MADAM CHAIR: Okay. So, we're going to, we'll,  
13 we're going to look into that and find out why she can't,  
14 and also, we can make sure that she has a phone number to  
15 call in, okay? So, you all will take care of that? Well,  
16 okay, so, Ms. Hough -- well, can someone, I can't tell her  
17 because she can't hear so. So, can someone put in the chat  
18 room, have, to check the email so she can phone in, okay?  
19 Thank you.

20 I'm going to go on to Regina Ballard at this time.

21 MS. BALLARD: Good afternoon, Madam Chair and  
22 members of the Board. This is Regina Ballard and I spoke  
23 previously. I'm one of the residents on Belmont Crest  
24 community. I want to first thank you for making that  
25 suggestion that we meet with Antioch and Mr. Sang Oh. We

1 did have that meeting Tuesday and, you know, some of our  
2 concerns were addressed.

3 I just have one question because I do, I did hear  
4 that you all were speaking about a service road, and I  
5 wasn't quite sure where that road was. When I, when we  
6 spoke with Mr. Lenhart, he confirmed that the road, that the  
7 relocated Marlboro Pike, which I do live on, of course, is  
8 in the Master Plan to open; but at this time, until further  
9 development of the property behind this Royal Farms that  
10 developed, that our road would not be open. I just want to  
11 confirm that the service road you're speaking of is not the  
12 road in front of my home.

13 MADAM CHAIR: Okay. We're going to have Mr.  
14 Lenhart address that.

15 MS. BALLARD: Okay. Thank you.

16 MADAM CHAIR: Thank you. Mr. Lenhart?

17 MR. LENHART: Yes. Good afternoon, everyone. For  
18 the record, Michael Lenhart. I, when she said service road,  
19 I believe that she's speaking of Road A, which there's been  
20 a lot of discussion this week with Staff about the  
21 construction of Road A, which is the, the private road --

22 MADAM CHAIR: Mr., Mr. Lenhart, Mr. Lenhart, I'm  
23 going to have, if Mr. Flanagan over here point the cursor to  
24 Road A so that everyone can see exactly what you're talking  
25 about, okay? So, if you just --

1           MR. LENHART: Certainly. Road A comes in off of  
2 Marlboro Pike and, and loops around the back of the building  
3 and ties into Woodyard Road.

4           MADAM CHAIR: Okay. Where the cursor is now?  
5 Where the --

6           MR. LENHART: That's correct.

7           MADAM CHAIR: Thank you.

8           MR. LENHART: That's correct. And so, the plan  
9 that you're looking at right now shows the Road A stopping  
10 just beyond each of our driveways. We've agreed with Staff  
11 that we will connect that as part of this Detailed Site  
12 Plan. So, it will be fully connecting the service road that  
13 loops around the back of the building; and it's not, it's  
14 not the Marlboro Pike relocated, which is a Master Plan  
15 roadway that is located maybe 1,500 feet or so south of this  
16 site. It goes through the bottom half of the Hope Village  
17 Preliminary Plan.

18           MADAM CHAIR: I hope that explains it for you, Ms.  
19 Ballard. I think you are on the phone, I don't know if you  
20 were able to see that.

21           MS. BALLARD: Yes, I can see it.

22           MADAM CHAIR: Okay. Good.

23           MS. BALLARD: Yes, it does. It, it, it, yeah, he  
24 shows that it's behind the, if I'm correct, Mr. Lenhart,  
25 behind the gas station, but not coming across the street

1 into our neighborhood quite yet?

2 MR. LENHART: That's correct. That's correct.

3 MS. BALLARD: Yes.

4 MR. LENHART: It's not the one that goes through  
5 the center of your neighborhood.

6 MS. BALLARD: Okay. Thank you.

7 MR. LENHART: Yeah.

8 MS. BALLARD: So, that's, that's all the statement  
9 that I had. I just wanted to clarify the road. Thank you.

10 MADAM CHAIR: Thank you, Ms. Ballard. Carolyn  
11 Bryant? I think I called on her earlier. There was no  
12 response. Can we just check again? Okay. No, she's not  
13 on. Okay.

14 So, I'm going to, at this time, I'm going to do  
15 two things. I'm going to see if any of the Board members  
16 have questions, number one; and then I'm going to ask Mr.  
17 Bossi or, and, or the Planning Department to work with the  
18 association and make sure that their information is updated,  
19 okay, so that they get notice of everything. Okay. And  
20 then I'm going to ask Mr. Oh, depending on how this goes, to  
21 continue to be in contact with the community and to  
22 entertain the landscaping. So, let's see if the Board has  
23 any questions of any of the speakers at this time.

24 Commissioner Washington?

25 COMMISSIONER WASHINGTON: No questions, but thank

1 the citizens for coming out. I would like for Mr. Oh to  
2 comment on his, how, how, I can't -- comment about the  
3 landscaping.

4 MADAM CHAIR: Yes. Thank you. I'm going to come  
5 back to him, too. So, okay. Commissioner Doerner?

6 COMMISSIONER DOERNER: No questions, thank you.

7 MADAM CHAIR: And Commissioner Geraldo?

8 COMMISSIONER GERALDO: No questions.

9 MADAM CHAIR: Thank you. Okay. Mr. Oh, you heard  
10 the concerns.

11 MR. OH: Yes.

12 MADAM CHAIR: Okay. About, you know, about the  
13 landscape and just trying to have it look a little more  
14 beautiful with the landscaping and do you have any comments?

15 MR. OH: Yes.

16 MADAM CHAIR: Okay. Can you please respond?

17 MR. OH: We did have a discussion on this at our  
18 Tuesday meeting. It was raised as an issue. We do have a  
19 Detailed Site Plan before the Board at this point in time  
20 that does meet the requirements of the Design Manual and  
21 does comply. Anything that the residents will be asking for  
22 will be above and beyond. We are open to those discussions.  
23 It was, I think, impractical to come up with a plan on  
24 Tuesday at this time, but I think it's a future discussion  
25 with the residents and a discussion of what can be done to

1 address their concerns, but at the same time balancing that  
2 versus the need for this new station to have visibility.

3 MADAM CHAIR: Okay. So --

4 MR. OH: But beyond that, I think it's just --

5 MADAM CHAIR: Okay.

6 MR. OH: -- we need discussion.

7 MADAM CHAIR: I, let me say this because I heard  
8 them and I hear your response. It's a double-edged sword  
9 because you don't want so, so much landscaping where people  
10 can hide and things that poses a safety issue. You don't  
11 want so much that it, people can't see that the Royal Farms  
12 is there. At the same time, you can still have some  
13 landscaping that, that beautifies the whole site and, and,  
14 and enhances the neighborhood; and so, what I heard you say  
15 is that you're willing to work with them. So, don't put it  
16 off. You know, just please try to set up a meeting with  
17 them to see how, you know --

18 MR. OH: Yeah.

19 MADAM CHAIR: -- what ways you can enhance it. I  
20 know you meet the legal criteria --

21 MR. OH: Absolutely.

22 MADAM CHAIR: -- but, you know, you want to be a  
23 good neighbor.

24 MR. OH: Yes.

25 MADAM CHAIR: Okay.

1           MR. OH: Absolutely. And I think the point is  
2 that the Belmont Crest community is located across Woodyard  
3 Road, which is the more minor road, so there probably is  
4 more landscaping opportunity there as opposed to Marlboro  
5 Pike itself.

6           MADAM CHAIR: Okay. Thank you. I'm going to turn  
7 to Mr. Goldsmith to see if there's anything else that I,  
8 that we needed to add with regard to -- I know there are a  
9 number of issues have been raised and I've gone through,  
10 we've gone through the exhibit from Ms. Hough, and much of  
11 which has to do with transportation which is not appropriate  
12 for a Detailed Site Plan; but there are other issues; but  
13 the point is we're hearing the concerns that have been  
14 raised and, Mr. Oh, the applicant is hearing the concerns  
15 that have been raised, and they will continue -- while this  
16 may meet the legal criteria, they will continue to meet and  
17 see if they can enhance it somewhat. Mr. Goldsmith, is  
18 there anything else to add?

19           MR. GOLDSMITH: Yes, Madam Chair. If it's okay --

20           MADAM CHAIR: Sure.

21           MR. GOLDSMITH: -- I want to just run through the  
22 opposition's written exhibit just for the sake --

23           MADAM CHAIR: Thank you.

24           MR. GOLDSMITH: -- of having a record.

25           MADAM CHAIR: Thank you.

1           MR. GOLDSMITH: Again, as Madam Chair addressed,  
2 there was a concern that the intersection of Marlboro Pike  
3 and Woodyard Road was inadequate and dangerous and the, or  
4 addressed the adequacy of the roads and the intersections at  
5 Preliminary Plan of subdivision. I also considered several  
6 of the upgrades to nearby intersections that are currently  
7 under way.

8           The Madam Chair also addressed the issue that  
9 there may be other Royal Farms nearby that are under  
10 construction, but I think it's, it's worth pointing out that  
11 the Zoning Ordinance provides what uses are allowed and what  
12 uses are prohibited. It does not regulate what businesses  
13 may operate those uses. The Board doesn't have a, an  
14 authority to say, well, there's another Royal Farms down the  
15 street, this guy's station has to be a Shell or an Exxon.  
16 The Board cannot make that determination.

17           There was a concern that the gas station may  
18 attract loitering or encourage littering. You know, whether  
19 that is true, again, that's not a factor that the Planning  
20 Board can consider when evaluating this Detailed Site Plan,  
21 but if, you know, if there's any lingering around the  
22 property or just a place that's elevated to a crime, then  
23 that would be an issue to be addressed by the police. And  
24 the Preliminary Plan, some of the things the Planning Board  
25 found that there were adequate police facilities to serve



1 this site and this, this advocacy was referred to the  
2 police department and they had no comments.

3           The next, the next concern was that there may be,  
4 like because there's future development that are underway  
5 now that some children from the development might be tempted  
6 to cross the street, you know, it could be a dangerous  
7 crossing to get to the Royal Farms, but this, you know,  
8 whether valid or not, the Planning Board can't really  
9 consider this hypothetical. I mean the, the Board, or the  
10 Planning Staff and the Board would have looked at those  
11 issues when those properties were under review; and if any  
12 future developments are nearby, the Board will, will  
13 certainly consider that.

14           There was an issue raised that perhaps there may  
15 be, the smell of fried chicken may permeate the surrounding  
16 community. As Madam Chair mentioned, this is not a  
17 consideration of the use; this is a consideration of just  
18 the layout of the properties, the Site Plan. You know,  
19 while this, you know, sometimes odors may be a factor if  
20 the, if the, like in a, when the, when the use is being  
21 scrutinized further, like as a, you know, special exception  
22 hearing; but, again, this is just simply a site plan.

23           And then I believe Madam Chair addressed the  
24 traffic issues. We talked about they were addressed, how  
25 the road were found adequate during Preliminary Plan and

1 subdivision. I think there was one last item where it said  
2 that the additional traffic may increase air pollution and,  
3 again, the Zoning Ordinance does not regulate automobile air  
4 emissions; and District Council made determinations about  
5 when and under what conditions certain uses will be allowed  
6 in certain areas of Prince George's County based on the  
7 harmful effects of the associated, that are associated with  
8 those uses, and they did that when they rezoned this  
9 property to MXT. I think that was everything that was  
10 addressed.

11 MADAM CHAIR: Okay. Thank you. And, and  
12 depending on the motion and the vote here, those are items  
13 that need to be addressed to some extent in the resolution.  
14 What I would like to know is Mr. Bossi or Mr. Hunt, who is  
15 going to be responsible to reaching out to Ms. Hough  
16 regarding ensuring that the Homeowner's Association is  
17 registered and we have the correct address?

18 MR. HUNT: Madam Chair, I'll do that. For the  
19 record --

20 MADAM CHAIR: Okay.

21 MR. HUNT: -- James Hunt.

22 MADAM CHAIR: Okay. I, she is on the phone now,  
23 so she, I think she can hear us now; and so, you're going to  
24 reach out to her separately offline to make sure that we  
25 update that so they have information.

1 Mr. Oh, you, you have committed to continue to  
2 work with the neighborhood?

3 MR. OH: (No audible response.)

4 MADAM CHAIR: Okay.

5 MR. OH: Yes, ma'am, and I want to clarify,  
6 Antioch Baptist Church is the owner of the entire Hope  
7 Village property and Antioch Baptist Church also committed  
8 to be a part of the process of engaging with the community -  
9 -

10 MADAM CHAIR: Okay.

11 MR. GOLDSMITH: -- henceforth, going forward.

12 MADAM CHAIR: Okay. Wonderful. Okay. Now, okay,  
13 so does the Board have any -- oh, you know what, Mr. Bossi,  
14 can you please read again the, the, the condition that you  
15 read into the record?

16 MR. BOSSI: Yes, ma'am, I'd be happy to.

17 MADAM CHAIR: Thank you.

18 MR. BOSSI: After this discussion, I know there  
19 is, there's a lot to, to capture with the motion.

20 MADAM CHAIR: Yes.

21 MR. BOSSI: So, the quick summary is, you know,  
22 with the applicant's requested revisions, we are in  
23 agreement with the revision to finding 7C and Conditions 1M  
24 and N as provided, and then the language for Condition 3  
25 that was provided before, and it's a mouthful, you'll have

1 to excuse me, is, "Prior to approval of a building permit,  
2 the construction of roadways within Parcel A shall have full  
3 financial assurances and have an agreed-upon timetable for  
4 construction with the appropriate operating agency that  
5 shall require completion of construction of roadways within  
6 Parcel A, including all landscaping, lights and other  
7 improvements no later than 18 months following the issuance  
8 of the building permit; and, in any event, no later than 90  
9 days following the issuance of a certificate of occupancy  
10 for the building on Parcel 1.

11 MADAM CHAIR: Okay. And I'm sure that was too  
12 much for anybody to write down, but it will be what you  
13 said. Okay. Does the Board have any questions --

14 COMMISSIONER DOERNER: Madam Chair, can I ask --  
15 yeah, I have one question for Mr. Bossi.

16 MADAM CHAIR: Okay.

17 COMMISSIONER DOERNER: Just the recommendations 1M  
18 and N, I understand that we're accepting, or we're in  
19 agreement with the applicant's modifications, but I think  
20 they also proffer to have it 8-foot wide; so, we should  
21 probably clarify in any motion and, and subsequent edits  
22 that the very end of the, the sentence it should say to the  
23 building as painted 8-foot wide crosswalk.

24 MR. BOSSI: Yes, thank you, Commissioner Doerner.  
25 And just, just to kind of round out some of the other items

1 that, that were brought up for consideration in your  
2 resolution, there was the proffer from the applicant  
3 regarding the electric vehicle charging station  
4 infrastructure, so the resolution will require an adjustment  
5 to the finding and a condition --

6 MADAM CHAIR: Right.

7 MR. BOSSI: -- on that point as well.

8 MADAM CHAIR: Correct.

9 MR. BOSSI: And there was the point regarding  
10 consideration for the applicant to continue discussion on  
11 the landscaping concerns with neighbors.

12 MADAM CHAIR: Okay. Okay. All right. Were there  
13 any, does any other Board member have questions? Is there a  
14 motion?

15 COMMISSIONER WASHINGTON: Madam, Chair,  
16 Commissioner Washington here. I move that we adopt the  
17 findings of Staff, in addition to the modified finding 7C as  
18 outlined in Applicant Exhibit No. 1, in addition to,  
19 including a non-finding related to the Applicant exploring  
20 alternative energy methods, and I would ask Council and  
21 Staff to work on the appropriate language for that. In  
22 addition to adding a consideration with regards to  
23 beautification of landscaping, you know, in the area and  
24 approve DSP-20008 and TCP2-043-2020, along with the  
25 associated conditions as outlined in Staff's Report; and as

1 modified in Applicant Exhibit No. 1, in addition to ensuring  
2 that language in Condition 1M and N, as modified in  
3 Applicant Exhibit No. 1 include the appropriate language  
4 with regards to the crosswalk being 8-foot wide, 8-feet  
5 wide; and Condition 3 will be as modified, and as read into  
6 the record by Mr. Bossi, in addition to adding the proffered  
7 condition by the Applicant about adding the infrastructure  
8 for charging stations, electric car charging stations. I  
9 think I got it all.

10 MADAM CHAIR: And that's what I call a motion.

11 Okay.

12 COMMISSIONER GERALDO: Second.

13 MADAM CHAIR: And we have a motion and a second by  
14 Commissioner Geraldo. Commissioner Washington?

15 COMMISSIONER WASHINGTON: Aye.

16 MADAM CHAIR: Commissioner Geraldo?

17 COMMISSIONER GERALDO: Aye.

18 MADAM CHAIR: Commissioner Doerner?

19 COMMISSIONER DOERNER: Aye.

20 MADAM CHAIR: The ayes have it, 4-0. I want to  
21 thank everyone for coming and thank the citizens for their,  
22 expressing their concerns, some which we can work through;  
23 some which we can't; but I know we're going to further,  
24 we're going to promote extra communication with the  
25 Applicant in this case and we will ensure that your

1 information is updated and we thank you very much for your  
2 time.

3 With that, I'm going to go to Item 3A.

4 (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:

Hope Village - Phase 1 Royal Farms

Detailed Design Plan, DSP-20008

By: 

Date: March 30, 2021

Tracy Hahn, Transcriber