

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

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5 SWEITZER LANE PROPERTY
6 Comprehensive Design Plan, CDP-8304-02

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 July 22, 2021

16 VOLUME 1 of 1
17

18
19 BEFORE:

20 ELIZABETH M. HEWLETT, Chair

21 DOROTHY F. BAILEY, Vice-Chair

22 MANUEL R. GERALDO, Commissioner

23 WILLIAM M. DOERNER, Commissioner

24 A. SHUANISE WASHINGTON, Commissioner

25
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OTHERS PRESENT:

HENRY ZHANG, Staff Reviewer

BHOOPENDRA PRAKASH, The Plan Source

YAGYA OLI, The Plan Source

C O N T E N T S

SPEAKER

PAGE

Henry Zhang

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P R O C E E D I N G S

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MADAM CHAIR: It is Item 5, which is the Comprehensive Design Plan 8304-02, 15151 Sweitzer Lane. Mr. Zhang?

MR. ZHANG: Yes, Madam Chair.

MADAM CHAIR: Okay.

MS. ZHANG: Present.

MADAM CHAIR: Bhoopendra Prakash?

MR. PRAKASH: Here --

MADAM CHAIR: Okay.

Mr. PRAKASH: -- speaking.

MADAM CHAIR: Can you, can you help me? Did I pronounce it correctly?

MR. PRAKASH: Madam Chair, you, say it again one more time?

MADAM CHAIR: Well, okay. I don't know if it's going to come out the same. Bhoopendra, Bhoopendra Prakash?

MR. PRAKASH: Bhoopendra Prakash, yeah.

MADAM CHAIR: Okay. All right. Okay. We're --

MR. PRAKASH: Thank you, well said.

MADAM CHAIR: Okay.

MR. PRAKASH: Thank you all.

MADAM CHAIR: Thank you. And Yagya Oli?

MR. OLI: Speaking, yes.

MADAM CHAIR: Okay. Thank you. Okay. So, Mr.

1 Zhang, you're on.

2 MR. ZHANG: Thank you, Madam Chair. Good morning,
3 Madam Chair and members of the Planning Board. For the
4 record, this is Henry Zhang with Urban Design Section.
5 Currently in front of you is an amendment to previously
6 approved Comprehensive Design Plan to replace the existing
7 signs for a gas station with a 25-foot high post sign. Next
8 slide please.

9 The subject site is in Planning Area 60, Council
10 District 1. Next slide please.

11 The site is within the Laurel Employment Park,
12 specifically it's located at intersection of Sweitzer Lane
13 and Sandy Spring Road, which outlined in red on the slides.
14 Next slide please.

15 The subject site was rezoned in 1977 to E-I-A
16 zone, which is Employment and the Institutional Area Zone;
17 and it is surrounded by the rest of the development in the
18 Laurel Employment Park, which also zoned E-I-A, and also, I-
19 3 Zone. Next slide please.

20 This, this is the aerial map, show the site
21 basically developed and then surrounded by the, the rest of
22 the Laurel Employment Park, outlined in red. Next slide
23 please.

24 The site is generally leveled and then also
25 developed with a gas station and a convenience store. Next

1 slide please.

2 This is the Master Plan right-of-way map show that
3 Sweitzer Lane is a collective roadway and Sandy Spring Road
4 is a tier roadway. Next slide please.

5 This is the birds' eye view shows the site.
6 Basically, you see there is a convenience store and also a
7 gas station canopy in the upper left-hand that the sign is
8 located. Next slide please.

9 On this slide, on right-hand, side, you see two
10 images. The upper one is the existing sign which is
11 basically mounted on the foundation; and the lower-hand
12 image is the proposed new sign, is the post sign. Next
13 slide please.

14 This just shows you the details of the site; the
15 total height of the sign is, is 25 feet; and then total sign
16 face areas and measure around 75 square feet. Section
17 27521, which required the plan (indiscernible), required the
18 finding for approval of a CDP. A detailed description has
19 been provided on Staff Report, page 8. All those required
20 findings has been satisfied. This CDP also meets all the
21 applicable conditions attached to the prior approval. No
22 Agency opposed to the approval of this Detailed, excuse me,
23 of this CDP. There is no specific design, I mean design
24 standards in the code, but the Zoning Codes requires that
25 the Planning Board approve the signs, use the guise in, in

1 Commercial Zone and Industrial Zone; specifically, the
2 height limitation basically is 25 feet; and that the maximum
3 sign face, sign face area in terms of square footage cannot
4 be more than 212 feet.

5 So, with that, the Urban Design Section recommends
6 approval of amendment to this Comprehensive Design Plan,
7 CDP-8304-02, for this property; allow the Applicant to
8 replace the existing sign with the new, higher, post sign.
9 This concludes the Staff presentation. Thank you.

10 MADAM CHAIR: Thank you so much, Mr. Zhang. All
11 right. Let me see if there's any questions now. I don't
12 think I see any questions. Let me, I think this is simple
13 enough. So, Mr. Prakash, if you wish to speak, you can. If
14 you're in agreement and you wish to so indicate, that's
15 fine, too.

16 MR. PRAKASH: I, all I'm, is that this is
17 Bhoopendra Prakash, The Plan Source, representing the
18 Applicant. All I would like to say is that we are grateful
19 for Mr. Zhang's work and his studied analysis; we are
20 grateful that you all are here to listen to this matter; and
21 we look forward to your kind approval.

22 MADAM CHAIR: Okay. Thank you, Mr. Prakash. And,
23 Yagya Oli?

24 MR. OLI: Yes, ma'am. Yes, Bhoopendra Prakash and
25 I are working as a team, so --

1 MADAM CHAIR: Okay.

2 MR. OLI: -- it's the same.

3 MADAM CHAIR: Okay. So, you're in agreement?

4 Okay. Thank you. If the, is there a motion from the Board?

5 COMMISSIONER WASHINGTON: Madam Chair, I move that
6 we adopt the findings of Staff and approve CDP-8304-02.

7 COMMISSIONER GERALDO: Second.

8 MADAM CHAIR: We have a motion by Commissioner
9 Washington, seconded by Commissioner Geraldo. Madam Vice
10 Chair?

11 MADAM VICE CHAIR: Vote aye.

12 MADAM CHAIR: Commissioner Washington?

13 COMMISSIONER WASHINGTON: Vote aye.

14 MADAM CHAIR: Commissioner Doerner?

15 COMMISSIONER DOERNER: Vote aye.

16 MADAM CHAIR: And Commissioner Geraldo?

17 COMMISSIONER GERALDO: Vote aye, Madam Chair.

18 MADAM CHAIR: You know what, okay, the ayes have
19 it 5-0. When I was introducing everybody this morning, did
20 I recognize the Chief of Development Review, James Hunt? I
21 think I missed him, but he is definitely with us, obviously,
22 I just heard.

23 MR. HUNT: Thank you.

24 MADAM CHAIR: Thank you. You know, that August
25 break is starting to look better and better. Okay.

(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:

SWEITZER LANE PROPERTY

Comprehensive Design Plan, CDP-8304-02

By:  Date: September 20, 2021

Tracy Hahn, Transcriber