

Moses, Leonard D.

From: Robert Screen <robldscreen@comcast.net>
Sent: Friday, February 5, 2021 3:06 PM
To: Council District 9
Cc: Clerk of the Council; Council District 1; Taveras, Deni L.; Glaros, Dannielle M.; Council District 4; Council District 5; Council District 6; Council District 7; Awai-Bourne, Marise A.
Subject: Royal Farms Case No. SE #4816 and ROW #220 Testimony
Attachments: Two Farms Inc-SE 4816 Testimony-Rev Dr Robert L Screen_2-3-2021.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Prince George's County Council Members,

The subject testimony is attached for your review and consideration.

Sincerely,

Rev. Dr. Robert L. Screen

February 3, 2021

Zoning Hearing Examiner
County Administration Building
Upper Marlboro, MD 20772

To Zoning Hearing Examiner,

In response to the Notice of Decision for Two Farms, Inc. SE 4816 Case Number, I, Rev. Dr. Robert L. Screen, Sr. of 18100 Breann Court, Accokeek, MD 20607, do write this testimony in opposition to the proposed rendered decision for affirmative allowance and permit of the Royal Farm Inc., for building at the 15808 and 15812 Livingston Road, 100 Biddle Road and 16001 Indian Head Highway, Accokeek, Maryland.

The following collective objections, error and or exceptions are directed to your attention as my testimony.

1. Page 20 Number (11): The statement given; **“To lessen the danger and congestion of traffic on the streets...”** The reasons given to thwart a dangerous condition, even with the additional constructive measures cited, are speculative at best. There is a finite amount of width, Livingston Rd. entails, regardless of the proposed exits and entrances proposed for this project. I lease space at 15809 Livingston Road, which is directly across the street from the proposed building site. I witness, daily, the confusion, congestion and other traffic happenstances that occur in random spikes of traffic increase from B&J Carry Out, Inc., alone. The additional traffic increase from another traffic draw will only exacerbate an already fragile condition within a condensed area of space. The printed statements are misleading and speculative at best. Increased traffic in an already condensed compromised traffic area, will lead to more traffic safety issues, not less.

2. Page 22 Number 15 (2): The statement given; **“To provide sufficient space and choice...”** The following paragraph states: **“There are at present no Food or Beverage Stores on the west side of MD 210 in Prince George’s County south of Swann Creek Rd.”**

This is a false and completely misleading statement! The B&J Carry Out, directly across the street from the proposed site, at 15805 Livingston Road, specializes in Food and Beverage, with a menu of a variety of food choices, **Including Fried Chicken”,** that is renowned throughout the southern Maryland quadrant.

The Accokeek Gas & Go at 201 Bryan Point Road, going north across the street , serves as a beverage and convenience store in addition to gasoline service and vehicle repair.

Beijing Express Restaurant, at 15901 Indian Head Highway, (next door to the Accokeek Gas & Go, serves a full array of food and beverages with a full menu selection.

These are three food and beverage establishments clustered together, all on the west side of MD Route 210. Therefore, the aforementioned statement is false and misleading.

3. Page 23 Number 15 (5); **“To improve traffic efficiency by maintaining design capacities of streets, and to lessen the congestion on the streets, particularly in residential areas;** it goes on to state; **The approval of the subject Application will improve traffic efficiency by the channelization of vehicular entrances and by the proffered intersection improvement.”**

What was not discussed during my time at the Hearing was the projected traffic increase from demographic studies to this establishment.

What I do know as an occupant across from the proposed building site, is that the Livingston Road, Route 373, and Indian Head Highway intersection is a very explosive, accident prone intersection. I know this from visual experience and eye witness accounts. As the Facilitator of Route 210-Indian Head Highway Traffic Safety Committee, a committee of community advocates dedicated to traffic safety of Indian Head Highway, I am privy to the number of accidents and their associated information occurrences on Indian Head Highway.

Also, I know about the spike in traffic congestion conditions that flair up on Livingston Road between Indian Head Highway and Biddle Road, due to traffic conditions surrounding B&J Carry Out when this establishment has busy times and the resulting entering or exiting vehicles.

Adding an additional traffic draw to this condensed temperamental and fragile traffic scenario is akin to throwing gasoline on a smoldering fire.

I believe the safety conclusions stated in the document are misleading and highly speculative, at best.

4. Page 25, Number (7) second paragraph. **“...several of the specific features of the subject Application will actively improve the health, SAFETY AND WELFARE OF RESIDENTS...”**

I take exception to this statement for reasons explained in exception Number three. The addition of another traffic draw in this condensed and fragile traffic area does not promote public safety, but at best promotes a scenario directed towards **RISK**, at the high cost of public safety.

5. Page 25 number (7), 5th paragraph, **“The Applicant has proffered an intersection improvement which will more than offset the traffic associated with the proposed development...”**

Once again, I refer to exception number three, and believe conclusions from applicant are highly speculative at best, misleading at worst.

Due to COVID-19, we are currently experiencing reduced traffic volumes across the nation and certainly along Indian Head Highway. Deciding to approve a traffic drawing business dependent upon a known condensed fragile but explosive traffic roadway, (Livingston Road between 210 and Biddle Rd.), in addition to a known accident-prone intersection (Indian Head Highway-Route 210 and Livingston Road), tells me that the decision making for safety is not a priority in this venture, and certainly not for the future when traffic volume will increase.

6. Page 41, Number (42) second paragraph from top: **“This entire community on the west side of MD 210 is not presently serviced with ANY conveniences, and that at this site there will be pedestrian accessibility**

The Accokeek area is not foreign to many of these fatalities, and as a matter of fact in the last two years three fatalities have occurred at Berry Road and 210 Indian Head Highway about 300 yards from the site of the proposed Royal Farms.

The intersection of Indian Head Highway and Livingston Road is a volatile intersection where I have personally eye witnessed many accidents, so in my estimation, adding volume traffic to this already fragile condition is playing with fire.

In regard to the blatant false picture painted by the author of the applicants document about not having food and beverage establishments on the west side of Indian Head Highway and no sit-down food establishments on the east side, gives me pause as to the motive to make such glaring false statements.

I have to ask the question of why and who would make such false statements and the only answer that comes to mind is that these establishments must not be supported by those who would make such false claims. They do not support them so they do not acknowledge their existence. Then I asked myself the question, what is the common thread between each of these businesses, and the answer is easily found; **each one is minority owned!**

Accokeek Seafood and B&J Carry Out; African American. Accokeek Gas & Go; East Indian. Beijing Express Restaurant; Asian.

I would like to think that this endeavor does not have racially motivated underpinnings, where there is bias towards existing establishments to get something should I say; **DIFFERENT.**

To move forward under this scenario would make Prince George's County Government in collaboration with a racially motivated exercise. I pray that is not the case, but I leave that to you to decide. However, there is **some reason**, existing tax paying, community serving establishments on the west side of Indian Head Highway have not been acknowledged and recognized, in an official document supported by the Prince George's County Government's Judicial and Permit agencies. These glaring misleading statements have been allowed to be documented in print, as part of an

initiative to forward the acceptance and approval of a controversial building permit endeavor!
I await your fair and impartial rendering.

Respectfully submitted,

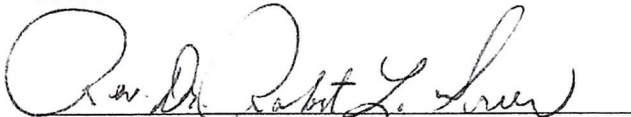

Rev. Dr. Robert L. Screen

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of February, 2021, a notice to the Decision of the Zoning Hearing Examiner in Case No. SE #4816 and ROW #220, was sent via United States Postal Service first class mail, with adequate postage prepaid to all counsel, the District Council and the Clerk of the Council.

2/3/2021

DATE



REV. DR. ROBERT L. SCREEN