

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
3

4
5 SOUTHERN HILLS; ITEM 5 CSP-24001

6 EVIDENTIARY HEARING
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
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12 LARGO HEADQUARTERS

13 Largo, Maryland

14 April 23, 2026
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BEFORE:

DARRYL BARNES, Chairman

MANUEL GERALDO, Vice-Chairman

BRITTANY JENKINS, Commissioner

LORI MATTHEWS, Commissioner

P R O C E E D I N G S

CHAIRMAN: The first item on the agenda is item number 5, conceptual site plan CSP-24001, Southern Hills.

We will now hear from my main guy, Mr. Hunter (sic).

MR. HUANG: Good morning, Mr. Chair and the members of planning board. For the record, my name is Emery Huang with urban design section.

The item before you is the item number 5 on the agenda, conceptual site plan CSP-24001 for Southern Hills, which proposes a mixed use development.

Next slide, please. Next slide, please.

The site is located in the planning area 768 in the council district 7.

Next slide, please.

Geographically, the subject site is located on the south side of the Southern Avenue and the north and south sides of the Wheeler Hills Road and is in the vicinity of the Southern Avenue Metro Station.

Next slide, please.

The image to the right on the screen shows that the subject site is located within the residential multifamily 20 and the residential single-family 65 zones. However, this conceptual site plan is revealed in accordance with the prior zoning ordinance, under which the site is

1 within the mixed use transportation oriented multifamily
2 medium density residential one-family detached residential
3 zones, as shown on the image to the left on the screen. The
4 slide also shows the property zoned multifamily medium
5 density residential and one family detached residential are
6 less than two percent of the land assembled by this
7 conceptual site plan.

8 Next slide, please.

9 This slide shows the subject property is located
10 within the development district overlay zones under the
11 prior zoning ordinance. Since the subject site is located
12 within the mixed use transportation oriented zones, a
13 conceptual site plan and a detailed site plan shall be
14 approved for all uses and improvements in accordance with
15 section 27-546 of the prior zoning ordinance.

16 And because the applicants request amendments to
17 the approved development district overlay zone site plan,
18 either a detailed site plan or a conceptual site plan is
19 required in accordance with section 27-548.26(b)(2)(C) of
20 the prior zoning ordinance. As such, the applicant requires
21 subject conceptual site plan, which is the first stage of
22 the overall development, and established the concept of land
23 use, building locations, circulation, and open space.

24 The next stage of this development will be
25 preliminary planning of subdivision, which defines layouts

1 of lots, roads, utilities, and environmental features. And
2 it confirmed that the sites can be legally subdivided. The
3 subjective development will end with a detailed site plan
4 which provides the final building design, parking,
5 landscaping, and the lighting, and must be approved before
6 most construction permits are issued.

7 In addition, with this conceptual site plan, the
8 applicants request an amendment to the development district
9 overlay zones use table to permit multifamily and townhouses
10 uses within the multifamily medium density residential and
11 development district overlay zones, as well as one family
12 detached residential and development district overlay zones
13 to be developed according to the mixed-use transportation
14 oriented zone regulation.

15 Next slide, please.

16 This map illustrates the topography of the site
17 and demonstrates the location of the environmental features
18 within it.

19 Next slide, please.

20 The subject site fronts three roads, of which
21 Wheeler Roads classifies as corridors as shown on these
22 screens.

23 Next slide, please.

24 This conceptual setting is for a mixed-use
25 development consisting of 980 multifamily dwelling units,

1 150 senior housing units, 168 townhouse units, and
2 approximately 45,000 square of commercial, retail, and
3 medical office space. This slide illustrates the conceptual
4 location of these proposed uses, as well as roadways and the
5 future recreational facilities.

6 Next slide, please.

7 The conceptual circulation plate shows the
8 sidewalks on both sides of the existing and proposed roads,
9 which form a potential network throughout the site. Since
10 the subject site is located in proximity to the Southern
11 Avenue Metro Station, the applicants would like to provide a
12 potential connectivity directly to the metro station through
13 continued collaboration with the Washington Metro Area
14 Transit Authority.

15 Next slide, please.

16 This slide shows the Type 1 Tree Conservation plan
17 submitted with this subject conceptual site plan. An
18 analysis of the staff findings on the Type 1 Tree
19 Conservation Plan can be found on pages 34 through 37 of the
20 technical staff report. One impact is proposed to the
21 primary management areas, which states analysis on pages 46
22 through 47.

23 In addition, the applicants requested a variance
24 to remove 19 specimen trees on site and 3 specimen trees off
25 site. An analysis of staff findings on the requested

1 variance can be found on pages 37 through 42 of the
2 technical staff report recommending the planning board
3 approves the removal of 17 specimen trees on site and denies
4 the request for 2 specimen trees on site and 3 specimen
5 trees off site.

6 Next slide, please. Next slide, please.

7 Based on the findings presented in the technical
8 staff report, urban design staff recommended the planning
9 board adopt the findings of this report and first approve
10 the property owner's request to permit the use of townhouses
11 and multifamily dwellings within the one-family detached
12 residential and development district overlay zones and
13 multifamily medium density residential and the development
14 district overlay zones on the subject property to develop
15 according to the mixed use transportation oriented and
16 development district overlay zone regulation.

17 Second, approved conceptual site plan CSP 24-001
18 Type 1 Tree Conservation Plan, TCP1-001-2025 and the
19 variance to Section 25-122(b)(1)(G) as recommended by the
20 staff and specified in the technical staff report for
21 Southern Hills, subject to the recommended condition of
22 approval within the technical staff Report.

23 This concludes staff presentation. Thank you.

24 CHAIRMAN: Are there any questions from the
25 planning board for staff?

1 Seeing none, we will now hear from the applicant's
2 attorney, Mr. Haller.

3 MR. HALLER: Thank you.

4 UNIDENTIFIED SPEAKER: Can all who seek to speak
5 on this item please stand if you're able? Raise your right
6 hand so we can swear you in.

7 Do you swear or affirm to tell the truth, the
8 whole truth, and nothing but the truth?

9 MR. HALLER: I do.

10 UNIDENTIFIED SPEAKER: Thank you.

11 MR. HALLER: Good morning, Mr. Chairman, and the
12 members of the planning board. Thomas Haller, attorney with
13 offices in Margo (sic). And I'm here today representing the
14 owner and applicant in this application, Southern Hills LLC.
15 I have with me today Mr. Mike Alexander, who is one of the
16 principals with the applicant, as well as Barry Caison with
17 the engineering firm of Ben Dyer Associates. And Mr. Mike
18 Lenhart is online available to be able answer any questions.

19 If I could ask -- staff already put that up. I
20 just wanted to have the aerial photograph put up. As staff
21 indicated, this is the first step in a multistep process
22 that we're going to go through. This is a conceptual site
23 plan. The owner of the property has a long-term vision for
24 this property. They actually acquired the property about 12
25 years ago, in 2014, the bulk of the property. When they

1 acquired the property, it had the remnants of a failed
2 proposed development of a megachurch. And it had
3 constructed about 2,000 parking spaces on property. So it
4 was pretty much a sea of asphalt when they acquired it. And
5 so they have been working to try to set the stage for the
6 future development of the property.

7 They acquired the property for two primary
8 reasons. One was the proximity to the Southern Avenue Metro
9 Station. They saw The Promise that that provided to the
10 property, but they also acquired it because of the zoning
11 that was in place at that time, which was the MXT zone. And
12 the MXT zone is probably one of the most flexible zones that
13 existed in the prior zoning ordinance.

14 And so in order to allow them to have the time to
15 properly develop this property, one of the things that they
16 did was they came in in 2019 with a mandatory referral
17 application before the planning board to seek approval to
18 construct a solar facility over top of the asphalt parking
19 lots that had been constructed on the property. If you look
20 at the aerial photograph, you can see that the solar
21 facility currently exists. And the solar facility helps to
22 generate sufficient income for them to pay the taxes and
23 allow them to have a long-term vision for the property,
24 which is their goal.

25 The second thing that they have been working on is

1 that the northern part of the property at the very top is
2 immediately adjacent to land owned by the Washington
3 Metropolitan Area Transit Authority, where the metro station
4 is. And there's actually an old dedicated public right-of-
5 way that extends from Southern Avenue and dead ends into
6 this property that would potentially allow for a vehicular
7 and pedestrian and bicycle connection directly to the metro
8 station.

9 They've worked with WMATA, and actually, a couple
10 of years ago, acquired an additional nine acres adjacent to
11 that roadway. And they will need to continue to work with
12 WMATA over a period of time in order to ultimately be able
13 to make that connection. But that is, again, part of the
14 long-term vision of the property. And they're continuing to
15 work with WMATA in order to try to achieve that.

16 The property that they own -- and this is a
17 somewhat unique circumstance in that they own now almost 110
18 acres adjacent to the Southern Avenue Metro Station. The
19 application that's before you includes 84 of that 110 acres.
20 The reason that it doesn't include the entire property is
21 because when the sector plan was adopted for this area, the
22 MXT zone and the development district overlay zone were only
23 imposed on that 85 acres. There's additional land further
24 to the south that was placed in the single-family
25 residential zone and cannot be developed under those

1 regulations. But that will still be a potential future
2 development area at some point in the future.

3 But the ultimate goal is to set the stage for the
4 ability to develop a transit-oriented development that is
5 consistent with both the sector plan as well as the general
6 plan.

7 They are excited about some of the changes that
8 are coming. There is a development that the planning board
9 recently approved, a group called The Promise that we have
10 had many conversations with their consultants. And our plan
11 anticipates pedestrian and bicycle connection to that
12 property consistent with the planning board's decision in
13 that case. And there's also a future grocery store
14 development proposed adjacent to this property. And as
15 those developments come to fruition, it will set the stage
16 for them to be able to begin development of their property.

17 The portion of the property that does not have the
18 solar facilities on it would be eligible for the phase 1
19 development. And then as time progresses and they end up
20 advancing their discussions with WMATA for the pedestrian
21 and vehicular and bicycle connections, they'll be able to
22 develop the area that's currently has the solar on it
23 because the solar was always intended to be an interim use
24 until they could eventually develop the property fully.

25 I would be remiss if I did not thank your staff.

1 Ms. Conner, Mr. Huang, and environmental planning section
2 have worked with us to create and really help us refine the
3 long-term vision for the property. So I want to thank them.
4 And so I stand here before you today in full agreement with
5 the staff's recommendation and all of their conditions. We
6 have no proposed revisions to offer.

7 So I'm happy to answer any questions that you
8 have. And we're looking forward to a very successful
9 transit-oriented development.

10 CHAIRMAN: I just had a couple of questions before
11 I open it up real quick. How long have you all been working
12 on this project?

13 MR. HALLER: They acquired the property originally
14 in 2014. And this specific application they've been working
15 on since probably 2024.

16 CHAIRMAN: Okay. So from 2014 -- what I am trying
17 to do is figure out how do we speed up development project,
18 right? You have come before here and talked to my planning
19 director and the county executive on projects that are not
20 moving in a timely manner or the master plan is not
21 conformance to or conducive to how you want to move. So
22 I'm just trying to understand. This has been going on now
23 for almost 12 years. What's the hold up?

24 MR. HALLER: Well, I would say for this project,
25 it's predominantly market. In other words, there's a couple

1 of factors. Number one is when you look at the property
2 just in isolation, it essentially surrounds a suburban cul
3 de sac, which would not be conducive to transit-oriented
4 development. But what the applicants have been working on
5 is acquiring land and working with WMATA to provide that
6 direct connection.

7 Anything you do dealing with WMATA takes time.
8 They are not a fast agency. So they have spent they spent
9 years developing that relationship and working. Like I
10 said, they've acquired nine acres from WMATA already and
11 will continue to work with them in order to provide that
12 connection. So that's part of it.

13 So if they were to try to develop this property
14 without that connection, then it would not be of the type of
15 development that the sector planning division or that the
16 county wants. They don't want to settle for something less
17 than what this area deserves. And so this is not a
18 situation where the county's process has prevented it. It's
19 about doing the right thing at the right time.

20 And so they're looking to build on some of the
21 momentum of other projects that have gotten ahead of them,
22 which is perfectly fine. And they are also looking to
23 continue to work with the governmental agencies like WMATA
24 to ensure that that connection occurs.

25 So sometimes people come into the county and say,

1 well, this is the best I can do. That's all I've got to
2 work with. We're trying to do more than that. We're trying
3 to do something that is truly responsive to the desires of
4 the county to take advantage of the proximity of this
5 property to the metro station. And so the timing, that's
6 why they did the solar facility, so that they could be
7 patient and do it right and not rush and just settle on what
8 they could get. And that's really why it's taken so long.

9 CHAIRMAN: So for 12 years, we haven't seen a lot
10 of movement. We're trying to make sure we get it right. So
11 when do we expect a shovel in the ground or a
12 (indiscernible)?

13 MR. HUANG: Well, as I said, the first phase,
14 there's two parcels of land that where there aren't solar
15 facilities on. If you look at the aerial photograph,
16 there's property that is on the south side of Wheeler Hills
17 Road, and there's property that's fronts on Southern Avenue.
18 And so once this conceptual site plan gets approved, they'll
19 be able to take it out to market and find what interest
20 there is for the development of those properties. Those are
21 immediately eligible for development.

22 If there's interest in doing the right kind of
23 development for those properties, we could come in with a
24 preliminary plan of subdivision later this year or early
25 next year with the idea of hopefully having a site plan

1 approved by the end of next year. So that would be the
2 short-term goal.

3 And then again, the long-term goal is to continue
4 to work with WMATA. There are severe topographic challenges
5 as well that need to be worked out. That's why just the
6 land they've acquired from WMATA isn't enough. They need to
7 work with WMATA to use other property that WMATA owns and is
8 not willing to sell in order to make those connections. So
9 that's going to be more of a long-term negotiation in order
10 to have that be achieved. But they're committed to that
11 long-term relationship and that long-term development goal.

12 CHAIRMAN: Yeah. Listen, since I've been here,
13 and I tell folks, I'm approving cases, but I see very little
14 movement. And this is one that concerns me simply because
15 of the years that it has gotten to us to get to a point
16 where we're looking at a conceptual site plan. And I know
17 that I approved a similar property that had a connection to
18 this. Can you explain that?

19 MR. HALLER: The Promise?

20 CHAIRMAN: Yeah.

21 MR. HALLER: So the yes, The Promise is a project
22 that that was approved by the planning board a few years
23 ago, obtained approval of a detailed site plan. And as I
24 understand it, that detailed plan was either expiring or had
25 expired, and they needed to obtain approval. And when they

1 came in, there was, as I understand it, a concern with staff
2 about trying to provide partial interconnectivity, which is
3 a element of the new zoning ordinance that wasn't as
4 emphasized under the prior ordinance. And so the planning
5 board, they had already an established infrastructure of
6 mostly private roads, not public roads. And so they were
7 concerned about connectivity and liability.

8 And so we were having conversations with them. We
9 were more than willing to provide the pedestrian and bicycle
10 connections. But the vehicular connection is a much more
11 complicated thing. And so the planning board ultimately
12 approved that development and required that they provide
13 allow for access of bicycle and pedestrian connectivity,
14 which we are agreeing to as part of this development to
15 ensure that that occurs. And so the two developments will
16 eventually, when the area that where the solar is developed,
17 will have that connectivity.

18 CHAIRMAN: And I hope so because from your words,
19 where we're taking our time to make sure that we get it
20 right. And that's one of those things that I think the
21 community deserves, that I am hoping that over time, we get
22 that part of that connection done, and we can move on.

23 But I know that there are some other questions. I
24 don't want to monopolize this conversation. Are there any
25 other questions from the planning board?

1 VICE CHAIRMAN: I have questions that -- now, I
2 think so --

3 CHAIRMAN: Yeah.

4 VICE CHAIRMAN: So Mr. Chair, I understand it's
5 unfortunate, and I understand the frustration. We're not
6 seeing things coming out of the ground. But unfortunately,
7 has not always had a vision for developing the metro sites
8 in Prince George's County, unlike what had developed in
9 Montgomery County and Virginia.

10 So it's only now because we have so many metro
11 sites that they somehow -- the light came up. I voted
12 against The Promise because I wanted to have the
13 connectivity by vehicle as well. But I was overruled.
14 Because I considered the vehicle being just as important.
15 But understanding that you do have an agreement with The
16 Promise to have the pedestrian and the trail and the
17 bicycle; am I right?

18 MR. HALLER: We don't have a formal agreement, but
19 their --

20 VICE CHAIRMAN: They --

21 MR. HUNTER: Their application is conditioned on
22 accepting us and our application is conditioned on
23 connecting to them. So yes, we do have that.

24 VICE CHAIRMAN: Tell me, so once this project is
25 done, what would be the connectivity to this to the Southern

1 Avenue metro?

2 MR. HALLER: So as I mentioned, I don't know if
3 there's another image that shows a broader area where you
4 can see it.

5 Maybe the conceptual site plan, if you go down
6 through your four slides.

7 So many years ago, there was actually a road
8 called Southeast Expressway, which was actually a dedicated
9 70-foot right-of-way that extended from Southern Avenue to
10 the north. Hold on one second. So there's actually a
11 dedicated right-of-way that extends from Southern Avenue to
12 this property. And so the concept is to allow for a roadway
13 connection, which would include pedestrian and bicycle
14 connection, from the northern part of our property into the
15 Southern Avenue Metro Station.

16 Now, it may not end up being within the footprint
17 of that roadway because of topography. And when WMATA was
18 constructed, the tracks actually cut across the edge of
19 that. But we like I said, we've developed a relationship
20 with WMATA. We've acquired some property to WMATA. And as
21 part of the ultimate development of the property, we hope to
22 provide that vehicular connection directly to the WMATA
23 parking lot, which would then allow not only vehicular
24 connectivity but also bicycle and pedestrian.

25 And to the extent that The Promise has direct

1 frontage on Southern Avenue, they can walk right up to the
2 metro station. But they could theoretically also walk
3 through our property if it turned out to be more convenient
4 for them to do so.

5 VICE CHAIRMAN: Thank you. I don't have anything
6 further.

7 COMMISSIONER JENKINS: I have a quick question.

8 MR. HALLER: Yes.

9 COMMISSIONER JENKINS: And thank you for this.
10 Mine is around the solar panels, and I feel like we've
11 touched on it a couple times, but I just want to clarify.
12 The solar panels will remain in place until -- that's part
13 of, like, the phase development here?

14 MR. HALLER: That's correct. They were
15 constructed as an interim used to provide income to the
16 property owner to be able respond to the market in a patient
17 manner.

18 COMMISSIONER JENKINS: Um-hum.

19 MR. HALLER: I mean, sometimes when we go to
20 community meetings, one of the things we hear from members
21 of the community is, well, you just want to come in and go
22 out and just make your money as quickly as possible. This
23 ownership group has demonstrated a long-term commitment to
24 the property and a long-term commitment to doing it right.
25 The solar panels will be there until the market is right to

1 be able to develop the property. And so it is not a
2 permanent fixture and was never intended to be a permanent
3 fixture. It is simply up to facilitate the long-term
4 development vision of the property.

5 COMMISSIONER JENKINS: Okay. That sounds good.
6 So when we talk about long term, I mean, that feels like,
7 sort of investment, right? Like, that could be the last
8 thing that is transformed in this particular development,
9 depending on, like, the market and reasons for usage of that
10 area. So I just want to think about that as you're thinking
11 about, like, the areas that you're building around it and
12 the homes and things like that. Like, where it lies in the
13 priority of development in that particular area.

14 MR. HALLER: I think a lot of it has to do with
15 whether we're able to secure the ability to connect.

16 COMMISSIONER JENKINS: Right.

17 MR. HALLER: Obviously, as they develop the
18 portions of the property where the solar isn't in, their
19 goal is going to be to develop that property with
20 residential product that doesn't in any way, shape, or form
21 hinder the long-term vision of the property. They want to
22 do it right.

23 COMMISSIONER JENKINS: Yeah.

24 MR. HALLER: And then as the connectivity is able
25 to be established and people come in and say, we want to be

1 there, then that will then put them in a position where they
2 can remove the solar panels and develop the property.

3 But speaking to the chairman's earlier comments
4 about the time in the process, once they identify a user and
5 go for it, it's still going to take a couple of years to get
6 to the point where anything can be built, and those solar
7 panels can remain there and continue to provide income to
8 support the development vision for the property until that
9 time occurs.

10 COMMISSIONER JENKINS: Yeah. And it also sounds
11 like a lot of it is contingent on this connectivity, right?

12 MR. HALLER: Of course.

13 COMMISSIONER JENKINS: And I think that's sort of
14 (indiscernible).

15 MR. HALLER: The value of this property is tied to
16 that.

17 COMMISSIONER JENKINS: Yeah.

18 MR. HALLER: Absolutely.

19 COMMISSIONER JENKINS: Yeah. Yeah.

20 MR. HALLER: And the vision of is tied to that.

21 COMMISSIONER JENKINS: Yeah.

22 MR. HALLER: Correct.

23 COMMISSIONER JENKINS: Okay. Thank you.

24 MR. HALLER: Thank you. So --

25 COMMISSIONER MATTHEWS: I have a question. I have

1 a question. Through the connectivity, will additional
2 streets be required through this connectivity?

3 MR. HALLER: Well, one of the things that staff --
4 And thanks staff.

5 Is that our original plan showed development
6 areas, but it didn't show a true concept for where the roads
7 would go. And one of the things that the sector plan
8 encourages and then staff really help us to focus on is to
9 provide a grid street pattern.

10 And so if you look at the plan, you'll see a
11 series of streets laid out in there in order to provide
12 additional connectivity.

13 And conceptually, connectivity, many, many years
14 ago, this whole property was farmed and there was actually a
15 connection all the way down to Wheeler Road.

16 COMMISSIONER MATTHEWS: Um-hum.

17 MR. HALLER: That may not be able to be achieved
18 now based on environmental restraints that didn't exist back
19 then. But the idea is to provide connectivity.

20 Another thing that, if you looked in the back DOP
21 (phonetic sp.), is that we've had extensive conversations
22 with the Department of Parks and Recreation. They own park
23 land to the south of this property. And so they have
24 expressed an interest in acquiring some of the property to
25 expand the Stream Valley dedication. But they have some

1 land that they have no use for that's behind some state-
2 owned land. And you can see how we showed potential
3 connectivity that would go across parking planning property.
4 So we have in conversations with them --

5 COMMISSIONER MATTHEWS: Um-hum.

6 MR. HALLER: -- about potentially doing a land
7 swap that would increase the acreage that they have adjacent
8 to the Stream Valley Park and allow us to create that grid
9 street connectivity through the site. So the goal is to
10 have multiple ways of moving around the site and to be able
11 to access Wheeler Road or the metro station, Southern
12 Avenue. Yes.

13 COMMISSIONER MATTHEWS: Okay. Thank you so much.

14 CHAIRMAN: And my last question, Ms. Jenkins asked
15 about the solar panels, and you mentioned that the community
16 has stated you all want to get in and get out and make your
17 money. Who benefits from the solar energy ports from the
18 solar panels?

19 MR. HALLER: I can ask Mr. Alexander to address
20 where the power goes from there.

21 MR. ALEXANDER: The power goes back into the grid.

22 CHAIRMAN: Okay. Okay. So the community has seen
23 a benefit from that?

24 MR. ALEXANDER: Um-hum.

25 CHAIRMAN: And do you know what it is?

1 MR. ALEXANDER: I do not know off the top of my
2 head but it does go back into the grid. We're not using any
3 of it on site. So anything that is generated goes back to
4 the grid.

5 MR. HALLER: And I just want to note that because
6 of the size of the property that we were able to devote,
7 those old parking lots were -- a lot of the solar projects
8 that you see are community solar projects for about a
9 two-megawatt size. This is an eight-megawatt facility, so
10 it's a larger facility. It puts more electricity into the
11 grid.

12 CHAIRMAN: Okay. All right. Are there any other
13 questions? I'm seeing none that has signed up in
14 opposition. Is there a motion?

15 VICE CHAIRMAN: Mr. Chair, I move that we adopt
16 the findings of staff and approve the conceptual site plan
17 CSP-24001, Type 1 Tree Conservation Plan TCP 1-001-2025, and
18 variance Section 25-122(b)(1)(G). To the extent agreed to
19 by staff applicant, subject to the conditions as outlined in
20 the staff report.

21 COMMISSIONER JENKINS: I second.

22 CHAIRMAN: It's been properly moved to second. I
23 will now call the roll.

24 CHAIRMAN: Wice chair Geraldo?

25 VICE CHAIRMAN: I vote aye.

1 CHAIRMAN: Commissioner Jenkins?

2 COMMISSIONER JENKINS: I vote aye.

3 CHAIRMAN: Commissioner Matthews?

4 COMMISSIONER MATTHEWS: I vote aye.

5 CHAIRMAN: And I vote aye as well.

6 **(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:

SOUTHERN HILLS; ITEM 5 CSP-24001

Evidentiary Hearing

By: Kyle BL-PL Date: July 1, 2026
Kyle Blaus-Plissner, Transcriber