

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

3
4
5 ROYAL FARMS #381 - WALKER MILL ROAD
6 Detailed Site Plan, DSP-20017

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 November 12, 2020

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 (Absent)

24 A. SHUANISE WASHINGTON, Commissioner
25

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OTHERS PRESENT:

THOMAS BURKE, Staff, Urban Design Section

DAVID WARNER, Principal Counsel

MATTHEW TEDESCO, Attorney for Applicant

C O N T E N T S

SPEAKER

PAGE

Mallory Johnson

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1 P R O C E E D I N G S2 MADAM CHAIR: Okay. Does anyone need a break,
3 Board?

4 MADAM VICE CHAIR: We're good.

5 MADAM CHAIR: Okay. All right. So wait, wait,
6 are you zooming in? Okay. Well I don't see it, no, you're
7 a no. Okay. All right. The next item that we have before
8 us is Item 6, which is a Detailed Site Plan 20017 Royal
9 Farms Number 381 at Walker Mill Road. I'm going to check to
10 make sure we have the participants. Mr. Burke?

11 MR. BURKE: (No audible response.)

12 MADAM CHAIR: He's muted. We see you. Mr. Burke?
13 Okay. We see you, you're going to, it's him?

14 UNIDENTIFIED PERSON: Yeah, I don't know.

15 MADAM CHAIR: They're saying you have to, we see
16 you and you're unmuted on our end. Okay. We're going to
17 come back to you while you try to figure that out. Okay.
18 And Mr. Cron (phonetic sp.), maybe he can help you. Mr.
19 Tedesco, are you on?20 MR. TEDESCO: Good morning Madam Chair, I'm
21 present.22 MADAM CHAIR: Okay. Wonderful. Ms. Dean, Emily
23 Dean?

24 MS. DEAN: Yes, I'm on.

25 MADAM CHAIR: Wonderful. Jeff Bainbridge?

1 MR. BAINBRIDGE: (No audible response.)

2 MADAM CHAIR: We see you, can you unmute him?

3 Okay. You're unmuted on our end. Mr. Bainbridge?

4 MR. BAINBRIDGE: (No audible response.)

5 MADAM CHAIR: Okay. You're unmuted on our end,
6 you might have to do something from your end. We'll come
7 back to you.

8 MR. BAINBRIDGE: I'm here.

9 MADAM CHAIR: Oh wonderful.

10 MR. BAINBRIDGE: Can you hear me?

11 MADAM CHAIR: Yes, we can hear you. That's Mr.
12 Bainbridge?

13 MR. BAINBRIDGE: Yes. Yes.

14 MADAM CHAIR: Okay. Okay. Good. So you're in.
15 Mr. Mortorff? Mortorff. Okay. You can help me out here.
16 From Ratcliff Architects. Mr. Tedesco, how do I pronounce
17 it?

18 MR. TEDESCO: It's Mortorff. I don't know if I
19 see him.

20 MADAM CHAIR: Okay.

21 MR. TEDESCO: We'll try to contact him. But it's
22 probably not critical if he's not here.

23 MADAM CHAIR: Okay. John Neff?

24 MR. NEFF: Here.

25 MADAM CHAIR: Okay. Wonderful. Anthony LaRocca?

1 MR. LAROCCA: (No audible response.)

2 MADAM CHAIR: Do we see that name? Anthony

3 LaRocca?

4 MR. LAROCCA: Okay. We don't see --

5 MS. DEAN: He's no table to be on the call today.

6 MADAM CHAIR: Okay. Thank you.

7 MR. TEDESCO: He's with Kimley-Horn and Ms. Dean's
8 on, so I think we're good.

9 MS. DEAN: Yes.

10 MADAM CHAIR: Okay. Thank you. Wait a minute.

11 Okay. Got it. Okay. Mallory Johnson?

12 MS. JOHNSON: Here.

13 MADAM CHAIR: Okay. And Dwight Jones?

14 MR. JONES: (No audible response.)

15 MADAM CHAIR: Do you see that name? I know we
16 have an exhibit from Dwight Jones, if he's not on. Okay.

17 Well now we got, Mr. Burke, how are you coming along?

18 MR. BURKE: Can you hear me, Madam Chair?

19 MADAM CHAIR: Yes, we can hear you. We hear you a
20 little bit too much, right. Okay. So if you're going to
21 present, let's make sure everyone else turns their mics off
22 to make sure we don't have that echoing. So let's try it
23 again, Mr. Burke.

24 MR. BURKE: (No audible response.)

25 MADAM CHAIR: Uh-oh.

1 MR. BURKE: Can you hear me?
2 MADAM CHAIR: Yes. Perfect.
3 MR. BURKE: No, no echo?
4 MADAM CHAIR: Perfect.
5 MR. BURKE: Very good.
6 MADAM CHAIR: Okay. With gratitude.
7 MR. BURKE: I apologize, I just picked up a
8 Commission issued laptop this week and I'm still working the
9 bugs out on that --
10 MADAM CHAIR: Okay.
11 MR. BURKE: -- so I do apologize.
12 MADAM CHAIR: Thank you. Okay. No worries.
13 MR. BURKE: Okay. Very good. Okay. Everyone
14 still there? I'm sorry. My phone just, okay. Good
15 morning, Madam Chair --
16 MADAM CHAIR: Good morning.
17 MR. BURKE: -- members, can you hear me okay?
18 MADAM CHAIR: We hear you just fine.
19 MR. BURKE: Okay. I'm sorry. I'm really sorry.
20 Good morning Madam Chair, members of --
21 MADAM CHAIR: You know what Mr. Burke? Mr. Burke?
22 MR. BURKE: Yes?
23 MADAM CHAIR: It looks as though we're past the
24 technical difficulties, just breathe, we're all here with
25 gratitude, and then resume. Okay.

1 MR. BURKE: Namaste.

2 MADAM CHAIR: Okay. Namaste.

3 MR. BURKE: Good morning Madam Chair and members
4 of the Planning Board. I'm Thomas Burke with the Urban
5 Design Section. The project before you listed as Item 6 on
6 the agenda refers to Detailed Site Plan, DSP-20017 for Royal
7 Farms #381, Walker Mill Road, which includes a Type 2 Tree
8 Conservation Plan, TCP2-027-2020. The applicant is seeking
9 approval of a Detailed Site Plan to develop this site with a
10 food and beverage store, gas station and a carwash. Before
11 I begin, I would like to bring your attention to some items
12 introduced into the additional backup by the applicant's
13 attorney, Mr. Tedesco, who can speak to these items
14 following my presentation.

15 MADAM CHAIR: Okay. And then I should have
16 mentioned we do have three exhibits from Mr. Tedesco, the
17 revised conditions, and I'm going to accept them as, I'm
18 going to identify them as Applicant's Exhibit A, B, and C,
19 or 1, 2 and 3, rather. Applicant's revised conditions, the
20 landscape rendering, no, well you know that that's not right
21 because he's marked them. Exhibit A would be the revised LP
22 and the landscape rendering --

23 UNIDENTIFIED PERSON: Yeah.

24 MADAM CHAIR: -- and then applicant's conditions,
25 revised conditions would be 3. And also while you have, to

1 make sure the Board is good we have seven submissions from
2 oppositions and Dwight Jones e-mail is Opponent's Exhibit 1.
3 D Newman is Opponent's Exhibit Number 2, that was an e-mail.
4 Faye Norman e-mail is Opponent's Exhibit Number 3. David
5 Goodwin e-mail is Opponent's Exhibit Number 4. Carl Dunn is
6 Opponent's Exhibit Number 5, that's an e-mail as well.
7 Howard Whitehead e-mail is Opponent's Exhibit Number 6 and
8 Mallory Johnson letter is Opponent's Exhibit Number 7, if
9 that helps people.

10 MR. BURKE: Very good, thank you.

11 COMMISSIONER WASHINGTON: Madam Chair, just
12 clarify again the conditions was Applicant's Exhibit Number
13 what?

14 MADAM CHAIR: Well, I changed it because they
15 already had an Exhibit A.

16 COMMISSIONER WASHINGTON: But that --

17 MADAM CHAIR: I have it as 3. I have it as 3.

18 COMMISSIONER WASHINGTON: Okay.

19 MADAM CHAIR: Thank you.

20 COMMISSIONER WASHINGTON: Thank you.

21 MR. BURKE: Very good. Very good. Thank you so
22 much.

23 MADAM CHAIR: Thank you.

24 MR. BURKE: Moving on --

25 COMMISSIONER GERALDO: Madam Chair, it's still not

1 clear on the applicant's revised conditions and their
2 additional exhibits. Because they weren't identified as
3 such in the book so I --

4 MADAM CHAIR: They were the supplemental items
5 that we received as Applicant's Exhibit 3.

6 UNIDENTIFIED PERSON: Right.

7 COMMISSIONER GERALDO: Is that with the changes or
8 recommendations?

9 UNIDENTIFIED PERSON: That's correct.

10 MADAM CHAIR: Applicant's revised, yes, well we'll
11 let, you know, we'll finish with Mr. Burke and we'll let the
12 applicant talk to them, speak to that.

13 COMMISSIONER GERALDO: All right. Thank you.

14 MADAM CHAIR: Thank you. Okay. All right. Mr.
15 Burke.

16 MR. BURKE: Okay.

17 MADAM CHAIR: I'm sorry, Mr. Burke, you may
18 continue.

19 MR. BURKE: Very well, thank you so much. Okay.
20 Moving on then to Slide 2, please. The site is located in
21 the central portion of Prince George's County in Planning
22 Area 75A and Council District 06. Slide 3, please.

23 More specifically the site is located in the
24 southwest quadrant of the intersection of Walker Mill Road
25 and Ritchie Road in District Heights. Slide 4, please.

1 And is within the I-1 Zone. Slide 5, please.

2 This property is also located in the Military
3 Installation Overlay Zone for height. The proposed single
4 story building is within the allowable height limit. Slide
5 6, please.

6 This aerial photo illustrates the current
7 disposition of the property as fully wooded. Slide 7,
8 please.

9 And has significant topography, particularly
10 toward the rear of the property where Southwest Branch, a
11 tributary to the Patuxent River runs through the site.
12 Slide 8, please.

13 Walker Mill Road is classified as a Master Plan
14 arterial. Ritchie Road running south in green is a Master
15 Plan collector. Slide 9, please.

16 This application proposes the development of a
17 4,649 square foot Royal Farms food and beverage store with a
18 gas station and a 1,248 square foot carwash. This
19 development will occur in the eastern portion of the
20 property leaving in preservation the western portion where
21 PMA or streams, for a stream associated buffer, steep slopes
22 and the floodplain exists. The seven fuel dispensers are
23 shown here shaded a darker gray along the top of the site
24 with the food and beverage store below it. The carwash and
25 diesel dispensers can be seen to the right of the retail

1 building. Located in the I-1 Zone the proposed uses are all
2 permitted subject to the approval of a Detailed Site Plan,
3 the findings for which can be found starting on page 7 of
4 the Staff Report. It should also be noted that the previous
5 Zoning Map Amendments were approved for this site with
6 conditions that a Site Plan shall be submitted to the
7 District Council. Slide 10, please.

8 Sidewalks are provided along the frontage and
9 within the site as seen here in beige and will include
10 marked crossings at the entrances and in the parking lot
11 contributing to the overall circulation of the site. The
12 woodland conservation area and floodplain can be seen here
13 below the developed area. This application is also subject
14 to the requirements of the Landscape Manual and shows full
15 conformance. Slide 11, please.

16 The applicant is proposing to use durable quality
17 materials including brick, stone and composite siding. The
18 retail building shown here has a height of approximately 21
19 feet and is designed to reflect a rural aesthetic typical of
20 the corporate brand. A stone veneer still wraps the base of
21 the building with a partial wide brick band in the center
22 and beige cementitious siding with a dark red cornice along
23 the upper portion. The main entrance projects from the
24 front façade with the entry points on either side of this
25 projection. This front elevation shows large storefront

1 window, yes, large storefront windows, a gable and seam
2 roof. And the signature cupola with weathervane at the
3 peak. Faux windows with green awnings are provided in the
4 composition shown here on the front right. Royal Farms
5 signature blue and green sign will be presented above the
6 front fenestration with world famous chicken and fresh
7 kitchen provided on an awning across the front façade.
8 Slide 12, please.

9 The design features provided in the front
10 evaluation carry through to the side elevations. Slide 13,
11 please.

12 And to some extent along the rear elevation which
13 also includes the Royal Farms sign. Slide 14, please.

14 The carwash will be located to the south of the
15 store and will also feature the stone sill beige
16 cementitious siding, accent lighting and red fascia along
17 the roofline. Storefront windows are shown here along the
18 front façade. Slide 15, please.

19 In addition to the building mounted signs, the
20 applicant is proposing a pylon sign, shown on this slide in
21 the upper left side. Two directional signs, an example of
22 which are shown next to the pylon sign. And signage for the
23 carwash, fuel dispenser canopies and fuel pumps. The
24 exhibit map provided at the bottom of both the bottom left
25 corner of this slide shows the pylon sign located in the

1 center of the site, at the intersection of Walker Mill Road
2 and Ritchie Road. The sign will be double faced and will
3 include the fuel price display. The directional sign will
4 be located at each driveway entrance and will be double
5 faced internally lit boxes. A signage table was provided
6 with the application demonstrating conformance with this
7 Zoning Ordinance. Slide 16, please.

8 The proposed fuel canopy will be a flat roof
9 supported by two white prefinished metal wrapped columns
10 between each fuel dispenser aisle. The end columns will be
11 wrapped in a stone veneer to match the retail building.

12 The canopy fascia will be wrapped in a white
13 internally illuminated cabinet with a corporate Royal Farms
14 logo provided on the front and each side fascia, shown on
15 the right side of this slide.

16 The diesel canopy shown on the left, will include
17 a yellow band with diesel displayed on each front fascia.
18 Slide 17, please.

19 The Type 2 Tree Conservation Plan TCP2-027-2020
20 shows that the application exceeds the total woodland
21 conservation requirement of 1.64 acres by providing the
22 woodland preservation on site. Slide 18, please.

23 An approved natural resources inventory was
24 submitted with the application showing that the site
25 contains regulated environmental features including streams

1 and associated buffers, steep slopes and 100-year
2 floodplain. All of which comprise the PMA, the boundary for
3 which can be seen here in red. Three impacts to the PMA
4 have been requested with this application. Slide 19,
5 please.

6 Provided here a proposed impact with site grading
7 as shown in light blue and sewer disturbance shown in red,
8 or I guess maybe more salmon than red there. The site
9 contains an MPOT planned Ritchie Branch Trail, an easement
10 for which is being provided by the applicant and shown as
11 the dark dashed lines through the site. Although this trail
12 is not proposed to be developed at this time, the easements
13 are recommended to be secured prior to permit issuance and
14 the impacts to this site and PMA have been evaluated as
15 shown here in purple. Slide 20, please.

16 And here as well. As you can see by the location
17 the trail relative to the PMA again shown as the red line,
18 and other considerations of the site such as topography and
19 connections to adjacent properties, the impacts were
20 minimized to the extent practicable. This along with the
21 other PMA impacts are support by staff, an evaluation of
22 which can be found on page 11 of the Staff Report.

23 The Urban Design staff recommends that the
24 Planning Board adopt the findings of this report and approve
25 Detailed Site Plan DSP-20017 and TCP2-027-2020 for Royal

1 Farms 381, Walker Mill Road, subject to the conditions
2 contained in Staff Report dated October 27, 2020 and as
3 amended by the applicant. With that, Madam Chair, this
4 concludes the staff presentation. Thank you.

5 MADAM CHAIR: Thank you so much, Mr. Burke. Let's
6 see if there's any questions of you at this time. Madam
7 Vice Chair?

8 MADAM VICE CHAIR: No questions at this time,
9 thank you.

10 MADAM CHAIR: Okay. Commissioner Washington?

11 COMMISSIONER WASHINGTON: No questions, thank you.

12 MADAM CHAIR: Commissioner Geraldo?

13 COMMISSIONER GERALDO: No questions.

14 MADAM CHAIR: Okay. Mr. Tedesco, you're on.

15 MR. TEDESCO: Excuse me. Thank you, Madam Chair,
16 good morning for the record Matthew Tedesco with the Law
17 Firm of McNamee Hosea here on behalf of the applicant, Two
18 Farms, Inc. doing business as Royal Farms. Good morning
19 Madam Vice Chair, Commissioner Washington and Commissioner
20 Geraldo.

21 Madam Chair although you did a roll call
22 previously I do want to recognize a couple of individuals
23 that we have with us this morning. Mr. Jeff Bainbridge, who
24 is the director of real estate for Royal Farms is on the
25 line. I don't know if Bill Mortorff has joined us but he's

1 with Ratcliff Architects, they're the architects of record.
2 Emily Dean, John Neff and Anthony LaRocca with Kimley-Horn,
3 they're the civil engineers for the project who are with us
4 as well. I want to thank Mr. Burke for his presentation this
5 morning. I always way it's not how we start it's how we
6 finish and I think he finished quite well, so I want to
7 thank him for his presentation and his material, the Staff
8 Report as well as all the referring agencies who reviewed
9 this application and work with us throughout.

10 I don't have a tremendous amount to say. I do
11 know we were provided, I want to thank staff for providing
12 us copies with the opposition e-mails and letters that came
13 in just before the noon deadline on Tuesday, some of which
14 we got after the deadline. So I haven't had a chance to
15 really respond. I did, I do want to the record to reflect
16 however I did reach out to each of the seven individuals
17 yesterday via e-mail to make sure contact information was
18 shared and the lines of communication were open.

19 I also want to highlight a couple of things from
20 the staff report, just to reconfirm them for not only your
21 edification but the citizens' edification who may be
22 participating in this process for the first time.

23 This property was rezoned to the industrial zone
24 in 1970 and 1977, respectively. So it's been industrially
25 zoned upper 40 years. So my entire lifetime, since I'm 42.

1 So it's been industrially zoned for over 40 years. It was
2 retained in the industrial zoning designation in the 2010
3 Subregion 4 Master Plan and SMA. It is generally included
4 within more than 753 acres of industrially zoned land that
5 primarily makes up the area south of Central Avenue, west of
6 the Capital Beltway, down Ritchie Road and to where Ritchie
7 Road, Walker Mill Road and Ritchie Marlboro Road all
8 intersect. That whole quadrant with the exception of a
9 handful of properties is all I-1 zoned for which this
10 property is included.

11 As Mr. Burke and the Staff Report indicated a gas
12 station in combination with a food and beverage store is a
13 permitted use in the industrial zone, in the I-1 Zone in
14 particular, subject to a Detailed Site Plan. That's been
15 the law of the land for more than three or more years now
16 subject to a DSP.

17 The carwash facility is a by right permitted use.
18 It is not subject to a Detailed Site Plan, however, is
19 included in this Detailed Site Plan because of the rezoning
20 applications, the Zoning Map Amendments A-8033 and A-9190,
21 which require Detailed Site Plans for any development on the
22 subject property.

23 There is residential property to the southwest of
24 this industrial area. I think Mr. Johnson is on the phone
25 and is a representative of that neighborhood and a resident

1 of that neighborhood and we thank him for joining us this
2 morning. Although I have not had a chance to connect or
3 talk to Mr. Johnson I appreciate his involvement in this
4 case nevertheless.

5 I do want to highlight that the development of
6 this property which if you have our Rendered Landscape Plan,
7 unfortunately it didn't make it into your PowerPoint backup
8 but we did submit it before the deadline. If you don't have
9 it I can share my screen if that's permissible.

10 MADAM CHAIR: Do we have it? Yes, we do have it.
11 Mr. Flannigan is getting it up there.

12 MR. TEDESCO: Okay. I'll just pause momentarily
13 just so that can be pulled up.

14 MADAM CHAIR: Thank you.

15 MR. TEDESCO: If Mr. Flannigan could scroll down I
16 think it'll be the second, the next one. There you go.
17 Keep going. To the Rendered Landscape Plan. That's it.
18 Thank you, Kenny.

19 So you know we felt that this exhibit was
20 important not only for the Board's edification and I do want
21 to acknowledge Mr. Burke did ask for this so that he could
22 include it in his backup. It took us a little while to
23 render that and unfortunately we didn't get it done until
24 after his material was required to be due. So we do have it
25 but the key take away from that slide is you can you see,

1 all of the development as required in the rezoning approvals
2 is towards the Walker Mill Road and Ritchie Road frontage.
3 There is significant woodland conservation to the southwest
4 of the project site, which acts as a natural buffer to the
5 existing residential development beyond.

6 In addition to that, and notwithstanding the fact
7 that area give or take is about five acres of woodland area,
8 we're required under the Woodland Conservation Ordinance to
9 have 1.64 acres of woodland conservation. We are providing
10 2.13 acres of woodland conservation. In addition to that
11 there's the stream, the floodplain and PMA's with the
12 exception of those three minor impacts all of which are
13 contained to the northern side of the site, saving the trail
14 that's a Master Plan trail that's been requested and the
15 easement has been requested by staff. The floodplain and
16 PMA are being preserved. Those will act as natural buffers
17 between this use and the existing residential
18 notwithstanding the industrial zoning classification.

19 Moreover, the applicant is proposing you can see
20 it on that slide a row of fairly substantial plantings.
21 Those trees that make up that west, southwestern boundary
22 where you see the drive aisle and then the trees, those are
23 made up of nine red oaks, those will grow to 60 to 70 feet
24 with a 45 foot spread. Eight maples, sugar maples again 60
25 to 75-foot heights, 45-foot spreads. And six red cedars,

1 that's a 40 foot to 50 foot tree with a 20 foot spread. So
2 it's a total of 23 fairly substantial tree plantings in
3 addition to the existing woodland that's already there that
4 we feel will be a very significant natural and proposed
5 buffer from this use albeit being within the industrial zone
6 in a 700 acre industrial area.

7 The closest residential lot just so you know, from
8 my measurement from the property line, not necessarily to
9 the gas canopies or the store, just from the developable
10 area to the lots is over 300 feet. So that's again a fairly
11 significant buffer. It's actually further away than even
12 the existing industrial uses that you see in that slide.

13 Another point I just want to highlight is that the
14 tree canopy coverage requirement for this development is
15 only 0.77 acres that's required. We are providing 2.48
16 acres, so more than tripled. We have seven micro
17 bioretention facilities and an underground detention
18 facility to treat the 100 year storm.

19 If I could just turn to some of the items that
20 were raised and some of the citizens' opposition, certainly
21 understanding and being sympathetic to you know the comment
22 that seems to be fairly consistent with respect to we
23 already have enough gas stations, there's so many within so
24 many miles. I do understand that sentiment, however, for
25 this particular site and this particular use the applicant

1 is not required legally to demonstrate a need for this use.
2 The need has more or less been predetermined by the fact
3 that this property is industrially zoned and the County
4 Council has permitted this use in the industrial zone. So
5 although there might be other facilities nearby or within
6 whatever geographical radius you want to draw that's really
7 relevant legally to this application.

8 Moreover to that point though I do want to
9 highlight that as an industrial zoned property goes and
10 industrial uses go, a service oriented use like this that
11 will serve the needs of not only the residential community
12 but also the industrial community as well as any passer-by's
13 provides a higher and better use with respect to comparable
14 industrial uses given the fact that it does provide a
15 service oriented use whether it be for goods and services or
16 for vehicle sales, vehicle fuel sales or the carwash use.

17 Moreover, in addition to some of the comments that
18 we heard or saw late Tuesday in response to some of the
19 opposition comments, the applicant in consultation with
20 staff was asked to look at in particular the signage on the
21 rear of the building. Right now we have proposed a Royal
22 Farms signage on the rear of the building. The applicant in
23 respect to the community and some of the comments is willing
24 and I'm representing here today, is proffering the removal
25 of that sign on the back of the building. We think that

1 that is appropriate and happy to provide that removal.

2 In addition, there was some comments about Royal
3 Farms which I think you all know by now is a Maryland owned
4 company, local, has been expanding in Prince George's County
5 but there was some comments that I read with respect to what
6 has Royal Farms really done for Prince George's County or
7 something to that effect. I don't want to speak for
8 everyone, I'm paraphrasing but I think it's appropriate to
9 also highlight to you all as well as for the record, that as
10 a Maryland company, as taking a significant interest in
11 Prince George's County and investing millions and millions
12 of dollars per site, in addition to all of that Royal Farms
13 has donated to National Nights Out throughout the county for
14 the last three years, donated to various community days in
15 the county of Radiant Valley in particular, has donated to
16 the District 5 Coffee Club and the District 5 Police
17 Christmas events, donated to the Central County Coalition,
18 donated to the Alice Ferguson Foundation for its events and
19 its donated to the Little Washington Scholarship Program for
20 its events.

21 We do try to pride ourselves on being
22 philanthropic in the communities that we go into. This
23 community not being any exception and we would be happy to
24 work with the local community if that is the desire of the
25 community.

1 Finally, I'll just conclude with the other point
2 that was raised with respect to electric vehicle charging
3 stations and whether any are being proposed for this
4 facility and if not why, or they should be. So Royal Farms
5 has a commitment to alternative fuel options as well as
6 renewable energy. Some of our sites in the county in fact,
7 the Allentown Road site which was the first one in Prince
8 George's County does have an EV Charging Station and they do
9 have a decent size network EV Charging Station. But the
10 experience has been that those are not yet heavily utilized.
11 In fact, the Camp Springs store which has them again the
12 first store in the county, my understanding from the
13 information that was provided from the applicant is that
14 that charging station is the most used charging station in
15 the county. But even if the most used it only averages
16 about two charging sessions a day. So we don't yet quite
17 see a need or a high demand for increasing the network size
18 of EV Stations throughout the portfolio.

19 However and again in consultation with your staff,
20 I want to thank Mr. Burke and Ms. Kosack, we did communicate
21 with the applicant yesterday and we are committed and this
22 goes to Commissioner Geraldo's questions on some other sites
23 and applications that I've handled. We are committed to
24 providing or installing now infrastructure to accommodate
25 future demands so that we can easily adapt and put in the

1 charging stations at this facility without any deleterious
2 impacts to the operation or the use. We'll put that
3 infrastructure in and can retro fit as demand increases.

4 In addition, I'm told that this facility in
5 particular will provide fuel options that include regular 88
6 which is E15 and flex fuels which is E85 which is
7 alternative fuel options for consumers that are more
8 environmentally friendly. My word, not the industry word,
9 so with that Madam --

10 MADAM CHAIR: Mr. Tedesco? Mr. Tedesco, oh you're
11 getting ready to end it sounds like, but I'm going to ask I
12 want to make sure that we're getting some of these in the
13 event, I don't know which way the motion is going to go, but
14 it sounds like you're proffering some conditions here and I
15 want to make sure we're getting, that our staff is getting
16 them so that we can --

17 MR. TEDESCO: Yes --

18 MADAM CHAIR: Okay.

19 MR. TEDESCO: -- correct, Madam Chair. Thank you
20 for that. I'm happy to summarize those again just for those
21 who are diligently note taking. But we did review those
22 with your staff and I think staff found them assessable and
23 I don't want to speak for staff, but responsive to some of
24 the opposition comments we got on Tuesday. But they would
25 be a proffer condition to remove the building mounted sign

1 on the rear elevation as well as proffer condition to
2 provide necessary infrastructure to accommodate future EV
3 Charging Stations if demand warranted.

4 MADAM CHAIR: Okay. Okay. So --

5 MR. TEDESCO: And I'm sorry.

6 MADAM CHAIR: No, go ahead.

7 MR. TEDESCO: I'll just say with that, I was just
8 going to clarify the revised applicant's condition and again
9 I would apologize for the confusion with the naming
10 conventions. With how we do things now for the last 28
11 hearings it's kind of challenging on pre-marking an exhibit
12 that will be referenced in the condition but also that
13 document itself being an exhibit in and of itself. So we
14 use Exhibit A to reference the --

15 MADAM CHAIR: That's fine.

16 MR. TEDESCO: -- revised Landscape Plan.

17 MADAM CHAIR: That's fine.

18 MR. TEDESCO: Okay. So I think, so Exhibit A
19 would be the revised Landscape Plan as referenced in Exhibit
20 3 which is the revised condition. And that's just intended
21 solely to ensure that at the time of certification the
22 Landscape Plan is revised to depict what's on the Detailed
23 Site Plan and those revisions to the Landscape Plan became
24 necessary with responding to comments from staff, in
25 particular Trails Section with respect to crosswalks and

1 sidewalks. They required us to tweak some of the planting.
2 We are still more than exceeding the Landscape Manual
3 planting requirements but we had to kind of relocate and
4 shift some things around and we just want to make sure that
5 we had no issues at the time of certification.

6 So with that, I'll stop talking. I want to thank
7 the Board for its indulgence. I want to thank the community
8 members who are here with us. I look forward to hearing
9 from them and I'm happy to respond further as needed or as
10 questions arise. Thank you.

11 MADAM CHAIR: Okay. I'm going to first see if the
12 Board has any questions of you. But one thing I want you to
13 be thinking about, and I'm looking through the Staff Report
14 about the required parking spaces, I'm trying to find this
15 page, I know I saw, was it 50, what's the required number of
16 parking spaces?

17 MR. BURKE: That's correct, Madam Chair. Tom
18 Burke for the record. It's 50 spaces required, I think 72
19 being provided for this application.

20 MADAM CHAIR: Right. So that's what I'd like to
21 get at. Why do we need 72 spaces, Mr. Tedesco?

22 MR. TEDESCO: Well, Madam Chair, you'll notice
23 that all the spaces are primarily focused towards the Walker
24 Mill Road, Ritchie Road frontages and away from any
25 residential. But what we've experienced with Royal Farms in

1 particular given its popularity, especially not just just
2 its gas fuel sales, but just its popularity with respect to
3 the service oriented and the food offerings that it
4 provides, that the more open parking we have the less likely
5 people are to park at the pumps and then walk into the
6 facility. Which when that occurs all that really does is
7 create more backup in circulation and cuing issues.

8 In addition because this site has a carwash, not
9 that it's something we would encourage or propose but
10 because it has a carwash what you often times see is some
11 folks will exit the carwash and want to you know, dry their
12 cars or what have you. So we feel like having an additional
13 parking especially that parking along Ritchie Road will
14 facilitate a much better open circulation plan and safety
15 and keep pedestrian vehicular movements open and safe in
16 addition to the three diesel pumps. We don't want to have
17 cuing at any of the pumps or any type of issues with
18 pedestrians, especially given the fact that we are proposing
19 a 10-foot wide shared hiker trail along the frontage. We've
20 been asked to make connections to the Royal Farms
21 convenience store from those frontages so you know I think
22 trails and everyone expects and to some of the points that
23 were made earlier, we do want to encourage and increase
24 pedestrian connectivity. And if we have a bunch of cars
25 cued up at pumps and not pulling out of the pumps and

1 accessing the open parking that becomes a problem. So we
2 feel like it's a deterrent to parking at the pump and that
3 it creates the openness and safety that's needed for what's
4 a fairly popular use.

5 MADAM CHAIR: Okay. We may come back to that, but
6 I'm going to see if the Board has other questions for you at
7 this time. Thank you, Mr. Tedesco. Okay. Madam Vice
8 Chair?

9 MADAM VICE CHAIR: I don't have any questions but
10 I would encourage Mr. Tedesco to continue talking with,
11 speaking with folks in the community. I think that's very
12 important.

13 MADAM CHAIR: Okay. Thank you.

14 MR. TEDESCO: May I respond to that real quick?

15 MADAM CHAIR: Yes.

16 MR. TEDESCO: Thank you, Vice Chairwoman Bailey.
17 Yes, as I indicated I did reach out to the seven individuals
18 yesterday. I have not heard anything back but certainly
19 have availed myself to further dialogue even beyond today
20 and welcome that opportunity. I had not, up until Tuesday,
21 had not heard anything from any of the informational
22 mailings that were sent back in March and again in September
23 nor the postings again until yesterday. We are also with
24 the help of GS Proctor and Associates, currently working
25 with and reaching out to the Central County Coalition as

1 well as the 202 Corridor Coalition in the process of that
2 outreach as well. So we will and we continue to as you know
3 that's our steadfast commitment to the community and we'll
4 continue to do that.

5 MADAM VICE CHAIR: All right. That's great, but I
6 recognize some of these names and I know they're not
7 affiliated with the Coalition and that's why I think it's
8 important to continue your conversation with the individuals
9 who have written into us or to you. Thank you.

10 MR. TEDESCO: Yes.

11 MADAM CHAIR: Thank you. Commissioner Washington?

12 COMMISSIONER WASHINGTON: No questions, thank you,
13 Madam Chair.

14 MADAM CHAIR: Commissioner Geraldo?

15 COMMISSIONER GERALDO: One question. Mr. Tedesco,
16 thank you for the presentation. I didn't see any amended
17 and perhaps I missed it, any provisions for bicycle racks or
18 bicycle repair station, given the fact that you're
19 surrounded at least on the backside, the southwest side by
20 residential and (indiscernible) the post trail.

21 COMMISSIONER WASHINGTON: It's Condition 1G.

22 COMMISSIONER GERALDO: Is it? Okay.

23 MR. TEDESCO: Thank you, Commissioner Washington,
24 that was going to be my response but yes, we are proposing
25 bicycle racks, again that was requested by staff, the Trails

1 Section staff, they requested that, we are happy to provide
2 that.

3 COMMISSIONER GERALDO: What about a repair
4 station?

5 MR. TEDESCO: We have not proposed that. I don't
6 think that would be necessary at this application, but it's
7 certainly something we can continue to look at. But we
8 honestly don't see a lot of bicycle usage but we do want to
9 provide the racks to encourage it.

10 COMMISSIONER GERALDO: Okay. Thank you.

11 MR. TEDESCO: Sure.

12 MADAM CHAIR: Okay. Thank you, Mr. Tedesco.

13 We're going to come back to you in a second. We have a
14 number of people signed up, as I said we have considerable
15 backup, well two people signed up. We have considerable
16 backup as I identified the Opponent's Exhibits 1 through 7.
17 But I do want to tell people number one, this is the
18 situation in which the Planning Board frequently finds
19 ourselves, or finds itself. We are not a legislative body,
20 but we are we have tons and tons of laws and regulations
21 that we have to sift through to make sure that an
22 application conforms with the law or assess whether it
23 conforms with the law or doesn't. So one of the things and
24 so that includes the legislation as determined by the
25 counsel, in some types of applications it's the state Land

1 Use Article. Then we have to deal with the interpretations
2 by the highest court in the state and sometimes the Supreme
3 Court of the United States. So we have an abundance of
4 regulations and plus the rest of the Zoning Ordinance and
5 the Subdivision Regs when appropriate and so much more. So
6 it's very, very hard on our technical staff when they send
7 out all these referrals to all these different places that
8 people send or entities send their referrals back. Mr.
9 Burke, in this case has to sift through all of that and then
10 we have to hear from everyone who desires to speak and then
11 figure out whether the application meets the legal criteria
12 or whether it can be improved or whether it needs to be
13 tweaked, you know, or whether it doesn't. If it doesn't
14 meet the legal criteria we cannot approve it. If it does
15 meet the legal criteria then we cannot disapprove it because
16 the courts determined that as arbitrary and capricious. So
17 we have to abide by the laws and regulations that have been
18 established for us, not by us. For us.

19 So in this particular case we have the Prince
20 George's County Council that determined that this use is a
21 permitted use in this zone. So we have the I-1 Zone here
22 and this use has already been predetermined as absolutely
23 permitted with a Detailed Site Plan. So what we then have
24 to do is assess whether the Detailed Site Plan conforms with
25 the requirements. There have been a number of questions

1 raised, but the other thing this Board must do is we hear
2 the testimony of people who desire to speak and we're not
3 bound by the strict rules of evidence that a trial in the
4 Circuit Court has to abide by. But we do have to abide by
5 the one criteria that all testimony has to be relevant to
6 what we have to consider. So that's the one thing that we
7 have to do. And what we find ourselves, the situation we
8 find ourselves in regularly is that and ourselves too,
9 because we don't get worked up until we see something being
10 proposed in our respective communities because we all live
11 in Prince George's County too. And that's when people tend
12 to zero in and may not know all the rules and regulations
13 that we have to abide by. So the one thing I wanted to
14 clarify is that this is a permitted use and I'm also going
15 to turn to our Principal Counsel, Mr. Warner, for a second
16 because someone raised in the letters regarding gas stations
17 and convenience stores and why they are called food and
18 beverage stores as though it's not tantamount to a grocery
19 store so why are we calling it a food and beverage store.
20 And I would like for Mr. Warner, our Principal Counsel, to
21 address that.

22 MR. WARNER: Thank you, Madam Chair, yes, David
23 Warner, Principal Counsel. Granted the County Council has
24 created a definition called food and beverage stores for a
25 use like the one proposed here on this site. In zoning of

1 course, you can only be as specific as (indiscernible)
2 possible, so for instance to have a use that is limited just
3 to selling potato chips and another use permitted just for
4 selling candy, and then another one just for coffee or
5 something. You can carve it up in only so many ways and so
6 our County Council has carved out the type of use here and
7 called it a food and beverage store and they used that same
8 designation for similar types of businesses, which is
9 appropriate under the zoning. And there is no separate
10 definition, for instance, for convenience stores or for
11 grocery stores. This is a definition that applies to uses
12 like this Royal Farms, is proposing to (indiscernible) and
13 similar businesses. Does that answer your question?

14 MADAM CHAIR: It does. And I have another
15 question. We typically have people tend to not like gas
16 stations, gas stations are permitted in the zone. That has
17 been predetermined as I just said and you just said as well.
18 This is the industrial, light industrial zone. I-1 is a
19 light industrial zone and so this is a use that's already
20 permitted. And when people refer to the number of gas
21 stations, is that a factor that is, that we can utilize in
22 determining whether or not we need another gas station.
23 It's not the need for another gas station, I know the
24 Council, as we said the Council has already predetermined
25 that this is a permitted use, so the mere fact that we have

1 X number of gas stations within maybe a 2.5 or 3 mile radius
2 is that a criteria for denying an application for a gas
3 station that is deemed permitted?

4 MR. WARNER: No, it's not. Now you know what
5 you're reviewing today is a Detailed Site Plan, so you are
6 reviewing a plan and evaluating its design on a whole host
7 of factors. Those factors relate to the design of this
8 site. There is nothing in there, a valuation criteria that
9 the county has set out for you that allows you to look at
10 what uses are being done on other properties. That just is
11 not a particular criteria that you can evaluate when you're
12 looking at the design of a specific site.

13 MADAM CHAIR: Okay. There was another question
14 and maybe Mr. Tedesco can address this. You know, there was
15 an issue about traffic that this might generate a lot of
16 traffic but can you explain that first of all, traffic is
17 analyzed at the Preliminary Plan stage so it's a different
18 stage where we can analyze this. And that is not what's
19 before us. We have, that's under the adequate public
20 facilities test for subdivisions, not Detailed Site Plans.
21 But there is also Mr. Tedesco so we can't address traffic
22 right now, but someone did raise the issue that people are
23 speeding and I want to, when we know if there's excess of
24 speeding that's something that we as a government entity can
25 do to, we can perhaps help by reaching out to the county

1 police department to monitor those areas where you may see
2 constant speeding. Because I know that that was in one of
3 the exhibits and maybe Mr. Tedesco, are you aware of
4 anything like this in terms of the speeding?

5 MR. TEDESCO: Nothing beyond that same e-mail or
6 letter that you saw, I saw as well, so that's the first I
7 heard of it. Certainly, I'm very familiar with this area of
8 the county, I travel it almost daily and so I will, you
9 know, I can speak to you know there's two circles on the
10 inside of the beltway and outside the beltway on Ritchie
11 Marlboro Road. There is obviously the Ritchie Station
12 development as well as the industrial park and some of the
13 recent improvements on the north side. I don't want to
14 question a citizen's experience of the roads that they
15 travel every day. There are a number of traffic lights as
16 well as traffic circles along that corridor. You know also
17 whether there's a strong enough police presence or not
18 that's certainly something that you know we could
19 collectively work on. We certainly I do see some officers
20 at some of the other locations up and around that corridor
21 on occasion. But I'm not personally familiar with any
22 speeding issues. I would echo your thoughts with respect to
23 the traffic adequacy analysis that is done at the time of
24 subdivision, Preliminary Plan of Subdivision. This property
25 went through subdivision in the 1970's and was platted for

1 post, the zoning to the I-1 Zone. This development, the
2 gross floor area is less than 5,000 square feet. It's in
3 keeping with that Preliminary Plan of Subdivision and your
4 traffic section also did an analysis with respect to the
5 anticipated peak hour trips although did not make an
6 adequacy determination because such a determination is
7 outside the scope of the DSP.

8 MADAM CHAIR: So in essence what you're saying is
9 the Preliminary Plan that was approved is still in effect, I
10 mean the --

11 MR. TEDESCO: (Sound.)

12 MADAM CHAIR: -- this does not deviate. So a new
13 Preliminary Plan is not required.

14 MR. TEDESCO: Correct. And a new Preliminary Plan
15 was not required, the property is platted pursuant to those
16 Preliminary Plans. There are no, you know, platted in the
17 70's so there are no conditions on that plat with respect to
18 a trip cap per se but there was a determination given the
19 gross floor area of this development and that subdivision
20 that a new subdivision was not required.

21 MADAM CHAIR: And --

22 MR. TEDESCO: And I would concur with that
23 analysis that determination.

24 MADAM CHAIR: Thank you. And then another issue
25 that was raised, I mean there are lots of issues that were

1 raised, but another one that was raised in terms of the
2 traffic and whatnot and the truck traffic in particular,
3 which would be problematic given the number of potholes on
4 the neighborhood streets there, and that is something
5 perhaps we can deal with, with maybe the appropriate county
6 agencies to deal with potholes, to at least address that
7 issue. So I guess I'm not going to call on our citizens who
8 have signed up. I think first we have Mallory Johnson.
9 Okay. You're unmuted here, Mallory Johnson. Oh there you
10 are. Okay.

11 MR. JOHNSON: Greetings to County Councilmembers,
12 my name is Mallory Johnson, I reside at 1224 Dollington
13 Street (phonetic sp.) in Forestville, Maryland. I'm a, I'm
14 currently the president of the Ritchie Heights Ritchie
15 Maryland Civic Association. The proposed location for the
16 Royal Farms convenience store, gas station and carwash are
17 bordering my community. In fact, I will be able to see and
18 hear the activities taking place at that location from my
19 backyard. Also there are at least 17 other single family
20 detached homeowners that will be directly affected by this
21 development.

22 MADAM CHAIR: Mr. Johnson, can I stop you for a
23 second? Can we go to a slide that where Mr. Johnson can
24 identify pretty much where he lives in vis-à-vis the gas
25 station?

1 MR. JOHNSON: Okay.

2 MADAM CHAIR: Mr. Tedesco, what slide would that
3 be, do you think, the best one?

4 MR. JOHNSON: That one right there looks pretty
5 good.

6 MR. TEDESCO: Kenny, if you could scroll back up
7 to the colored rendered plan, I think I know Mr. Johnson's
8 house, stop right there. I believe it's this one if I'm not
9 mistaken next to the one with the pool. I think it's this
10 one, Mr. Johnson?

11 MADAM CHAIR: What do you mean this one? We don't
12 see a this one.

13 MR. TEDESCO: I'm looking at my my, I forgot you
14 can't see it. Okay. If you Kenny can put the cursor on the
15 house that you can see the pool in the backyard, kind of
16 central --

17 MADAM CHAIR: Do you see it?

18 MR. TEDESCO: -- right there.

19 MADAM CHAIR: Right there.

20 MR. TEDESCO: I think Mr. Johnson's house is the
21 one to the right. That one --

22 MADAM CHAIR: Is that your house, Mr. Johnson?

23 MR. JOHNSON: That, that would be my house.

24 MADAM CHAIR: Okay. Thank you. We just wanted to
25 get a sense. Okay. Please continue.

1 MR. JOHNSON: Okay. This community dates back to
2 the early 1960's and is composed of 239 single family homes.
3 What is being proposed will increase truck traffic which
4 will make it harder for residents to leave and enter the
5 community. The following are some concerns that we would
6 like for you to consider before rendering your decision.

7 Again, we will say that we already had eight gas
8 stations within 2.5 miles radius of our community. We have
9 two Royal Farms gas stations within 3.3 miles radius of our
10 community and another is being proposed at Walker Mill and
11 Addison Road.

12 We are saying that with 72 parking spaces being
13 proposed this is looking more like a place to hang out than
14 a gas and go location. We are having issues with racing
15 along Walker Mill and Ritchie Road. I hear it all the time,
16 anytime of day you can go out in your backyard and you can
17 even be in the house and all of a sudden you just hear
18 engine roaring and rushing and yes, we have talked to the
19 police about it. In fact, I'll tell you now I'm on the
20 Chief Citizens Advisement, I'm on the District 8 Citizens
21 Advisement counsel. We talk about speeding, we talk about
22 the issues, we've been talking about it for the last two and
23 three months.

24 MADAM CHAIR: Mr. Johnson, is it mostly during the
25 day or at night or?

1 MR. JOHNSON: It can happen anytime, that's the
2 problem. Anytime. I mean you can be woken up at 3:00 or 4
3 o'clock in the morning and you can hear engines running.
4 They can be doing it in the afternoon time, you can hear
5 engines running.

6 MADAM CHAIR: And what's been the police response
7 or enforcement? I mean is it kind of hit or miss because
8 you can't anticipate when?

9 MR. JOHNSON: It's hit or miss. They can't
10 participate actually when this happened.

11 MADAM CHAIR: Okay.

12 MR. JOHNSON: They have to depend on us calling in
13 and then they'll send a car out. They had put up like I say
14 surveillance cars, but the way this, the way these gentlemen
15 works is basically is that if they see a strange car
16 anywhere parked along Ritchie and Ritchie Road and Walker
17 Mill Road, they're not going to run. As soon as that car is
18 gone, okay, gentlemen it's time we can get out here and we
19 can race.

20 MADAM CHAIR: Okay.

21 MR. JOHNSON: The station will be open seven days
22 a week, 24 hours a day. And my question is okay, when does
23 the community get a break in here? Okay. There is no gas
24 station every day, there's only one gas station, that's that
25 Amoco station but it's on the other side of the street,

1 which is open seven days a week. But it doesn't sell the
2 food items, the fast food items that Royal Farms will be
3 selling. So this actually becomes a place where people will
4 start to hang out at. Okay. And we do have gang activity
5 at, over there at that, at the, the BP station and we still
6 have two active gangs on Walker Mill Road. Okay. Again
7 there will be parking for trucks as well as a truck
8 turnaround, which will increase truck traffic in the
9 community and I think we already said that there are
10 electric charge, there's no electric charging stations. And
11 right now that's all I have.

12 MADAM CHAIR: Okay. First of all, thank you so
13 much Mr. Johnson for your care for your community and for
14 your association and for participating today. You heard our
15 legal counsel address some things like for instance the mere
16 fact that it is permitted, so we cannot then say you have
17 too many gas stations and deny it on that basis. We are
18 precluded by law from denying it on that basis.

19 But some things that you're raising that we can
20 perhaps help with at least. You know, I'm really sorry to
21 hear about the gang activities and we have, there has been a
22 gang task force in the county and we have a police members
23 and we, you know I you as an association and citizens in the
24 area are addressing some of these concerns but sometimes
25 another government entity can elevate the problem. And so

1 we're willing, I'm willing to step in there for you for the
2 community to reach out to our police and to our gang task
3 force to monitor that situation over there in terms of the
4 gangs and also in terms of the racing over there. I don't
5 think that Royal Farms gas station contributes to the
6 racing, though. But nevertheless the racing is a problem.

7 We're still, you know, we still have the 72
8 parking space issues, you know, Mr. Tedesco did address
9 that. We'll see what the Board feels about that.

10 And then you talked about the charging stations
11 but you did get a commitment from the applicant thus far to
12 at least install, it's a proffer to install the
13 infrastructure to allow for a charging station, if the need
14 arises and so it won't be too problematic.

15 We'll see what else we can address here, but I'm
16 going to turn to our Board to see if they have any questions
17 of you. Vice Chair Bailey?

18 MADAM VICE CHAIR: No, I don't have any questions,
19 but I want to thank Mr. Johnson for coming, I mean, well for
20 presenting today and we certainly will consider the items
21 that we can consider. Some of those items are beyond our
22 ability to consider for this particular item, but thank you
23 so very much.

24 MR. JOHNSON: Thank you.

25 MADAM CHAIR: Okay. Commissioner Washington?

1 COMMISSIONER WASHINGTON: I don't have any
2 questions either, but I do associate myself with Madam Vice
3 Chair's comments and thank you Mr. Johnson.

4 MADAM CHAIR: Okay. Commissioner Geraldo?

5 COMMISSIONER GERALDO: I have no further
6 questions. I want to thank Mr. Johnson as well for his
7 comments.

8 MADAM CHAIR: Okay.

9 COMMISSIONER GERALDO: All we can do is do what's
10 provided for within the law.

11 MADAM CHAIR: Okay. Thank you. Okay. Mr.
12 Mallory, if we have questions, we'll come back to you at
13 this point and Mr. Tedesco will respond as well. Okay.
14 Dwight Jones was he able to get on?

15 MR. JONES: (No audible response.)

16 MADAM CHAIR: Do you see his name? I don't see it
17 either. Okay. So Mr. Jones did sign up but he's not on
18 now, but we do have his letter into the record. It was
19 exhibit number, I think I had as Exhibit Number 1 for
20 Opponents. And all of us, the entire Board has gone through
21 all seven exhibits that have been submitted into the record.
22 That concludes my sign up list, so Mr. Tedesco it's on you
23 for response and we're also going to have Mr. Burke respond
24 to anything that he feels appropriate to respond to as well
25 as Mr. Warner. So let's start with Mr. Tedesco.

1 MR. TEDESCO: Thank you again, Madam Chair and
2 thank you, Mr. Johnson for his comments. And again, I will
3 just reiterate what I said from the outset which I have
4 reached out to all seven of those community members, made
5 myself available, the applicant available. We have
6 historically with various applications with Royal Farms that
7 I have handled with the help of GS Proctor and Associates
8 have continued dialogue with communities post approval,
9 during construction, post construction, after grand opening
10 and so forth. Some of that is precipitated into the laundry
11 list of philanthropic things that Royal Farms has done, but
12 some of those also in full disclosure have been because
13 they're, you know, on Allentown Road in Camp Springs. Some
14 of those community members have come to us and said hey, you
15 know, we need to meet because we're experiencing X, Y, and Z
16 and we need your help. We go and meet with them. We've
17 done that and will continue to do that so to Mr. Johnson's
18 comments, I would encourage him to please take me up on the
19 offer in my e-mail from yesterday. We will, we are
20 committed to the communities that we go into and as the
21 Board knows I'm a Prince Georgian, I'm not going anywhere
22 and we're happy as well Mr. Steve Proctor, who is an
23 intrical team member to continue to meet with these
24 communities that these applicants develop in.

25 With respect to the parking comment, again I would

1 strongly encourage the Board to approve the DSP as proposed.
2 Again, the surplus of parking we think is necessary and with
3 respect to just, in our experience, to avoid issues that in
4 all honesty occur just down the street at the Wawa that that
5 doesn't have sufficient parking or maybe just has parking
6 sufficient enough. But if people park at the pumps it
7 creates circulation cuing and impacts that are far greater
8 than some additional parking which by the way we are
9 treating from a storm water management perspective. So it's
10 not further encroaching upon or causing encroachments upon
11 any environmental features and it really goes towards the
12 operational benefit of this use, which admittedly is a very
13 popular use.

14 So with that, I would just strongly encourage that
15 the Board approve the DSP as proposed with applicant's
16 requested exhibit and with that again I'm happy to stand
17 behind the proffers we made directly in response to some of
18 the comments we heard on Tuesday.

19 MADAM CHAIR: Mr. Tedesco, thank you for reaching
20 out, you indicate you weren't aware of the situation prior
21 to the folks posting their opposition on Tuesday. So which
22 brings me to a question for maybe Mr. Burke or someone in
23 the Planning Department, is Mr. Johnson's association
24 registered with us, so if someone can find that out. But
25 meanwhile --

1 MR. TEDESCO: Madam Chair, if I could be heard on
2 that? I actually looked into that this morning and I did e-
3 mail Mr. Hunt, Mr. Burke and Ms. Kosack. The association is
4 registered. I double checked our mailing list, they did
5 receive a mailing back on about March 24th. I even went and
6 checked our return mailings because as you know we get 60
7 plus --

8 MADAM CHAIR: Yes.

9 MR. TEDESCO: -- associations and a number of
10 adjoining property owners and this case was no exception.
11 Some of those come back undelivered. None of the citizens
12 that submitted letters that received mailings, including Mr.
13 Johnson, including the association that he's the president
14 of, did we receive a returned letter. I did note also that
15 Mr. Johnson did become, register as a party of record after
16 the March 24th informational mailing. So would have
17 received a letter not only from the informational mailing
18 but also a letter from the acceptance mailing, both as an
19 adjoining property owner or registered civic association but
20 also thirdly as a party of record. So it's unfortunate that
21 we didn't have a chance to talk before today, but
22 nevertheless that doesn't mean we can't and won't talk in
23 the future.

24 MADAM CHAIR: Right. Okay. So the informational
25 mailing you said was March 24th and the acceptance mailing

1 was September 1st, and then of course the sign posting was
2 October 13th. My question is you promised to stay in
3 contact and but you've heard the concerns raised by Mr.
4 Johnson. I want to make sure that the community and Mr.
5 Johnson in particular, on behalf of the association, has a
6 contact number. An actual name, they don't need to be
7 fumbling around trying to figure out who do we call. They
8 need a direct contact number for those problems that may
9 occur.

10 MR. TEDESCO: Yes, so I will volunteer myself.
11 They can contact me and then I know who to contact at Royal
12 Farms whether it's a construction issue or an operational
13 issue and Mr. Jeff Bainbridge who is the Director of Real
14 Estate who helps us also shepherd things on the corporate
15 level who is on and listening to all of this and is very
16 much committed to that as well. As far as my contact
17 information, it's obviously within all of those letters that
18 were went, but if those have since been thrown away, it's in
19 the e-mail that I sent yesterday to Mr. Johnson as well as
20 the six other individuals.

21 MADAM CHAIR: Okay. And another thing that was
22 raised was, you know, this is a Board and this a planning
23 staff, this is a team that cares, we are all, that cares
24 about Prince George's County and her 900,000 plus residents.
25 We all do. We all live here. And we do not engage in or

1 entertain or condone in any way environmental injustice or
2 racism. We do not.

3 But sometimes allegations are flown around like
4 this that are simply incorrect. We do, so we will do, and
5 not entertain environmental injustice and but there are
6 issues that are raised and I just wanted to make that
7 statement on the record because we all care and we care
8 deeply and that is why we struggle you know even when the
9 law says when things meet the requirement of the law we do
10 encourage that community engagement and but I don't adhere
11 to the fact that some of the statements in the letters that
12 this is a way of marginalizing the inside the beltway
13 community and things of that nature.

14 And so one of the things that they've said they've
15 talked about food deserts as well. And I guess you have Mr.
16 Bainbridge on the line who's participating today and we know
17 that Royal Farms has good fried chicken and we know you've
18 got some other things. I'd like to know what you have that
19 is healthy because they are asking for and we had a
20 presentation this morning about you know the growing obesity
21 in the county. I have to fess up, but anyway, what are
22 providing that's healthy?

23 COMMISSIONER WASHINGTON: Madam Chair?

24 MADAM CHAIR: Yes?

25 COMMISSIONER WASHINGTON: Madam Chair, before you

1 go forward because this may be an appropriate item for Royal
2 Farms to also respond to and I wanted to go back, Mr.
3 Tedesco, to the discussion around parking.

4 COMMISSIONER GERALDO: I did too.

5 COMMISSIONER WASHINGTON: And I actually agree
6 with the incremental spaces because it not only promotes
7 pedestrian walkability, but by that same token I think that
8 the citizens have a good concern in terms of loitering. So
9 I just wonder if you all might consider proffering something
10 along having signage posted that says no loitering or you
11 know I can't think of the most appropriate signage but
12 there's something there in that operationally there will be
13 some action taken if in fact that occurs. Especially in the
14 wee hours of the morning or night and maybe made operational
15 protocol is that the police are immediately called, or
16 something along those lines.

17 MADAM CHAIR: And I assume we have cameras.

18 COMMISSIONER WASHINGTON: You know (indiscernible)
19 I'm sorry.

20 MADAM CHAIR: And I was saying --

21 MADAM VICE CHAIR: Cameras.

22 MADAM CHAIR: -- I'm hoping, I presume we have
23 cameras. Cameras.

24 MR. TEDESCO: Yes, and I can address both, Madam
25 Chair and Commissioner Washington's questions if that's

1 okay. I understand Mr. Bainbridge --

2 COMMISSIONER GERALDO: Can I dovetail first?

3 MR. TEDESCO: Yes.

4 COMMISSIONER GERALDO: Can I dovetail first, Mr.
5 Tedesco?

6 MADAM CHAIR: Yes.

7 MR. TEDESCO: Of course.

8 COMMISSIONER GERALDO: Okay. So I think it's too
9 much parking and I'll tell you why. I'm most familiar with
10 the Royal Farms by National Harbor. And with the parking
11 there what's attracted are people with the race cars. I
12 don't know if that's going to happen here but I know that
13 happens at National Harbor at different times of the day
14 because of the expanse of the parking lot. These racing
15 cars do congregate there. At different weekends, as a
16 matter of fact they even have shows there and I think what
17 lends itself to that is their very large parking lot. So I
18 think that's something that you should consider and I think
19 what Commissioner Washington is recommending some sort of
20 signage to that effect. And some sort of security measure
21 because they pull out of those parking lots.

22 MADAM CHAIR: So let me --

23 MR. TEDESCO: (Indiscernible).

24 MADAM CHAIR: -- ask Commissioner Geraldo, so
25 basically you're saying they don't race in the parking lot

1 but that may be be where they convene before or after the
2 racing? Or that's where they convene to have the racing
3 cars --

4 COMMISSIONER GERALDO: Exactly.

5 MADAM CHAIR: -- shows. That's rough. Okay. Mr.
6 Tedesco?

7 COMMISSIONER GERALDO: Exactly.

8 MADAM VICE CHAIR: Yes.

9 MR. TEDESCO: So let me try to take all of those
10 as quickly as I can. First and foremost, yes, I mean the
11 county law requires these facilities to be fully not only
12 lit, but also have security cameras throughout. And so this
13 will be no exception, you know, high resolution security
14 cameras are provided proposed as part of the package.

15 And as far as the operational issues, to
16 Commissioner Geraldo's comment, I'm not familiar with that.
17 I mean obviously that's your neck of the woods you know
18 better than I, but we will reach out Mr. Bainbridge is
19 contacting me now as you were speaking. We are going to
20 reach out to operations and figure out what we can do about
21 that. We do have no loitering signage, we will continue to
22 have that on this premises as well as other premises. That
23 gives us the enforceability to remove individuals and on
24 occasion that has to occur. I am very cognizant of our
25 store managers not taking the role of the police department.

1 A lot of times businesses are required or ask to be the
2 first line of defense, so to speak, but none of them are
3 peace officers. We have to encourage the interaction among
4 these businesses with the police department and I'm happy to
5 report that that's exactly what occurred at other facilities
6 not too far from here, where we did experience some
7 activity. That was quickly rectified with the help of the
8 police department. So we are engaged as every business
9 really should be especially commercial business in the
10 county to help our police department to address issues
11 before they arise, and so this one will be no exceptional.
12 The operational staff and the operational managers are all
13 trained on that. If need be, you know, the police are
14 called to handle situations. We don't expect that. One of
15 the benefits of these uses, you know, being a 24 hour well
16 lit eyes on the ground right at a major intersection hard
17 corner, is that just because it's there actually acts as
18 somewhat of a deterrent for some criminal behavior because
19 there's security cameras, it's well lit, there's activity,
20 there's people, there's congregation, there's things going
21 on.

22 And if we have a couple of bad actors, you know we have
23 mechanisms in place from an operational standpoint to
24 address them and we also have you know connections and rely
25 upon our community officers and police officers to assist

1 and if need be if the rare occasion occurs where we have
2 activity that is just constantly ongoing, you know, Royal
3 Farms has in the past on occasion as needed hired security
4 at certain times of the week, certain hours of the night to
5 be on the premises as needed. Again, that's on an as needed
6 basis. It's not something we experience a lot in Prince
7 George's County, I'm happy to report. But where we've had
8 to, we've done it and it's, it's really rectified to cure
9 the problem and we were able to stop having certain
10 activities occur. Again, not in this location, but there
11 have been some that we've experienced.

12 With respect to Madam Chair's question with
13 respect to healthy food options. Royal Farms, yes,
14 obviously is known for its fried chicken. I think we all
15 readily understand, you know, indulging in that type of food
16 daily is not probably advisable. But nevertheless Royal
17 Farms does provide and offer healthy food options. We
18 actually have and this store won't be any exception, but a
19 new store that just opened up in Brandywine is probably the
20 best example of this. As soon as you walk in the door
21 right, it hits you right from as soon as you walk in is the
22 healthy food grab and go options which are made up of yogurt
23 parfaits, the salads, readymade turkey sandwiches, healthy
24 food options whether, you know, nuts, bananas, fruits,
25 vegetables, things of that sort are all there. Not to

1 mention basically almost anything you can buy in a grocery
2 store you can buy at these facilities, whether that be milk,
3 healthy drinks, smoothies, things of that sort. All of
4 those things are included in the Royal Farms and they're
5 constantly evaluating their menus to respond to market needs
6 and demands as well as to help curate and create healthy
7 food options for consumers and not bury it some place in the
8 back of the store that you have to go find it. If you go to
9 the store on Route 5 in Brandywine that just opened up a few
10 months ago you'll see as soon as you walk in it's right as
11 soon as you walk in to the right, next to the ready order
12 touch screens. It's all right there. Easily convenient and
13 that's predominately made up of healthy food options.

14 MADAM CHAIR: Thank you for answering that
15 question, Mr. Tedesco. That's important because all of
16 these fast food places, McDonald's, you know, other places
17 in addition to the fried chicken have grilled chicken, you
18 know, skinless chicken and salads and things of that nature.
19 And so that's, it's important because the folks in the
20 community are concerned about having healthy food options,
21 so that helps as well.

22 Okay. So you obviously have the ability, you will
23 close out Mr. Tedesco on behalf of the applicant in this
24 case, but I am, if you don't have anything else right this
25 second I'm going to turn to first of all to Mr. Burke and

1 then to Mr. Warner to see if they have anything else to add.
2 Oh, one other thing, you know, what did you say about
3 alternative fuel? Because someone raised that and I just
4 want to address hits, someone raised the fossil fuel
5 industry is virtually un-investable on Wall Street. Well,
6 there's nothing I can do about that. There's nothing this
7 Board can do about that. Okay. It's not a factor that we
8 can consider, it's not even relevant. So we are precluded
9 from considering something that is not, that's not germane
10 to the criteria for this application.

11 But certain people, several people did raise about
12 renewable fuel energy and alternative fuel. You did say
13 something about alternative fuel, Mr. Tedesco, earlier and
14 they talked about the two diesel pumps as well.

15 MR. TEDESCO: Yes, Madam Chair, so this facility
16 like the one in National Harbor that Commissioner Geraldo is
17 probably most familiar with, we do, this site will offer
18 regular 88 which is E15 and then also the flex fuel E85.
19 The E85 is the high level ethanol gas blends, again
20 generally 51 percent to 83 percent ethanol so it's more, I'm
21 not an expert on it but it provides a flex fuel that is less
22 harmful with respect to --

23 COMMISSIONER GERALDO: (Indiscernible).

24 MR. TEDESCO: -- how it's manufactured.

25 MADAM CHAIR: Okay. And if I may go back, you

1 mentioned with your more recent Royal Farms in Brandywine
2 that the healthy foods were in the front of the store. We
3 would hope that these, you don't have to go hunting for the
4 healthy foods in this store either. Okay. That it would be
5 right in the front and visible. Okay.

6 MR. TEDESCO: Yes, that's a move that Royal Farms
7 is constantly testing and expanding and tweaking and we have
8 heard that fairly consistently through some of our leaders,
9 as you might expect similar to you all with respect to that.
10 So yeah, that is something that is part of the floor plan.
11 Again you guys don't approve floor plans it's operationally
12 but I --

13 MADAM CHAIR: Yes.

14 MR. TEDESCO: -- can tell you that that store and
15 I believe this store is to be the same with respect to those
16 being right at the front. And then to your point, Madam
17 Chair, there are you know skinless chicken, grilled chicken
18 options on the menu, you don't just have to get the fried
19 chicken if you desire chicken. But there are those other
20 packaged healthy food options if desired.

21 MADAM CHAIR: And you know the fried chicken
22 smells good though, it kind of calls you but yes, we all
23 have to, you know, what the key word is balance.

24 MR. TEDESCO: (Sound.)

25 MADAM CHAIR: The key word is balance.

1 MR. TEDESCO: Moderation.

2 MADAM CHAIR: Yes, moderation.

3 MR. TEDESCO: Moderation.

4 MADAM CHAIR: Yes. Okay. And then someone else
5 raised that the convenience stores are not quick fixes to
6 the economic conditions of a community and they don't raise
7 the income level. No, they don't and not something that we
8 can consider. But I just want to make sure that it's noted
9 for the record that we are hearing and addressing the
10 concerns that are raised by the citizens.

11 MR. TEDESCO: And I don't want to belabor this,
12 but that's a good point. I do want to mention, each of
13 these facilities I mean they're multi-million dollar
14 investments into the county and they do employ upwards of 30
15 to 40 people. So that's 30 to 40 new jobs, so when you
16 calculate that along with the tax revenue that's increased,
17 the fuel tax and everything else, it is an economic benefit
18 to the county and as I mentioned --

19 MADAM CHAIR: (Sound.)

20 MR. TEDESCO: -- before we see this as a benefit
21 to the residential community given the comparables of what
22 could be there from a light industrial use. This is
23 actually more service oriented and provides a service that
24 you know a flex warehouse use wouldn't really benefit the
25 community at all, have bigger trucks and tractor trailers

1 and things of that sort. So I kind of see it differently.
2 But understand, you know, people have different opinions.

3 MADAM CHAIR: Well I agree that it will raise the
4 tax base and no one addresses until you did just now given
5 the other permitted uses in the I-1 Zone this may be more
6 palatable for the community than some of the others as you
7 indicated. I was making the distinction between being an
8 economic benefit versus what this person said was raising
9 the income level. It doesn't necessarily raise the income
10 level at large for the community. It can't, you know. Most
11 businesses don't, but it may increase the assessable tax
12 based. Okay. So I just wanted to make sure that we're
13 addressing as many things as possible. I want to turn to Mr.
14 Burke and see if, well, first Mr. Warner, do you have
15 anything that you need to add, Mr. Warner?

16 MR. WARNER: I'd like to just add one thing that I
17 noted in reviewing the letters from the different members of
18 the public. As I mentioned, the Planning Board's role here
19 is to assess the design of the site and the guidelines that
20 the County Council has laid out for you to review. There
21 was one other element of the design that was brought up by
22 the members of the public and that was why is the site
23 designed to accommodate tractor trucks. And so that is a
24 design feature, that won't be something that the Planning
25 Board would be able to consider as part of its review of

1 this Designed Site Plan.

2 MADAM CHAIR: Thank you. We'll have --

3 MR. WARNER: Detailed Site Plan.

4 MADAM CHAIR: -- Mr. Tedesco will have the last
5 word on that, so but first, thank you, Mr. Warner. And then
6 we're going to go to Mr. Burke and see if you have anything
7 else to add.

8 MR. BURKE: Thank you, Madam Chair. Only to add
9 that staff has had the opportunity to review with the
10 applicant the additional condition to revise the Landscape
11 Plan as provided on the Applicant's Exhibit A. And the
12 proffer to remove the building mounted sign in the rear, as
13 well as the proffer to add infrastructure for the future
14 installation of electric vehicles charging stations. Thank
15 you.

16 MADAM CHAIR: Thank you. Okay. So Mr. Tedesco,
17 anything else to add?

18 MR. TEDESCO: Only if you need me to respond to
19 Mr. Warner's comment.

20 MADAM CHAIR: Well do you feel you need to?

21 MR. TEDESCO: I'm asking if you feel like I need
22 to.

23 MADAM CHAIR: Okay. All right.

24 MR. TEDESCO: I'll respond just so it's on the
25 record.

1 MADAM CHAIR: Yes, that silence didn't sound like
2 you, but go ahead. Okay.

3 MR. TEDESCO: Thank you, Mr. Warner for the
4 question, I think. Yes, I mean predominately the diesel
5 fuel pumps are to segregate them out from the vehicle fuel
6 pumps, one to promote circulation, pedestrian safety and so
7 on. But also as I mentioned when I started out this
8 conversation with it's important to not only look at this
9 site in the micro but in the macro. I mean it's part of a
10 753 acre industrially zoned area. That's all improved. And
11 so all of those industrial uses are all at the doorstep of
12 this of this site. So with respect to facilitating those
13 existing businesses and their fleet and everything else, we
14 feel like those diesel pumps are actually a benefit and will
15 facilitate them being on this site.

16 And given the, again, they layout was designed
17 specifically to keep interaction segregated so that those
18 trucks can come in off of Walker Mill, circle around, go
19 straight to the pumps and then get out on Ritchie Road and
20 have no interaction with the vehicle pumps and the
21 pedestrians entering the store. And the carwash is in
22 between the two. So from the layout circulation, safety,
23 accommodation, a marketability standpoint we think it all
24 works very well.

25 MADAM CHAIR: Thank you. One of the issues here

1 that we can't do anything about is that this I-1 Zone, light
2 industrial zone is directly adjacent to an R-55 Zone.
3 Directly. There's no transition and you know that we cannot
4 change at this point. Okay. So everyone's spoken. I'm
5 going to see if the Board has any questions of anyone at
6 this time. I'm going to start with Madam Vice Chair.

7 MADAM VICE CHAIR: No further questions. Thank
8 you.

9 MADAM CHAIR: Commissioner Washington?

10 COMMISSIONER WASHINGTON: No questions. Thank
11 you.

12 MADAM CHAIR: Commissioner Geraldo?

13 COMMISSIONER GERALDO: (No audible response.)

14 MADAM CHAIR: You're muted. You're muted. You're
15 muted.

16 COMMISSIONER GERALDO: I do have a comment. I
17 empathize or sympathize with Royal Farms with regards to
18 people parking at the pumps, that is a problem. I don't
19 know if the additional parking will resolve it, but that's a
20 pet peeve of mine because you try to get into a space and
21 people are in the store shopping. It's the same thing with
22 people in shopping centers who insist on parking along the
23 fire lane and staying there because somebody went in the
24 store and I don't know what the solution is. But I do know
25 the problem at Royal Farms and other large facilities like

1 that.

2 MADAM CHAIR: Thank you. So if there are no
3 questions is there a motion?

4 COMMISSIONER WASHINGTON: Madam Chair, I again
5 reiterate and thank citizens and public for their
6 participation as well as Mr. Tedesco and the applicant, and
7 everybody's not only spirit or willingness to want to come
8 together and work together, but I will be highly, how shall
9 I say, inclined to believe that that will absolutely take
10 place. And so with that, Madam Chair, I move that we adopt
11 the findings of staff and approve DSP-20017 and TCP2-027-
12 2020 along with the associated conditions as outlined in
13 staff's report and as further amended by Applicant Exhibit
14 Number 3, in addition to ensuring that the resolution
15 codifies the two proffered conditions offered by the
16 applicant to include removal of the sign on the back of the
17 building, in addition to ensuring that the appropriate
18 infrastructure is in place for the EV Charging vehicles, and
19 Madam Chair I'm not sure if this would be appropriate or to
20 the extent possible, but if the resolution can somehow
21 incorporate, especially as it relates to the two proffered
22 conditions that there were direct response to citizen's
23 concerns.

24 MADAM CHAIR: Thank you.

25 COMMISSIONER GERALDO: Second.

1 MADAM CHAIR: We have a motion and a second. I
2 would like to add to the motion ever so slightly to say that
3 after weighing not only the Staff Report and the
4 presentation today, but the seven exhibits, the findings and
5 the concerns raised by the seven exhibits and as Mr. Johnson
6 today, I think we really delved deep into these citizen's
7 concerns that were raised and have expressed our position on
8 them after weighing each and every item that was expressed
9 either verbally today or in our seven opponent exhibits
10 today. That that be included amongst the findings that
11 would then thereafter be reflected in the resolution.

12 If the motion maker and seconder accept that?

13 COMMISSIONER GERALDO: I accept.

14 COMMISSIONER WASHINGTON: Absolutely.

15 MADAM CHAIR: Okay. Thank you. So is there any
16 additional discussion?

17 (No audible response.)

18 MADAM CHAIR: I would just add the one thing under
19 additional discussion, we've said it before but Mr. Tedesco,
20 first of all you did a nice job of sheltering Mr. Bainbridge
21 today. So we didn't get to hear from him directly, we heard
22 from you but that's what you're here for. But Mr.
23 Bainbridge is on the line and he's hearing these concerns.
24 It is imperative that you stay in touch with this community.
25 Thank you. You've committed to it, but we just want to

1 reiterate. All in favor of the motion? Madam Vice Chair?

2 MADAM VICE CHAIR: I vote aye.

3 MADAM CHAIR: Commissioner Washington?

4 COMMISSIONER WASHINGTON: Aye.

5 MADAM CHAIR: Commissioner Geraldo?

6 COMMISSIONER GERALDO: Aye.

7 MADAM CHAIR: The ayes have it 4-0. Mr. Johnson,
8 please you do see we endeavored to address you concerns and
9 please stay in contact with Mr. Tedesco. Mr. Hunt?

10 MR. HUNT: Yes, Madam Chair?

11 MADAM CHAIR: Mr. Hunt, is there any additional
12 business to come before the Planning Board today?

13 MR. HUNT: There are no additional business items
14 before the Planning Board today.

15 MADAM CHAIR: The Planning Board is adjourned.
16 Please stay safe everyone and please just remember it is
17 national gratitude month. Thank you.

18 COMMISSIONER GERALDO: Thank you.

19 MADAM VICE CHAIR: Thank you.

20 MADAM CHAIR: The Planning Board is adjourned.

21 Thank you.

22 **(Whereupon, the proceedings were concluded.)**

23

24

25

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:

ROYAL FARMS #381 - WALKER MILL ROAD

Detailed Site Plan, DSP-20017



By: _____

Date: February 1, 2021

Diane Wilson, Transcriber