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

BELLEFONTE (CLINTON SELF STORAGE)
Detailed Site Plan, PPS DSP-04054-07

T R A N S C R I P T
O F
P R O C E E D I N G S

COUNTY ADMINISTRATION BUILDING
Upper Marlboro, Maryland
November 30, 2023
VOLUME 1 of 1

BEFORE:

- PETER A. SHAPIRO, Chairman
- DOROTHY F. BAILEY, Madam Vice-Chair
- MANUEL GERALDO, Commissioner
- WILLIAM M. DOERNER, Chairman
- A. SHUANISE WASHINGTON, Chairman

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P R O C E E D I N G S

CHAIRMAN: The final item on our agenda, regular agenda, this is Item 7, Detailed Site Plan DSP-04054-07, Bellefonte (Clinton Self Storage). This also is a request, actually my, let me take that back. I think my notes are off. Hold on one second.

Yeah, okay, all right. So, we have Mr. Tedesco representing the Applicant. We have Hyo Jung Garland, who is going to give a Staff presentation; and help me out, David, because my note are actually confused on this one. This is, this is a matter, request for a continuance, right?

THE CLERK: Right. This matter was continued from the 9th until this date.

CHAIRMAN: Okay. All right. So, this is an evidentiary hearing. We do not have anyone signed up. We did have somebody signed up, but they cancelled. So, we'll only swear people in if we have anyone who needs to be sworn-in; and we'll start with the Staff presentation.

MS. GARLAND: So, this is Hyo Jung Garland. Should I start?

CHAIRMAN: Yes, you can start. Introduce yourself for the record.

MS. GARLAND: All right.

CHAIRMAN: And the floor is yours.

MS. GARLAND: Absolutely. Thank you. Good

1 morning, Mr. Chair and members of the Board. For the
2 record, I am Hyo Jung Garland with Urban Design Section.
3 Item No. 7 is the Detailed Site Plan, DSP-04054 --

4 CHAIRMAN: Ms. Garland, let me interrupt a second.
5 You don't need to be on camera, but you are, we cannot see
6 you. We can only hear you. You don't need to be. I just
7 wanted to make sure --

8 MS. GARLAND: Yeah. Thank you for saying that
9 because I want to actually be on the camera, but somehow
10 it's not showing up. I thought it was blocked out, but if
11 it's not the case, I will just turn it off.

12 CHAIRMAN: Go ahead.

13 MS. GARLAND: All right.

14 CHAIRMAN: And you're fine, so, so, we can still
15 hear you; so, just keep going.

16 MS. GARLAND: Okay. So, I will just continue
17 that. Okay. So, this Item No. 7 is Detailed Site Plan,
18 DSP-04054-07, Bellefonte, which requests an amendment to
19 DSP-04054 to add approximately 19,000 square feet of
20 additional consolidated storage units to Lot 159. The
21 Applicant has also requested a variance of .06 to the FIR
22 requirement of the I-4 Zone of the prior Zoning Ordinance.

23 The Urban Design Section recommended that the
24 Planning Board adopted the finding of the report and then
25 approved the Detailed Site Plan, including the variance to

1 Section 27-472(d)(1) and Type 2 Tree Conservation Plan TCP2-
2 114-04-05, subjected to the recommended condition of, of
3 approval within the Technical Staff Report. The Applicant
4 has reviewed these conditions and would like to request one
5 clarification for the Staff analysis language. If you allow
6 me, I would like to bring the Applicant to the table.

7 CHAIRMAN: Thank you. Ms., Ms. Garland, let us,
8 just take us through the process. Once we're, once you've
9 completed your Staff presentation, I'll turn to the
10 Applicant and we can have opportunity to take this up when
11 they speak, okay?

12 MS. GARLAND: Sounds great. Thank you.

13 CHAIRMAN: Okay. Anything else from Staff?

14 MS. GARLAND: That's it.

15 CHAIRMAN: Okay. Thank you, Ms. Garland. Thank
16 you very much. We'll now turn to the Applicant, Mr.
17 Tedesco, and you can certainly pick up what Ms. Garland was
18 talking about. Could you introduce yourself for the record?

19 MR. TEDESCO: Yes, absolutely. Thank you again,
20 Mr. Chairman, members of the Planning Board. For the
21 record, Matthew Tedesco, law firm, McNamee Hosea in
22 Greenbelt on behalf of the Applicant Clinton Self Storage,
23 LLC, trading as Store Space Self Storage.

24 Just want to before I pick up where Ms. Garland
25 left off with respect to just one clarifying item in the

1 findings. I did want to just take one quick moment to
2 remind the Board that as Mr. Water indicated, this case was
3 continued from November 9th until today. Primarily the
4 basis for that was both Mr. Garland taking over this case
5 for Mr. Shelly, as well as myself taking over this case for
6 my late partner, Mr. Lynch. So, I wanted to once, just
7 again, thank you all for that accommodation. I want to
8 thank Ms. Garland for her professional ability to step in
9 and get this case back before you in a very quick
10 turnaround, notwithstanding those items that came on, that
11 landed on both of our laps; and so, Ms. Garland has done a
12 fantastic job getting this case before you and I want to
13 publicly thank her for that in presenting it here to you all
14 this morning.

15 This case is very straightforward. The existed
16 consolidated storage facility is constructed. We are
17 proposing two additional buildings being F and G, which are
18 basically in the middle of the hole in the donut, so to
19 speak, of the existing buildings that are on the subject
20 property. All the requisite findings as it relates to this
21 application have been well-articulated in your Staff Report,
22 as well as the conditions. We are in agreement with all
23 conditions.

24 That leads me to Ms. Garland's team meet-up for
25 just one quick minor modification that can be made in your

1 resolution for this item and it relates to Finding No. 10,
2 which is on page 26 of your Staff Report as it relates to
3 Conditions 12 and 13 of the Preliminary Plan of Subdivision
4 that was approved. So, if I can direct your attention to
5 page 26 of Finding 10 in response to Conditions 12 and 13,
6 which have to do with the acoustical analysis conditions of
7 the Preliminary Plan, those conditions are relative to
8 buildings and construction, accepting those buildings that
9 are used to for storage purposes. So, you can see in
10 Conditions 12 and 13 it says unless structures or portions
11 thereof are designed only for storage purposes, then the
12 acoustical analysis is not needed.

13 In Staff's finding on page 26, it says at the time
14 of building permits and acoustical analysis, must be
15 provided for the two structures. That's, we've since talked
16 with Staff. That's technically not correct and Staff has
17 acknowledged that needed tweak there given the condition
18 exempts buildings that are used solely for storage, which
19 these two buildings will be used solely for storage as
20 complimentary to the existing storage facility on the
21 property.

22 So, with that, Mr. Chairman, I appreciate your
23 indulgence to get me clarify that. We have no other further
24 requested modifications to any conditions and, again, thank
25 Ms. Garland. Look forward to working with her on many other

1 projects in the future and appreciate the Staff's time and
2 consideration of this Application. We'd respectfully
3 request the approval with just that minor clarification in
4 that one particular finding. Thank you so much.

5 CHAIRMAN: Thank you, Mr. Tedesco, and thank you
6 for the kind words for Ms. Garland who we can now see on
7 camera. Good to see you.

8 MS. GARLAND: Thank you.

9 CHAIRMAN: So --

10 COMMISSIONER GERALDO: Mr. Chairman --

11 CHAIRMAN: -- do we have anyone signed up to speak
12 on this? I have one person who signed up. I assume this is
13 somebody who is part of the Applicant's team.

14 MR. TEDESCO: That's correct.

15 CHAIRMAN: Is anyone from --

16 MR. TEDESCO: Yeah, that's correct, Mr. Chairman.
17 We have one representative of the Applicant who signed up.
18 They do not need to, they do not need to be heard. Thank
19 you.

20 CHAIRMAN: Okay. Great. Thank you for that. So,
21 Commissioners, any questions for either Staff or the
22 Applicant on this item?

23 COMMISSIONER WASHINGTON: I would just, I would
24 just ask Ms. Garland to state for the record whether or not
25 she concurs with the finding amendment.

1 MS. GARLAND: Thank you so much. Yes, yes,
2 definitely concur with the clarification language and Staff
3 is happy to address that resolution. Thank you.

4 COMMISSIONER WASHINGTON: Thank you.

5 CHAIRMAN: Thank you. Thanks for the question,
6 good question. So, we have no one signed up from the public
7 to speak on this. I will close the public hearing portion.
8 We are under deliberation. If no deliberation, I will look
9 for a motion.

10 MR. WARNER: Mr. Chairman, David Warner.

11 CHAIRMAN: Yes, sir.

12 MR. WARNER: May I just interrupt before you
13 discuss the motion? I just was a little unclear on, on what
14 Mr. Tedesco and Ms. Garland were saying. They both refer to
15 this as a clarification. It's my understanding you're
16 asking that Staff remove the recommendation that at the time
17 of building permits and acoustical analysis must be
18 provided; but we're removing that, right?

19 MR. TEDESCO: Yeah, I'm, I'm asking for that
20 finding to be revised to indicate that an acoustical
21 analysis is not required since these buildings are for
22 storage purposes only and that Conditions 12 and 13 of the
23 Preliminary Plan would otherwise exempt that requirement to
24 provide such an analysis.

25 MR. WARNER: Okay. I'm sorry. I just wasn't

1 quite clear on that. Does that sound right?

2 MS. GARLAND: Definitely concur, yeah. That was
3 already the language of the condition, so it's being
4 consistent with the prior approval of the condition, yes.

5 MR. WARNER: Okay. Thank you.

6 CHAIRMAN: All right, Mr. Warner, good, good
7 enough?

8 MR. WARNER: (No audible response.)

9 CHAIRMAN: Yeah? Okay. With that, I'll look for
10 a motion, Commissioners.

11 COMMISSIONER WASHINGTON: Mr. Chairman, I move
12 that we adopt the findings of Staff, in addition to the
13 amended, the amendment to Finding No. 10 as discussed and
14 read into the record by both the Applicant, as well as
15 Staff; and with that approved DSP-04054-07, variance to
16 Section 27-472(d)(1) and TCP2-114-04-05, along with the
17 conditions as outlined in Staff's Report.

18 MADAM VICE CHAIR: Second.

19 CHAIRMAN: We've got a motion by Commissioner
20 Washington, it was seconded by Vice Chair Bailey.

21 Discussion on the motion?

22 (No affirmative response.)

23 CHAIRMAN: Seeing no discussion, I'll call the
24 roll. Commissioner Washington?

25 COMMISSIONER WASHINGTON: Vote aye.

1 CHAIRMAN: Vice Chair Bailey?

2 MADAM VICE CHAIR: Vote aye.

3 CHAIRMAN: Commissioner Geraldo?

4 COMMISSIONER GERALDO: Vote aye.

5 CHAIRMAN: Commissioner Doerner?

6 COMMISSIONER DOERNER: Vote aye.

7 CHAIRMAN: I vote aye as well. The ayes have it
8 5-0. Thank you, Ms. Garland, and thank you, Mr., again, Mr.
9 Tedesco.

10 MR. TEDESCO: Thank you very much --

11 MS. GARLAND: Thank you.

12 MR. TEDESCO: -- have a wonderful day.

13 CHAIRMAN: Thank you.

14 **(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:

BELLEFONTE (CLINTON SELF STORAGE)

Detailed Site Plan, PPS DSP-04054-07

By:  Date: December 23, 2023

Tracy Hahn, Transcriber