

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

3  
4  
5 BEHNKE PROPERTY 7-ELEVEN  
6 Detailed Site Plan, DSP-20029

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 February 4, 2021

16 VOLUME 1 of 1  
17

18  
19 BEFORE:

20 ELIZABETH M. HEWLETT, Chair

21 DOROTHY F. BAILEY, Vice-Chair

22 A. SHUANISE WASHINGTON, Commissioner

23 MANUEL R. GERALDO, Commissioner

24 WILLIAM M. DOERNER, Commissioner

25  
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OTHERS PRESENT:

ADAM BOSSI, Staff, Transportation Section

MATTHEW GORDON, Attorney for Applicant

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Matthew Gordon	12
Tia Quiah	16
Ceceiro Quiah	16

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P R O C E E D I N G S

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MADAM CHAIR: Thank you, Ms. Butler. So, the next case is Item 5, which is Detailed Site Plan 20029 for Behnke Property 7-Eleven. Let me do the check, a sign-up check. Mr. Bossi?

6

MR. BOSSI: Yes, good morning, Madam Chair.

7

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MADAM CHAIR: Good morning. Okay. Matthew Gordon?

9

MR. GORDON: Good morning.

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11

MADAM CHAIR: Okay. Good morning. We have a number of speakers. Victoria Ballestero?

12

MS. BALLESTERO: Good morning.

13

MADAM CHAIR: Good morning. Michael Kaney?

14

MR. KANEY: (No audible response.)

15

16

MADAM CHAIR: Michael Kaney? I see you there. We'll come back. Lanna Clement?

17

MS. CLEMENT: Good morning.

18

MADAM CHAIR: Okay. Wonderful. Chantelle Marino?

19

MS. MARINO: (No audible response.)

20

MADAM CHAIR: Chantelle Marino? Let's see.

21

UNIDENTIFIED SPEAKER: (Indiscernible.)

22

23

MADAM CHAIR: Okay. Don't see her. Brianne Wilson.

24

MS. WILSON: Good morning.

25

MADAM CHAIR: Good morning. Heather Miklos?

1 MS. MIKLOS: Good morning.

2 MADAM CHAIR: Did I pronounce it correctly?

3 MS. MIKLOS: Miklos, yes.

4 MADAM CHAIR: Okay. Thank you. James Barringer,  
5 or ger? James Barringer?

6 MR. BARRINGER: I'm, yes, I'm here. Good morning.

7 MADAM CHAIR: I it, is it ger or ger?

8 MR. BARRINGER: Ger, Barringer.

9 MADAM CHAIR: Barringer? Okay. Thank you. I had  
10 it right. Okay. Andrew --

11 MR. BARRINGER: Yes, ma'am.

12 MADAM CHAIR: Okay. Andrew Polott?

13 MR. POLOTT: I'm here. Good morning.

14 MADAM CHAIR: Okay. And Michael McManamey, or  
15 McManamey, maybe?

16 MR. MCMANAMEY: Yes, I'm here. Good morning.

17 MADAM CHAIR: Thank you. Did I get that one  
18 right?

19 MR. MCMANAMEY: You got it right. Yes.

20 MADAM CHAIR: Okay. Thank you. Okay. All right.  
21 Here we go. Okay, so --

22 MR. MCMANAMEY: Yes, you did.

23 MADAM CHAIR: Okay. Wait a minute, I've got some  
24 more. Ceceiro Quiah? I'm sure I got that wrong. Quiah?  
25 Quiah?

1 MS. QUIAH: I'm here, yes. Thank you.

2 MADAM CHAIR: Did I pronounce your last name  
3 correctly?

4 MS. QUIAH: Yes.

5 MADAM CHAIR: Okay. And what about, is it  
6 Ceceiro?

7 MS. QUIAH: Yes, he's here as well.

8 MADAM CHAIR: Okay. Thank you. Okay. So, that  
9 concludes the sign-up list. We also have additional back-  
10 up. We have Applicant's Exhibit No. 1, which is the  
11 directional sign comparison; and Applicant's Exhibit No. 2,  
12 which are Applicant's proposed revisions to the conditions.

13 Mr. Bossi, ready for take-off.

14 MR. BOSSI: All right. Good morning, Madam  
15 Chairwoman and members of the Planning Board. Just for the  
16 record, Adam Bossi, with the Urban Design Section. This is  
17 the hearing for Item 5, the Detailed Site Plan, DSP-20029,  
18 which proposes the development of a food and beverage store,  
19 and gas station. As we get started here, Madam Chair  
20 already mentioned we did receive the two additional back-up  
21 items as she discussed. Additionally, just for the record,  
22 I do want to note that I was invited and did attend a  
23 January 20th meeting of the Beltsville Citizens Association  
24 where the applicant and residents were able to talk about  
25 this case. So, I do want to thank them for inviting me to

1 participate in that discussion.

2 MADAM CHAIR: Wonderful.

3 MR. BOSSI: I think it's great, you know, seeing  
4 those things happen prior to, to the hearing.

5 MADAM CHAIR: Wonderful.

6 MR. BOSSI: So, if we can move on to slide two  
7 then, we'll get started. The subject property here is in  
8 Planning Area 61, Council District 1.

9 Slide three please. Outlined in red, the subject  
10 site is located in the southwest quadrant of the  
11 intersection of Howard Avenue and Baltimore Avenue in  
12 Beltsville. Slide 4 please. As shown here, the property is  
13 zoned commercial miscellaneous. That's the CM zone shown in  
14 this pink shade.

15 Slide five please. The subject site is part of  
16 the former Behnke Nursery, which did operate at this  
17 location for many years. The subject area for this  
18 application includes the former retail building that's going  
19 to be outdoor plant sale areas. The closest neighbor to the  
20 subject site is the Hostess Commercial Bakery retail  
21 operation, which is just north, north of the site across  
22 Howard Avenue, excuse me. Baltimore Avenue does above the  
23 eastern side of the site with railroad tracks beyond as we  
24 see here in the aerial image.

25 Slide six please. The typographic map shows the

1 site is relatively flat. Slide seven please. Again,  
2 Baltimore Avenue does abutt the east side of the site and it  
3 is shown here in red. It is classified as an arterial  
4 roadway.

5 Slide eight please. Here with the bird's eye  
6 view, we do see the subject site in the top right corner of  
7 the image. This slide does provide a fairly clear view of  
8 the existing conditions here, again, with the existing  
9 retail building and other site features, which are proposed  
10 to be raised by this DSP.

11 Slide nine please. Just to slightly reorient you  
12 as we, we look at this. Most of the images that we've been  
13 looking at north has been to the, to the top side of the  
14 image. This one we've turned about 90 degrees clockwise;  
15 so, north is, is to the right here just for orientation  
16 purposes. So, the DSP does propose the development of a  
17 4,500 square foot food and beverage store and a gas station  
18 with eight multi-product dispensers. The store is shown  
19 here on the west side of the site. Again, the top of the  
20 image here with the gas station shown below it and Baltimore  
21 Avenue beyond at the bottom of the image.

22 The next slide will actually show this, I think, a  
23 little bit more clearly. Yes, so here, here we are at the  
24 Landscape Plan and, again, we do see that proposed building  
25 and gas station represented by the light gray square and

1 rectangle, respectively.

2           Access to our site is proposed at Howard Avenue on  
3 the top right corner of the image; and at the bottom left  
4 corner of the image there is a portion of an access road  
5 that is proposed to be provided with a right in, right out  
6 turn to the southbound lanes of Baltimore Avenue. Adequate  
7 parking has been provided primarily around the convenience  
8 store building, as well as sidewalks, bike racks, a trash  
9 enclosure, lighting and landscaping. All of these features  
10 have been provided generally in accordance with the  
11 associated requirements of the Zoning Ordinance and  
12 Landscape Manual. And our Review Staff did note a few  
13 details that require some technical corrections, and we did  
14 include some recommended conditions for those in the Staff  
15 Report.

16           As was brought up actually at the last hearing on  
17 Wawa, just to, to get ahead of the question now, electric  
18 vehicle charging stations were not proposed with this  
19 application, so you will not see those on, on the Detailed  
20 Site Plan.

21           If we could move on to slide 11 please? So, in  
22 this, and in the final proceeding slides, we'll quickly look  
23 at the building elevations and some of the signage that's  
24 been provided. Here we see, again, the proposed building  
25 with an area of 4,500 square feet. It's rectangular in



1 shape and a single story in height. The top image shows the  
2 front or the eastern façade of the store, which will face  
3 inward to the site; and we see the western elevation of the  
4 rear of the building and the bottom image. The front of the  
5 building includes its main entrance with appropriate  
6 fenestration and the rear includes service and delivery  
7 entrance. Facades on all the sides of the building are to  
8 be clad with a combination of efface and stone veneer and  
9 beige-colored tones. Again, here we see the front façade of  
10 this building is, is primarily to be clad in stone veneer.

11           If we could move on to the next slide please? So,  
12 this is showing the sides of the building, and the Applicant  
13 has paid some nice attention to some of the details here,  
14 including spandra (phonetic sp.) glass, canopies, and, and  
15 stone veneer for a water table and some of these vertical  
16 elements. These are some nice touches that do add some  
17 interest to the sides of the building. The trash enclosures  
18 also shown here and, and you can see it will be clad with  
19 complimentary materials and colors so it does match the  
20 building.

21           Slide 13 please. A gas station canopy will  
22 include, as I mentioned before, eight fuel dispensers and be  
23 approximately 152 feet long, 36 feet wide, and 19 1/2 feet  
24 in height. The materials and colors selected for the  
25 structure, again, match those of the building and trash

1 enclosure.

2           Signage that's been provided by the DSP is pretty  
3 typical for the brand and the proposed use. As outlined in,  
4 as outlined in finding seven of the Staff Report, staff  
5 recommended two directional signs that did include some  
6 advertising be removed from the DSP. Since the publication  
7 of the Staff Report, we have been in touch with the  
8 Applicant who has proffered to remove that advertising from  
9 those directional signs, essentially making them acceptable  
10 for retention. Those items, as well as, excuse me, the  
11 Applicant has provided two exhibits seeking to address those  
12 items and issues now. The first exhibit, again, is that  
13 graphic showing the existing directional signs, and then  
14 their proffered revisions. The second document does provide  
15 some language changes to finding seven and Condition 1(c) of  
16 the Staff Report, which Staff does agree with those  
17 requested modifications.

18           To conclusion, Madam Chair, members of the  
19 Planning Board, based on our review, Staff does recommend  
20 that the Board approve DSP-20029, subject to the conditions  
21 included in the Technical Staff Report as modified by the  
22 Applicant's exhibit. Again, those modifications are finding  
23 seven and Condition 1(c).

24           With that, I'm here to answer any questions.

25 Thank you.

1           MADAM CHAIR: Thank you, Mr. Bossi. Let's see if  
2 the Board has any questions of you at this time. Madam Vice  
3 Chair?

4           MADAM VICE CHAIR: No, thank you. Thank you for  
5 the report.

6           MADAM CHAIR: Okay. Commissioner Washington?

7           COMMISSIONER WASHINGTON: No questions, thank you.

8           MADAM CHAIR: Commissioner Doerner?

9           COMMISSIONER DOERNER: Yeah, just for historical  
10 context. I think, can we go to the map, like one of the, I  
11 think the second slide or something? Yeah, so I think like  
12 maybe on the parcel above that, there used to be a 7-Eleven.  
13 Maybe it's been raised because it looked like one of the  
14 other slides that the whole site is gone, but literally like  
15 a block down was a 7-Eleven before. Is that true or kind of  
16 what's happening there?

17           MR. BOSSI: Great question, Commissioner Doerner.  
18 I think it may be best for, for Mr. Gordon to address that.  
19 I believe there is a 7-Eleven located up the street, but I  
20 think he can provide some more context.

21           MADAM CHAIR: Okay. So, that, we'll come back.  
22 We'll come back.

23           COMMISSIONER DOERNER: That, I think it's like not  
24 even 50 yards, maybe 20 yards away; so, I just want to kind  
25 of find out what, yeah, where that CSE dark red kind of area

1 is, I think.

2 MADAM CHAIR: Okay.

3 COMMISSIONER DOERNER: Is there, is a 7-Eleven  
4 right there. So, I'm just going to -- I want a little more  
5 context about that if we can.

6 MADAM CHAIR: Okay. When we get to Mr., when we  
7 get to Mr. Gordon, did you have any other questions of Mr.  
8 Bossi, Commissioner Doerner?

9 COMMISSIONER DOERNER: No, no, thank you.

10 MADAM CHAIR: Okay. Commissioner Geraldo?

11 COMMISSIONER GERALDO: I have no, I'll just wait  
12 for the Applicant.

13 MADAM CHAIR: Okay. And I'm sure the Applicant  
14 was listening in the last case. Okay. Mr. Gordon, you  
15 ready?

16 MR. GORDON: Good morning, Madam Chair and members  
17 of the Planning Board. For the record, Matthew Gordon with  
18 the law firm of Selzer Gurvitch. Happy to be here today on  
19 behalf of the Applicant, Route 1, LLC. We are grateful and  
20 in full support of the Staff Report recommendations as  
21 revised, and we thank Mr. Bossi and the rest of your Staff  
22 for providing us with really comments through this process  
23 which resulted in a better overall site design.

24 I just wanted to touch on a couple of the details,  
25 and I guess I'll, I'll take Commissioner Geraldo's question

1 from the last case. But today, presently, 7-Eleven is not  
2 contemplating electric vehicle charging stations; however,  
3 they would consider the infrastructure in the future  
4 depending on market demand. So, they were going to maintain  
5 that flexibility to, to monitor and see when it, when it  
6 becomes a demand for this site, and they would consider it  
7 at that time.

8           On the, on the signage, I just wanted to touch on  
9 that briefly as well. The, the commercial advertising  
10 components of the two directional signs at the entrances  
11 have been, are proposed to be removed so that the signs can  
12 just function as wave finding to enhance vehicular  
13 circulation and traffic safety, which is consistent with  
14 other commercial uses in similar CM zoning, which has been  
15 permitted. So, that, that's been proposed and we appreciate  
16 Staff support for that, for those revisions; and then the  
17 one other point, I understand there were some questions from  
18 the community that were relative to Wicomico Avenue, and it  
19 was, it was vacated by the Planning Board in the late 90s, I  
20 believe, 1999, and there were a number of conditions that  
21 were required to be satisfied. And, well, just taking a  
22 step back, it's an east-west, it was a former public street  
23 that bisected the property from east to west.

24           And, recently, it has been, the conditions were  
25 satisfied, and so it's no longer a public street. It's been

1 consolidated into the property, and it doesn't allow for any  
2 connectivity from, from Route 1 into the neighborhood, to  
3 the, I believe to the, to the west. So, that, that was one  
4 of the questions that we had asked. So, it is, is no longer  
5 public street and it's part of the property. And I think  
6 those were, those were the minor points that we wanted to  
7 touch on and we appreciate your time and consideration, and  
8 the full team is available for any other questions that  
9 arise.

10 MADAM CHAIR: Okay. A couple of things, because I  
11 know we, we had the Commissioner draw those questions,  
12 Commissioner Doerner's question; and I know you've addressed  
13 the citizens.

14 MR. GORDON: Oh, I, yeah, I apologize.

15 MADAM CHAIR: Thank you.

16 MR. GORDON: Commissioner Doerner, that one,  
17 you're right, there is a, a 7-Eleven that is about a block  
18 away, and this is proposed to be the relocated 7-Eleven.  
19 So, that 7-Eleven will be closing and, and this is where  
20 they are moving it to, just, just down the street. So,  
21 you're right that there is an existing one very close that  
22 will be closing in the future.

23 MADAM CHAIR: Thank you. I am now going to see if  
24 the Board has any questions of you, Mr. Gordon; and after  
25 that, I know you have a large sign-up list for, if there are

1 any questions, but I'd like to go to the people who signed  
2 up as opponents so that we can hear their concerns, which  
3 you may have already addressed; but if not, you can then  
4 address it, okay? If you --

5 MR. GORDON: Thank you.

6 MADAM CHAIR: Okay. So, let's see if the Board  
7 has any questions. Madam Vice Chair?

8 MADAM VICE CHAIR: No questions. Thank you.

9 MADAM CHAIR: Okay. Commissioner Washington?

10 COMMISSIONER WASHINGTON: No questions. Thank  
11 you.

12 MADAM CHAIR: Okay. Commissioner Doerner?

13 COMMISSIONER DOERNER: No questions. Thank you.

14 MADAM CHAIR: Commissioner Geraldo?

15 COMMISSIONER GERALDO: Just I, I didn't quite  
16 understand counsel's response. So, I take you're not, 7-  
17 Eleven is not adverse to a consideration in, in, in this  
18 plan, just a consideration with a charging stations?

19 MR. GORDON: Yeah, I think it's more going to be  
20 in the future that the consideration presently they're not  
21 considering it; but in the future, as necessary, they, they  
22 will.

23 MADAM CHAIR: And what I think Commissioner  
24 Geraldo is asking is that, similarly, if we, as we did with  
25 the previous case, are you amenable to a consideration place

1 in the resolution that says you will, will be open to that,  
2 will consider that as the need arises, or as the trends  
3 continue that 7-Eleven --

4 MR. GORDON: Yes, that, that would be acceptable.

5 MADAM CHAIR: Okay. Okay. Thank you.

6 COMMISSIONER GERALDO: Thank you.

7 MADAM CHAIR: Okay. So, now I'm going to turn to  
8 the folks who signed up in opposition. Ms. Quiah. Tia, is,  
9 is, I think it's Quiah. You, you passed it.

10 MS. QUIAH: Hello.

11 MADAM CHAIR: Hi.

12 MS. QUIAH: My main concern is the, is the opening  
13 of Wicomico Avenue. I'm hoping that that is not in the Site  
14 Plan and it, and it kind of seems like it is not going to  
15 be. I got some clarification from someone from your office  
16 yesterday, which I appreciated; so, as long as that is not a  
17 consideration, I can withdraw my opposition.

18 MADAM CHAIR: Thank you. I think that's what Mr.  
19 Gordon was saying, so we'll let him respond again after  
20 that; and, and then, Ceceiro, did I pronounce that  
21 correctly, Quiah? The same position, I guess?

22 MR. QUIAH: Yes, that's, that's pretty close.  
23 It's pronounced Ceceiro.

24 MADAM CHAIR: Ceceiro? Okay.

25 MR. QUIAH: Thank you.



1 MADAM CHAIR: Okay.

2 MR. QUIAH: Yeah, so I have a similar concern,  
3 which I think is, wait for the response. However, I do have  
4 some opposition to --

5 MADAM CHAIR: Somebody has got, somebody has a TV  
6 or a telephone conversation going, so we're going to -- we  
7 need to mute people. Okay. Mr. Quiah, you're, you're back  
8 on. Thank you.

9 MR. QUIAH: Okay. Thanks. Yeah, so I do have  
10 some opposition to the gas station being there. I believe  
11 that there's already some standing that the owner of the  
12 property is going to build whatever they wish; however, I  
13 did want to voice my opposition. I, being as how, I'm  
14 extremely close to that property and I just didn't want to  
15 be by a gas station.

16 MADAM CHAIR: All right. Thank you. I'm going to  
17 turn to Mr. Gordon first to address the issue of the  
18 opening, and then we can also address, and either our  
19 counsel, Mr. Warner, can address whether a permitted use in  
20 the CM zone. Okay. Mr. Gordon?

21 MR. GORDON: Yes. Thank you. It will not,  
22 Wicomico Avenue will not be open to the general public in  
23 terms -- there will be no sort of through movements that  
24 would connect to the neighborhood or the access from Route 1  
25 to Baltimore Avenue just allows you to come into the

1 property and get to the gas station, the future gas station,  
2 beverage store. So, there, there will be no -- you're,  
3 you're correct that your concerns will, there will be no  
4 concern from, from, of what you raised. Thank you.

5 MADAM CHAIR: Thank you. Mr. Warner?

6 MR. WARNER: Thank you, Chair Hewlett. David  
7 Warner, the principal counsel. This is an understandable  
8 concern that people sometimes have when they use this  
9 changing parcel, especially one that they live very close  
10 to. The way that simply the law works is the County passes  
11 a zoning code that identifies what uses are permitted to be  
12 undertaken on different pieces of property around the  
13 County. On this piece of property, the zoning code allows  
14 the previous use, as well as this proposed use; and so,  
15 because it's allowed, we are now at the point of designing  
16 the property and approving the design for the property; but  
17 we don't get involved in what the use of the property is  
18 going to be. That's already been decided, so that's not  
19 before us; and even if we didn't like the use, the Planning  
20 Board could not do anything about that at this stage.

21 MADAM CHAIR: Thank you, Mr. Warner. So, it's  
22 been established by the Council as a legislative body that  
23 this is permitted in that CM zone and we can, as you  
24 indicated, we cannot thereby determine that this use is not  
25 permitted. It would be illegal on our part; but I would

1 invite you, Mr. Gordon, you and your, your clients, and, and  
2 your team, you know, you can have future conversations if  
3 there's any way anything that you can put in place to be a  
4 little bit more protective about the, the surrounding  
5 neighborhood. So, you can have continued conversations.

6 Was there anything you, else, anything else you  
7 care to add, Mr. Gordon?

8 MR. GORDON: No, not at this time, but we, yeah,  
9 we will continue to communicate with the nearby community  
10 associations. We've met with three different associations  
11 over the last several months, and so we're, we're open and  
12 willing to listen to anything from any of the neighbors.

13 MADAM CHAIR: Okay. Mr. Bossi can share the  
14 contact information, too, for the Quiahs; but we won't do it  
15 over, you know, publicly; but he can get it to you, okay?  
16 Thank you.

17 MR. GORDON: Thank you.

18 MADAM CHAIR: All right. Does the Board have any  
19 questions of anyone?

20 (No affirmative response.)

21 MADAM CHAIR: Is there a motion?

22 COMMISSIONER WASHINGTON: Madam Chair, I move that  
23 we adopt the findings of Staff, in addition to the amended  
24 finding as outlined in Applicant Exhibit No. 2; in addition  
25 to adding a consideration to explore adding charging

1 stations for electrical vehicles; and approve DSP-20029,  
2 along with the associated conditions as outlined in Staff's  
3 Report and as further modified by Applicant Exhibit No. 2.

4 MADAM CHAIR: We have a motion --

5 MADAM VICE CHAIR: Second.

6 MADAM CHAIR: -- by Commissioner Washington,  
7 seconded by Madam Vice Chair, Vice Chair Bailey.

8 MADAM VICE CHAIR: Aye.

9 MADAM CHAIR: Commissioner Washington?

10 COMMISSIONER WASHINGTON: Aye and happy birthday,  
11 Will.

12 MADAM CHAIR: Commissioner, Commissioner birthday  
13 boy?

14 COMMISSIONER DOERNER: Thank you. Then I'll vote  
15 aye as well.

16 MADAM CHAIR: Okay. And Commissioner Geraldo?

17 COMMISSIONER GERALDO: Vote aye.

18 MADAM CHAIR: Thank you. Okay. So, that's done.

19 The ayes have it 5-0. And I will, looking at my agenda.  
20 That concludes what I have on my agenda before I turn to Mr.  
21 Hunt in honor of, and to commemorate what would have been  
22 Rosa Parks' 113th birthday today, I close with her quote,  
23 "That you must never be fearful about what you are doing  
24 when it is right."

25 Mr. Hunt, my question for the day is, is there any

1 additional business to come before this Planning Board?

2 MR. HUNT: There is no additional business for the  
3 Planning Board today, Madam Chair. Thank you.

4 MADAM CHAIR: And --

5 MR. HUNT: Happy birthday.

6 MADAM CHAIR: Okay. So, before I hit this gavel,  
7 let me just say everyone please stay safe. This is not joke  
8 out here. Please stay safe. Please look out for one  
9 another. Please reach out to maybe elderly or, or folks in  
10 your communities who may be lonesome or lonely; also, or who  
11 may be in need. Also, we have our black history month  
12 programs, as I said. There's a brochure on my; and,  
13 finally, very happy birthday to our beloved Commissioner  
14 Doerner. The Planning Board is adjourned.

15 MADAM VICE CHAIR: Thank you, Madam Chair.

16 MADAM CHAIR: Thank you. Thank you. Bye-bye.

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

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DIGITALLY SIGNED CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

Behnke Property 7-Eleven  
Detailed Site Plan, DSP-20029

By: 

Date: April 13, 2021

Tracy Hahn, Transcriber