

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

3
4
5 BELLEFONTE

6 Detailed Site Plan, DSP-04054-03

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 September 30, 2021

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

24 A. SHUANISE WASHINGTON, Commissioner

25
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OTHERS PRESENT:

TIERRA BUTLER, Staff Reviewer

CASEY CIRNER, Attorney for Applicant

PHILLIP HUMMEL, Attorney for Applicant

C O N T E N T S

SPEAKER

PAGE

Brian Morris

10

1

P R O C E E D I N G S

2

UNIDENTIFIED SPEAKER: Yes, ma'am.

3

4

MADAM CHAIR: Casey Cirner, is that how your
pronounce it? There she is.

5

6

MS. CIRNER: Oh sorry, I was on mute, I'm here.
Thank you.

7

MADAM CHAIR: Wonderful. Phillip Hummel?

8

MR. HUMMEL: Good morning, Madam Chair.

9

10

MADAM CHAIR: Good morning, okay, present. Mike
Lenhart?

11

MR. LENHART: Present, Madam Chair.

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MADAM CHAIR: Mick Wrisley?

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MR. WRISLEY: Present, Madam Chair.

14

MADAM CHAIR: Okay. Haley Carpenter?

15

MS. CARPENTER: Yes, good morning, Madam Chair.

16

MADAM CHAIR: Thank you. Chris Rizzi?

17

MR. RIZZI: Good morning, Madam Chair.

18

19

MADAM CHAIR: Good morning, Chris Rizzi. Brian
Morris?

20

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

21

22

MADAM CHAIR: Good morning. Chelsea Serrano-
Piche?

23

MS. SERRANO-PICHE: Good morning. Present.

24

MADAM CHAIR: Did I pronounce it correctly?

25

MS. SERRANO-PICHE: Piche.

1 MADAM CHAIR: Piche. Piche. Well, I'll get it
2 right next time. Okay. Thank you. And we do have
3 Applicant's exhibits, we have proposed revised conditions
4 and a letter sort of explaining the conditions, the
5 inconsistency. So that's Applicant's Exhibit Number 1.
6 Okay. So Ms. Butler, you are on.

7 MS. BUTLER: Right, good morning, Madam Chair and
8 members of the Planning Board.

9 MADAM CHAIR: Good morning.

10 MS. BUTLER: For the record my name is Tierra
11 Butler with the Urban Design Section. The project before
12 you is Item Number 5, Detailed Site Plan, DSP-04054-03 for
13 Bellefonte, which is a Detailed Site Plan for the
14 construction of two warehouse buildings with associated
15 parking and infrastructure.

16 The applicant is requesting a variance for
17 additional density above the .30 floor area ratio permitted
18 in the Limited Intensity Industrial I-4 zoning requirement.
19 Next slide, please.

20 This site is located in Prince George's County
21 Planning Area 81-A and Council District 09, as identified in
22 the blue colored area on the map. Next one.

23 This site is located on the west side of Louie
24 Pepper Drive, approximately 200 feet from Maryland 223,
25 Woodyard Road. The site boundary is outlined on the

1 Vicinity Map in red. Next slide, please.

2 The subject property is zoned Limited Intensity
3 Industrial I-4 as shown in the gray colored area on the
4 Zoning Map. Next slide, please.

5 This slide shows that the property is located in
6 the Military Installation Overlay Zone as identified in the
7 hatched pattern on the map. Next slide, please.

8 The aerial photo shows the existing conditions of
9 the property which shows that the site is currently vacant.
10 Next slide, please.

11 The site contains slopes which is outlined in the
12 red contour lines shown on the map. Next slide, please.

13 This slide shows the Master Plan Right-of-Way
14 which identifies Woodyard Road as an arterial roadway as
15 highlighted in red on the map. Louie Pepper Drive is
16 identified as an industrial road as shown in brown on the
17 map. And Old Alexandria Ferry Road is identified as a
18 collector as outlined in green on the map. Next slide,
19 please.

20 This slide shows the proposed buildings. The
21 first and northern most building is proposing a total of
22 108,000 square feet including 18,000 square foot mezzanine
23 area. The second building is proposing a total of 90,000
24 square feet to include a 15,000 square foot mezzanine level.
25 Both of the buildings will be one story and proposing a

1 height of 35 feet. The applicant is requesting to increase
2 the height to 41 feet and has provided revised conditions in
3 the additional backup. This site will have access from
4 Louie Pepper Drive. This site will contain 210 parking
5 spaces. The parking spaces will be located on the north and
6 south side of the building. 85 truck spaces are located
7 mainly between the buildings and the large truck court. Ten
8 trailer spaces are located on the northeast corner of the
9 site. Louie Pepper Drive will have 5-foot wide sidewalks on
10 each side of the road that connects to the site between the
11 buildings. Bike racks will be provided on both buildings
12 and then storm water management area will be located along
13 the eastern side of the site (indiscernible). A variance
14 request to exceed the .3 maximum floor area ratio by .04,
15 which is approximately 25,502 square feet and staff is in
16 support of this variance request. Next slide, please.

17 This slide shows the Landscape Plan. The
18 Landscape Plan provided with this Detailed Site Plan
19 consisted, included the required schedules and demonstrated
20 conformance with the Landscape Manual. Next slide, please.

21 The next four slides will show the architectural
22 elevations. Each building contains a painted light and dark
23 gray tilt wall panels and aluminum framed entry doors,
24 multiple locations and multiple loading dock doors on each
25 side that face each other. Each elevation includes quality

1 building materials that staff has determined to be
2 acceptable.

3 This slide shows the northern most building as
4 identified in this image as Building A. And the north and
5 west elevations are shown. And so the architectural
6 elevations here are proposing a height of 39 feet and 6
7 inches, which is inconsistent with what is being proposed on
8 the Detailed Site Plan. The applicant has provided
9 additional backup to include the building height, to
10 increase it to 41 feet and to ensure that both the
11 architectural elevations and the DSP are consistent. And so
12 the 41 feet will comply with the I-4 Zone setback
13 requirements as well as the height of the Military
14 Installation Overlay Zone requirements and staff is in
15 support of this proposed height change. Next slide, please.

16 All right. This is the second slice of
17 architectural elevations. This slide shows the northern
18 most building also identified as Building A. And then the
19 south and east elevations are shown here. Next slide,
20 please.

21 This is the third slide of the architectural
22 elevations. This slide shows the southernmost building
23 identified as Building B, and this sheet shows the south and
24 east elevations. Next slide, please.

25 And this is the fourth and final architectural

1 slide and this slide shows the southernmost building also
2 known as Building B and the north and west elevations are
3 shown here. Next slide, please.

4 All right. This slide shows the signage and the
5 applicant is proposing approximately an 8-foot high metal
6 concrete monument sign to include the industrial park logo.
7 Next slide, please.

8 This slide shows the truck turning exhibit which
9 demonstrates how the trucks will circulate throughout the
10 site. Next slide, please.

11 This slide shows the Type 2 Tree Conservation
12 Plan. Next slide, please.

13 And with that, Urban Design staff recommends that
14 the Planning Board adopt the findings of this report and
15 approve Detailed Site Plan, DSP-04054-03 and Type 2 Tree
16 Conservation Plan TCP2-114-04-03, Bellefonte including the
17 variance for Section 27-472(d)(1) subject to the following
18 four conditions found on page 15 and 16 of the Staff Report.
19 And this concludes staff's presentation.

20 MADAM CHAIR: Okay. Thank you very much, Ms.
21 Butler. Let's see if the Board has any questions of you at
22 this time. Madam Vice Chair?

23 MADAM VICE CHAIR: No questions. Thank you, Ms.
24 Butler.

25 MADAM CHAIR: Okay. Commissioner Washington?

1 COMMISSIONER WASHINGTON: No questions.

2 MADAM CHAIR: Commissioner Doerner?

3 COMMISSIONER DOERNER: No questions.

4 MADAM CHAIR: And Commissioner Geraldo?

5 COMMISSIONER GERALDO: No questions, Madam Chair,
6 thank you.

7 MADAM CHAIR: Okay. Wonderful. So I don't know
8 which one wants to go first, Ms. Cirner? Or Mr. Hummel?

9 MR. HUMMEL: Madam Chair, this Mr. Hummel.

10 MADAM CHAIR: Okay. Mr. Hummel, you're on.

11 MR. HUMMEL: Good morning, Madam Chair and
12 Commissioners. My name is Phillip Hummel, I'm an attorney
13 with the law firm of Miles and Stockbridge. It's my first
14 time appearing before the Prince George's County Planning
15 Board, so I'm very excited to be here. I'm also here with
16 my colleague, Casey Cirner, and the two of us are land use
17 counsel for applicant the Matan Companies. I'm also joined
18 by Brian Morris and Mick Wrisley of the Matan Companies, and
19 Haley Carpenter of Bohler, the project engineer, Mike
20 Lenhart of Lenhart Traffic Consultant, our traffic engineer,
21 and Chelsea Serrano-Piche, our architect of Powers Brown
22 Architecture. Our whole team is also very excited to be
23 here this morning, we believe that this project will be
24 bring new and best into a site long anticipated for
25 redevelopment and advance important goals of the 2013

1 Central Branch Avenue Corridor Revitalization Sector Plan by
2 providing modern warehousing, industrial flex space and
3 creating new opportunities.

4 Our team wants to thank the planning staff for
5 their very hard work, especially Ms. Tierra Butler. We're
6 grateful for Ms. Butler's attention, coordination and
7 patience. And with that brief introduction, I will turn it
8 over to Brian Morris to give a few remarks.

9 MADAM CHAIR: Okay. Thank you, Mr. Hummel. And
10 not bad for your very first time before the Planning Board,
11 so good job. Okay. Mr. Morris?

12 MR. MORRIS: Yeah, thank you. And so I'll be very
13 brief, I, you know, I echo everything that Phil said and you
14 know we are very excited to be in Prince George's County and
15 with this new investment. So you know working with staff
16 has been great and so we just want to thank Tierra Butler
17 for that. But again, just what Phil said, we're excited
18 about this new investment and you know just creating more
19 jobs, so we appreciate it and we're here to answer any
20 questions.

21 MADAM CHAIR: Thank you.

22 MR. HUMMEL: And then real quick, Madam Chair, we
23 just want to note for the record that we do accept staff's
24 proposed conditions of approval on pages 15 and 16 of the
25 Staff Report with the addition of the new Condition 1F to

1 revise the building height at the time of the certified DSP
2 process. So as Brian mentioned, our whole team is here and
3 we're happy to answer any questions.

4 MADAM CHAIR: Okay. Thank you, Mr. Hummel. So,
5 Ms. Serrano-Piche, anything to add?

6 MS. SERRANO-PICHE: I am at a loss of words, they
7 said it perfectly.

8 MADAM CHAIR: Okay. Thank you. I just had to
9 prove that I could pronounce it correctly. Okay. So let's
10 see if the Board has any questions of you, Mr. Hummel, or
11 your team. Madam Vice Chair?

12 MADAM VICE CHAIR: No questions, thank you.

13 MADAM CHAIR: Okay. Commissioner Washington?

14 COMMISSIONER WASHINGTON: No questions and welcome
15 to you all.

16 MADAM CHAIR: And Commissioner Doerner?

17 COMMISSIONER DOERNER: No questions. I look
18 forward to seeing you back again later.

19 MADAM CHAIR: Okay. And, Commissioner Geraldo?

20 COMMISSIONER GERALDO: (No audible response.)

21 MADAM CHAIR: You're muted.

22 COMMISSIONER GERALDO: No questions, Madam Chair.
23 Thank you for the presentation and I'm excited to see other
24 entities taking advantage of the industrial zones in Prince
25 George's County.

1 MADAM CHAIR: Okay. Okay. So we have no other
2 questions and no other speakers. Ms. Butler, if you have
3 nothing else to add, then we will entertain a motion.

4 COMMISSIONER WASHINGTON: Madam Chair, I move that
5 we adopt the findings of staff, in addition to the minor
6 finding amendment as outlined in Applicant Exhibit Number 2
7 and approve DSP-04054-03 and variance to Section 27-
8 472(d)(1) and TCP2-114-04-03 along with the associated
9 conditions as outlined in staff's report and as further
10 modified by Applicant Exhibit Number 1.

11 MADAM CHAIR: And we have a motion.

12 COMMISSIONER GERALDO: Second.

13 MADAM CHAIR: And a second. We have a motion by
14 Commissioner Washington seconded by Commissioner Geraldo.
15 Madam Vice Chair?

16 MADAM VICE CHAIR: I vote aye.

17 MADAM CHAIR: Commissioner Washington?

18 COMMISSIONER WASHINGTON: I vote aye.

19 MADAM CHAIR: Commissioner Doerner?

20 COMMISSIONER DOERNER: I vote aye.

21 MADAM CHAIR: And Commissioner Geraldo?

22 COMMISSIONER GERALDO: I vote aye, Madam Chair.

23 Thank you.

24 MADAM CHAIR: Okay. The ayes have it 5-0, well
25 done. Thank you. Okay.

1 MR. HUMMEL: Thank you, Madam Chair. Thank you,
2 Commissioners.

3 **(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:

BELLEFONTE

Detailed Site Plan, DSP-04054-03



By: _____

Date: November 16, 2021

Diane Wilson, Transcriber