



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

October 24, 2023

**RE: DSP-21032 Arbor Street Property
Nabely Family Trust, Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on October 23, 2023

CERTIFICATE OF SERVICE

This is to certify that on October 24, 2023, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script that reads "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: DSP-21032
Arbor Street Property

Applicant: Nabely Family Trust

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — DISAPPROVAL OF DETAILED SITE PLAN

A. Introduction

On September 25, 2023, using oral argument procedures, this matter was considered by the District Council, on mandatory review, and on appeal from Applicant of Planning Board's disapproval of Detailed Site Plan (DSP)-21032 and Planning Board's recommendation of disapproval of Applicant's request to amend the Table of Uses in the 2005 Tuxedo Road/Arbor Street/Cheverly Metro Area Approved Sector Plan and Sectional Map Amendment (2005 Cheverly Plan).¹ (9/25/2023, Tr.), Appeal from Applicant, 8/29/2023.

The issues on appeal have been afforded full consideration. Having reviewed the record, the Board's disapproval of DSP-21032 is AFFIRMED, and the District Council, as a basis for its final decision, adopts the Board's recommendation to disapprove Applicant's request to amend the Table of Uses in the 2005 Plan. Except as otherwise stated herein, the District Council adopts and incorporates the findings and conclusions of Planning Board in Resolution No. 2023-79 (PGCPB No. 2023-79).² PGCPB No. 2023-79, Technical Staff Report, 6/14/2023, Planning Board Record,

¹ The 2005 Cheverly Plan was replaced by the 2018 Approved Greater Cheverly Sector Plan but the D-D-O Zone containing design standards and a table of uses to facilitate implementation of land use and community character recommendations remain applicable for the subject property. PGCPB No. 2023-79 at 4.

² Hereinafter, Planning Board and Technical Staff will be referred to as the Board.

1 of 157, (1/26/2023, Tr.), (3/16/2023, Tr.), (4/27/2023, Tr.), (6/29/2023, Tr.), (12/8/2022, Tr.), DSP-21032 Presentation Slides, and Appeal from Applicant, 8/29/2023.

B. The Subject Property

This property is located on the south side of Arbor Street, approximately 250 feet west of its intersection with 59th Avenue, in Council District 5, and Planning Area 69. More specifically, the site address is 5801 Arbor Road, located less than a 0.5 mile south of the corporate limits for the Town of Cheverly. The property is shown as Lots 1–8, Block 6, of the Tuxedo Subdivision shown in Plat Book A, Plat No. 71, as filed among the land records of Prince George’s County. PGCPB No. 2023-79 at 3.

1. Permit Approvals

1974 — Permit 906-1975-U was issued to allow the retail sale of truck parts—but specifically stated that *no* warehousing or service use was permitted. When this permit was issued, the site was in the C-2 (General Commercial, Existing) Zone, which also did *not* allow a storage warehouse use. PGCPB No. 2023-79 at 3.

1989 — Permit 1881-1988-U was issued to allow the site to be used for auto repair services. PGCPB No. 2023-79 at 3.

2. 2005 Rezoning

2005 — the 2005 Cheverly Plan rezoned the subject property from the C-M (Miscellaneous Commercial) Zone to the M-U-I (Mixed Use-Infill) Zone and superimposed a D-D-O (Development District Overlay) Zone. PGCPB No. 2023-79 at 3.

3. Site Plan

2006 — Planning Board approved Detailed Site Plan (DSP)-05103 in Resolution No. 06-177 to allow for an automotive storage yard for cars awaiting repairs on .42-acre of the site in the C-M Zone. When this DSP was approved, the site was exempt from the 2005 Cheverly Plan (including D-D-O requirements) because no new construction was proposed. PGCPB No. 2023-79 at 3.

4. 2018 Rezoning

2018 — the 2018 Approved Greater Cheverly Sector Plan and Development District Overlay (D-D-O) Zone replaced the 2005 Cheverly Plan. But as noted above, the D-D-O Zone containing design standards and a table of uses to facilitate implementation of land use and community character recommendations remain applicable for the subject property. PGCPB No. 2023-79 at 4.

5. Current *Illegal* Operations

Currently, the subject property is operating *illegally* as a wholesaling and distribution warehouse and contractor's office with outdoor storage because the County's Department of Permitting, Inspections and Enforcement (DPIE) declined to approve Permit 1670-2018 for the wholesaling and distribution use and Permit 7827-2020 for the contractor's office with outdoor storage use. PGCPB No. 2023-79 at 3.

C. Request to Amend Table of Uses in the D-D-O Zone

Initially, Applicant requested to amend the Table of Uses in the D-D-O Zone to allow for a wholesaling and distribution warehouse and contractor's office with outdoor storage on the subject property. Applicant has since revised its request to remove the contractor's office with outdoor

storage use and narrows the scope of the wholesaling and distribution use to food or beverage materials only. PGCPB No. 2023-79 at 4.

D. Standard of Review to Amend Table of Uses

Under PGCC § 27-548.26 of the Old ZO, an Applicant may seek to amend the Table of Uses in a D-D-O Zone. Here, Applicant filed its request pursuant to PGCC § 27-548.26(b)(1)(B), which, in relevant part, states as follows:

PGCC § 27-548.26. – Amendment of Approved Development District Overlay Zone.

(b) Property Owner.

(1) Notwithstanding the provisions of subsection (a), above, a property owner may request that the District Council amend development requirements for the owner's property, as follows:

(B) An owner of property in the Development District may request changes to the underlying zones or the list of allowed uses, as modified by the Development District Standards.

- (i) A request for changes to the underlying zone or list of allowed uses may include requested amendments to the applicable Development District Standards for the applicable D-D-O Zone.
- (ii) In determining whether to approve such amendments to the Development District Standards, the District Council shall find that the amended standards will benefit the proposed development, will further the purposes of the applicable Development District, and will not substantially impair implementation of any applicable Master Plan or Sector Plan.

(C) A site plan, either the Detailed Site Plan required by Section 27-548.25 or a Conceptual Site Plan.

(3) Filing and review of the application shall follow the site plan review procedures in Part 3, Division 9, except as modified in this Section. The Technical Staff shall review and submit a report on the application, and the Planning Board shall hold a public hearing and submit a recommendation to the District Council. Before final action the Council may remand the application to the Planning Board for review of specific issues.

(5) The District Council may approve, approve with conditions, or disapprove any amendment requested by a property owner under this Section. In approving an application and site plan, the District Council shall find that the proposed development conforms with the purposes and recommendations for the Development District, as stated in the Master Plan, Master Plan Amendment, or Sector Plan, meets applicable site plan requirements, and does not otherwise substantially impair the implementation of any comprehensive plan applicable to the subject development proposal. PGCC § 27-548.26.

E. Board's Disapproval of a Detailed Site Plan Request to Amend the Table of Uses in the D-D-O Zone

After a hearing on Applicant's request, as revised, the Board found, among other things, that Applicant's request to amend the Table of Uses to allow wholesaling and distribution of food and beverage materials would be inconsistent with the policies and strategies of the 2005/2018 Cheverly Plan that seek to achieve a mix of residential, retail, and office uses for the purpose of implementing the Plan's vision of a walkable main street in the Plan area. PGCPB No. 2023-79 at 4-5.

F. Appeal

Having failed to carry its burdens of production and persuasion before the Board to approve a Detailed Site Plan and, in tandem, a request to amend the Table of Uses in the 2005/2018 Cheverly Plan, Applicant filed the instant appeal to the District Council seeking to reverse the

decision of the Board. Appeal, 8/29/2023. Each request/question presented on appeal from Applicant will be addressed in the order presented.

I. Request 1.

1. The Planning Board erred when it determined that the subject DSP would not further the purposes of the applicable Development District. Appeal at 2.
 - i. It was error to find that the only uses permitted within a Development District are consistent with the purposes of the Development District when the Zoning Ordinance allows amendments to the D-D-O Zone Table of Uses. Appeal at 3.
 - ii. The subject application is consistent with the Development District's purpose, which is transforming Tuxedo Road/Arbor Street into a walkable, main-street area, and it was an error for the Planning Board to disapprove the DSP based on a dogmatic adherence to a nonviable means of transforming Tuxedo Road/Arbor Street into a walkable, main-street area. Appeal at 4.

Applicant contends that the Board committed an egregious error when it concluded that wholesaling and distribution warehouse are inconsistent with the permitted uses of the C-S-C (Commercial Shopping Center) Zone or the intent of the D-D-O Zone because the Board's conclusion fails to acknowledge that the D-D-O Zone specifically allows modifications to the Table of Uses if the requested use furthers the purposes of the Development District, pursuant to PGCC § 27-548.26 of the Old ZO. Applicant also contends that if the Board's rationale were true, no amendment to the Table of Uses could be approved because for a use to be consistent with the

purpose and intent of the Development District, it must already be permitted within the underlying zone or the D-D-O Zone. Appeal at 3. Furthermore, Applicant contends that it was an error for the Board to disapprove the DSP based on a *dogmatic* adherence to a nonviable means of transforming Tuxedo Road/Arbor Street into a walkable, main-street area.

Applicant has misinterpreted the Board's findings and conclusions. The Board's conclusion and rational to recommend disapproval of Applicant's request to amend the Table of Uses in the D-D-O Zone were based on findings and conclusions as follows:

COMPLIANCE WITH EVALUATION CRITERIA

6. 2018 Approved Greater Cheverly Sector Plan and the Development District Overlay (D-D-O) Zone: This property is located within the Cheverly Metro Local Transit Center boundary of the Greater Cheverly Sector Plan, and Section 3 (Land Use Element) provides policies and strategies that apply to this area, including the following:

Policy LU 2—Define the Local Transit Center (LTC) boundary to focus redevelopment at the Cheverly Metro Station and along the MD 459 (Arbor Street and Tuxedo Road) corridor east of the CSX Railroad tracks, and to limit development in the floodplain. (page 43)

Strategies

LU 2.1—Promote redevelopment from east of the CSX railroad tracks along MD 459 (Tuxedo Road and Arbor Street) to Cheverly Avenue to allow a mix of residential, retail and office uses. (page 43)

LU 2.2—Facilitate parcel assembly from east of the CSX Railroad tracks along MD 459 (Tuxedo Road and Arbor Street) to encourage redevelopment in the Local Transit Center and implement the vision of a walkable main street. (page 43)

The 2018 *Approved Greater Cheverly Sector Plan* replaced the 2005 Cheverly Sector Plan and SMA. However, the D-D-O Zone containing design standards and

a table of uses to facilitate implementation of land use and community character recommendations still remains applicable.

The subject application requested to amend the table of uses within the D-D-O Zone, in accordance with Section 27-548.26(b)(5). New development was not approved with this application. The Planning Board finds that the disapproved amendment would have allowed the wholesaling and distribution of food and beverage materials to continue as a principal use on the property. The contractor's office with outdoor storage use was stated to be removed. The requested principal use is not consistent with the policies and strategies of the Greater Cheverly Sector Plan that seek to achieve a mix of residential, retail, and office uses for the purpose of implementing the plan's vision of a walkable main street in the plan area.

7. **Prince George's County Zoning Ordinance:** The subject site plan has been reviewed for conformance with the requirements of the M-U-I and D-D-O Zones. Uses in the M-U-I Zone are governed by Section 27-546.17(a), which states:

(a) All uses permitted by right or by Special Exception in the C-S-C Zone, as provided in Section 27-461(b), are permitted by right in the M-U-I Zone, except as follows:

(1) For the uses in Section 27-461(b)(3), Miscellaneous, and 27-461(b)(6) Residential/Lodging, the uses allowed are those permitted in Section 27-441(b)(4), Miscellaneous, and (7), Residential/Lodging, for the R-18 Zone, except that hotel and motel uses are permitted as in the C-S-C Zone.

The C-S-C Zone does not permit wholesaling or distribution uses of any kind, with one specific exception (by footnote) for the adaptive use of a furniture warehouse store. Section 27-461(a)(7) of the prior Zoning Ordinance provides that all uses not listed are prohibited.

Uses in the D-D-O Zone are governed by Section 27-548.22 which provides that "uses allowed on property in a Development District Overlay Zone shall be the same as those allowed in the underlying zone in which the property is classified, *except as modified by Development District Standards approved by the District Council.*" The development district standards, as adopted by the 2005 Cheverly Sector Plan and SMA, also prohibit the existing and requested uses.

Although wholesaling or distribution of food or beverage materials only is a prohibited use in the M-U-I and D-D-O Zones, pursuant to Section 27-548.26(b),

the applicant has requested that the District Council change the list of allowed uses for the subject property, to allow a desired use. In doing so, the District Council must find that the proposed development conforms with the purposes and recommendations for the development district, as stated in the master plan, master plan amendment, or sector plan; meets applicable site plan requirements; and does not otherwise substantially impair the implementation of any comprehensive plan, applicable to the subject development proposal.

The Planning Board recommends disapproval of the applicant's request to allow a wholesaling and distribution warehouse, as it is not consistent with the permitted uses of the C-S-C Zone or the intent of the D-D-O Zone and will substantially impair implementation of the Cheverly Sector Plan and SMA by eliminating the opportunity to develop the subject property, as recommended by the sector plan.

Two objectives of the Cheverly Sector Plan and SMA are to bring industrial areas into code compliance, remove noxious uses, and transform Arbor Street into a main street with retail, accompanied and supported by residential and small office uses (page 56). More specifically, Subareas A and B which contain the subject property, were placed under the D-D-O Zone to ensure that the redevelopment of land in these subareas met the land uses and/or urban design goals contained in the Cheverly Sector Plan and SMA. The D-D-O Zone's development district standards, guidelines, and uses are intended to achieve goals that "provide a pedestrian-oriented, human-scale environment that will enliven the sector area, provide a community-oriented town center, and offer flexible, easy-to-accommodate opportunities for future economic growth and development" (page 83).

In addition, the Planning Board finds that disapproval of the requested use is appropriate, when the applicant is currently operating that same use without a permit. Per DPIE, no prior permits have been issued that allow the use of a storage warehouse. Permit 906-1975-U was issued on June 4, 1975, and allowed the retail sale of truck parts, but specifically stated that no warehousing or service was permitted. When this permit was approved, the site was in the C-2 Zone, which *did not* allow a storage warehouse use. Permit 1881-1988-U was approved on February 14, 1989, and allowed the site to be used for auto repair services. The subject property was changed from the C-2 Zone to the C-M Zone, which *also does not* allow a storage warehouse use.

The District Council, the Planning Board, and the community invested a significant amount of time creating the D-D-O Zone for the Cheverly Sector Plan and SMA. To ignore the strategies and permitted uses, fails to adhere to the community's wishes and the land use vision for the area. The planning processes, which lead to approval of all sector plans, involve public processes and substantial resources. The public process is to guarantee that the clear vision and reasonable expectations are

considered and, most importantly, an implementable plan is approved. The Cheverly Sector Plan and SMA provides decision-makers with clear and concise direction regarding desired uses and building standards necessary to implement the plan's vision.

In an effort to assure the validity of approved plans, to maximize opportunities to implement the plan, and to maintain the community's trust in the planning processes, the Planning Board cannot support uses that are contrary to the plan's vision. The applicant's request, to add the wholesaling and distribution warehouse of food and beverage materials as a permitted use on the property, eliminates the opportunity to attract mixed-use residential development to the subject property, as recommended by the Greater Cheverly Sector Plan, and reinforced by the Cheverly Sector Plan and SMA, which reclassified the subject property from the C-M Zone to the M-U-I Zone and imposed the D-D-O Zone. In addition, the District Council did not approve zoning for the subject site that would allow the proposed use; therefore, there is no presumption that the subject site could be used, as desired.

Therefore, the Planning Board recommends to the District Council that the request to allow the use of wholesaling, distribution, and related storage of food and beverage materials (products) used and produced on the premises be disapproved. PGCPB No. 2023-79 at 4-6. (Emphasis added).

The Board's factual findings are reviewed to determine whether they are supported by substantial evidence in the record. *Md. Bd. of Pub. Works v. K. Hovnanian's Four Seasons at Kent Island*, 425 Md. 482, 514 n.15, 42 A.3d 40 (2012). The substantial evidence test does not turn on whether an aggrieved party provided substantial evidence to support its position before the administrative agency. On the contrary, the substantial evidence test requires a determination of whether the agency's decision is founded upon substantial evidence in the record. *Motor Vehicle Admin. v. Shea*, 415 Md. 1, 997 A.2d 768 (2010). Under this standard, the reviewing body must "defer to the agency's fact-finding and drawing of inferences if they are supported by the record" and "review the agency's decision in the light most favorable to it." *Motor Vehicle Admin. v. Carpenter*, 424 Md. 401, 36 A.3d 439 (2012). There is no substitution of judgment by the

reviewing body “on the question [of] whether the inference drawn is the right one or whether a different inference would be better supported. The test is *reasonableness, not rightness.*” *Md. Dep’t of the Env’t v. Riverkeeper*, 447 Md. 88, 134 A.3d 892 (2016) (quoting *Annapolis v. Annapolis Waterfront Co.*, 284 Md. 383, 399, 396 A.2d 1080 (1979)). (Emphasis added).

When the Board’s findings and conclusions are reviewed in context of the record as a whole (as outlined above), there is substantial evidence in the record that the Board did *not* err when it concluded that wholesaling and distribution warehouse are *inconsistent* with the permitted uses of the C-S-C (Commercial Shopping Center) Zone or the intent of the D-D-O Zone.

Among other things, the Board’s findings and conclusion *acknowledged* that while the D-D-O Zone allows Applicant to request modifications to the Table of Uses—such amendment *is not consistent with the permitted uses of the C-S-C Zone or the intent of the D-D-O Zone* and *will substantially impair implementation of the Cheverly Sector Plan and SMA by eliminating the opportunity to develop the subject property, as recommended by the sector plan.* Nothing in the Board’s findings and conclusions *foreclose* a recommendation of approval to amend the Table of Uses *if* such an amendment to the Table of Uses *would be consistent* with the *permitted uses* of the C-S-C Zone or the intent of the D-D-O Zone. Moreover, nothing in the Board’s findings and conclusions to disapprove the DSP amounts to a dogmatic adherence to a nonviable means of transforming Tuxedo Road/Arbor Street into a walkable, main-street area.

Board Commissioners stated that while they expressed sympathy for the property owner’s situation, *they were not persuaded* by the evidence to give up on the 2005/2018 Cheverly Plan. PGCPB No. 2023-79 at 8 (The Chair of the Planning Board expressed sympathy for the property

owner's situation but did not believe the evidence warranted giving up on the sector plan at this time. Commissioners Geraldo, Washington, Doerner, and Bailey also concurred with the Chair's comments, with Commissioner Washington adding that she found nothing in the testimony that would overcome staff's analysis and Commissioner Doerner identifying with the comments provided by Ms. Nies, that the Chair acknowledged as well).

Request 2.

The Planning Board erred when it determined that this amendment would substantially impair implementation of the Tuxedo Road-Arbor Street Sector Plan/SMA by eliminating the opportunity to develop the subject property as recommended by the sector plan. Appeal at 5.

According to Applicant, the term substantially impair is not defined by the Zoning Ordinance or relevant case law. Thus, under Section 27-108.1(a)(7) of the Zoning Ordinance, these terms should be given their common meaning. According to Black's Law Dictionary (11th ed. 2019), impairment is defined as the fact or state of being damaged, weakened or diminished, while the meaning of substantial is defined as important, essential, and material; of real worth or importance: or...containing the essence of a thing. Thus, when determining whether the subject application substantially impairs the Tuxedo Road-Arbor Street Sector Plan/SMA—the applicable standard is whether the essence of these plans is being damaged or weakened by the subject application. Appeal at 5-6.

As discussed above, the Board's findings and conclusion acknowledged, among other things, that while the D-D-O Zone allows Applicant to request modifications to the Table of Uses—such amendment is *not* consistent with the permitted uses of the C-S-C Zone or the intent of the D-D-

O Zone *and will* substantially impair implementation of the Cheverly Sector Plan and SMA by *eliminating* the opportunity to develop the subject property, as recommended by the sector plan. Moreover, Board Commissioners stated that while they expressed sympathy for the property owner's situation, they were not persuaded by the evidence to give up on the 2005/2018 Cheverly Plan. PGCPB No. 2023-79 at 8 (The Chair of the Planning Board expressed sympathy for the property owner's situation but did not believe the evidence warranted giving up on the sector plan at this time. Commissioners Geraldo, Washington, Doerner, and Bailey also concurred with the Chair's comments, with Commissioner Washington adding that she found nothing in the testimony that would overcome staff's analysis and Commissioner Doerner identifying with the comments provided by Ms. Nies, that the Chair acknowledged as well).

Furthermore, the Board found, among other things, that the subject application *does not* conform with the Tuxedo Road-Arbor Street Sector Plan/SMA and as superseded by the 2018 Cheverly Plan. According to the Board, Applicant is currently operating its *proposed use without a permit*. And per DPIE, *no* prior permits have been issued that allow the use of a storage warehouse. Permit 906-1975-U was issued on June 4, 1975, and allowed the retail sale of truck parts, but specifically stated that no warehousing or service was permitted. When this permit was approved, the site was in the C-2 Zone, which did not allow a storage warehouse use. Permit 1881-1988-U was approved on February 14, 1989, and allowed the site to be used for auto repair services. The subject property was changed from the C-2 Zone to the C-M Zone, which also does not allow a storage warehouse use.

At bottom, the Board did not err when it found and concluded that Applicant's request is *not consistent* with the permitted uses of the C-S-C Zone or the intent of the D-D-O Zone *and will substantially impair* implementation of the Cheverly Sector Plan and SMA *by eliminating the opportunity to develop the subject property, as recommended by the sector plan.*

Request 3.

The lack of a permit for the operation of the business upon the Subject Property is irrelevant to the request to allow the use set forth in the subject application, which is based on standards set forth in the Zoning Ordinance. Appeal at 7.

Relying on *Council v. Board of Cnty. Comm'rs*, 235 Md. 535 (1961), Applicant contends that it is very clear under Maryland law that absent a specific ordinance or required finding related to prior violations, it is beyond the authority of the jurisdiction to consider such matter in a zoning case. Appeal at 7. As a matter of law, Applicant is incorrect.

The Court in *Board of Cnty. Comm'rs* involved a claim that the Council *erred in rezoning* the property because the owners were using the property in ways that violated the zoning ordinance and was not sustainable because other penalties were provided for such violations. However, the Council, *in deciding whether to rezone property on a piecemeal basis*, properly was concerned with *whether there was an error in the original comprehensive zoning, or a change in the condition of the neighborhood* that had come about since the original zoning. The Council was *not* barred from granting *rezoning* because of some violation of the zoning ordinance.

That is not the case here. There is *no* request to rezone property here based on error in the original comprehensive zoning, or a change in the condition of the neighborhood. At issue here is

whether, as the Board found, Applicant *is currently operating its proposed use without a permit*—when there was *no* error in the original comprehensive zoning, or a change in the condition of the neighborhood that had come about since the original zoning. Per DPIE, *no* prior permits have been issued that allow the use of a storage warehouse. Permit 906-1975-U was issued on June 4, 1975, and allowed the retail sale of truck parts, but specifically stated that *no* warehousing or service was permitted. When this permit was approved, the site was in the C-2 Zone, which did *not* allow a storage warehouse use. Permit 1881-1988-U was approved on February 14, 1989, and allowed the site to be used for auto repair services. The subject property was changed from the C-2 Zone to the C-M Zone, which also does *not* allow a storage warehouse use.

G. Conclusion

For the reasons set forth above, Applicant's request is DENIED.

ENACTED this 23rd day of October 2023, by the following vote:

In Favor: Council Members Burroughs, Blegay, Dernoga, Fisher, Franklin, Harrison, Hawkins, Ivey, Olson and Oriadha.

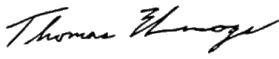
Opposed:

Abstained:

Absent: Council Member Watson.

Vote: 10-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF THE
MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: 

Thomas E. Dernoga, Chair

ATTEST:



Donna J. Brown
Clerk of the Council