

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

THURSDAY

APRIL 22, 2021

+ + + + +

----- :
 IN THE MATTER OF: :
 :
 Office of Planning - : Case No.
 Zoning Map Amendment at : 21-01
 Parcels 131/44 and 131/216 - :
 Southeast Corner of the :
 Intersection of 5th Street and:
 Rhode Island Avenue, N.E. :
 ----- :

Thursday,
April 22, 2021

Video Teleconference

The Public Meeting of Case No. 20-23, by the District
of Columbia Zoning Commission convened at 5:00 p.m. EDT,
Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairperson
- ROBERT MILLER, Vice-Chair
- PETER SHAPIRO, Board Member
- MICHAEL TURNBULL, Board Member
- PETER G. MAY, Board Member

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OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

UNIDENTIFIED, Esquire

The transcript constitutes the minutes from the
Regular Public Hearing held on April 22, 2021

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T-A-B-L-E O-F C-O-N-T-E-N-T-S

Case No. 21-01 - Application of Office of Planning - Zoning Map
Amendment at Parcels 131/44 and 131/216 4

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P-R-O-C-E-E-D-I-N-G-S

(5:03 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood and I am joined by Vice Chair Miller, Commissioner May and Commissioner Turnbull. We're also joined by the Office of Zoning Staff, Ms. Sharon Schellin, our secretary and Mr. Paul Young who will be handling all of our virtual operations.

Others will introduce themselves at the appropriate time. Tonight's Zoning Commission hearing is Zoning Commission Case No. 21-01. This is from the Office of Planning Map Amendment at Parcels 131/216 and 131/44. This is on behalf of (indiscernible) proposed to rezone two parcels from PDR-2 to MU-10 zone. The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded by a court reporter and the platforms used are webcast live, Webex and YouTube Live.

The video will be available on the Office of Zoning's website after the hearing. All persons planning to testify should have signed up in advance and will be called by name at the appropriate time. At the time of sign-up, all participants will complete the oath or affirmation required by Subtitle Z 408.7. Accordingly, all those listening on Webex or by phone will be

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1 muted during the hearing and only those who have signed up to
2 participate to testify will be unmuted at the appropriate time.
3 When called, please state your name and home address before your
4 providing your testimony. When you are finished speaking, please
5 mute your audio.

6 If you experience difficulty accessing Webex with your
7 telephone call-in or have not signed up, then please call our OZ
8 hotline number at 202-727-5471. If you wish to file written
9 testimony or additional supporting documents during the hearing,
10 then be prepared to describe and discuss it at the time of your
11 testimony.

12 This hearing will be conducted in accordance with
13 provisions of 11Z D.C.M.R. Chapter 4 as follows. Preliminary
14 matters, applicant's case. They have up to 60 minutes. I don't
15 think we need it in this case as well, report of the Office of
16 Planning and Department of Transportation, report of other
17 government agencies, report of the ANC. Testimony of
18 organizations, five minutes, and individuals three minutes and we
19 will hear in the following order from those in support,
20 opposition, and undeclared. Then we will have rebuttal and
21 closing by the applicant.

22 Again, the Office of Zoning hotline number is 202-727-
23 5471 for any concerns during these proceedings.

24 At this time, the Commission will consider any

1 preliminary matters. Does the staff have any preliminary matters?

2 MS. SCHELLIN: No preliminary matters.

3 CHAIRPERSON HOOD: Okay. So we can bring everybody up.

4 MS. SCHELLIN: I did forget to ask Ms. Steingasser or
5 check the record to see if they posted the property. I need to
6 check that real quick.

7 MS. STEINGASSER: The property was posted by the
8 applicant of the previous case.

9 MS. SCHELLIN: Okay.

10 MS. STEINGASSER: Posted all of it out of courtesy.

11 MS. SCHELLIN: Great.

12 CHAIRPERSON HOOD: So in that case, Ms. Fothergill, Ms.
13 Steingasser, the floor is you all's. You may begin.

14 MS. FOTHERGILL: Good evening Chairman Hood and members
15 of the Commission. For the record, I'm Anne Fothergill with the
16 Office of Planning presenting Commission Case 21-01. This is a
17 proposal to rezone the subject property at 501 to 513 Rhode Island
18 Avenue, N.E. from the PDR-2 zone to the MU-10 zone. This property
19 is directly west of the property you reviewed in the previous case
20 and it is the location of the District Fire Station Engine Company
21 No. 12.

22 The Office of Planning has found that the proposed map
23 amendment and rezoning would be not inconsistent with the
24 Comprehensive Plan including the designation on the Future Land

1 Use Map, the Policy Map, and numerous policies in the framework
2 elements, city-wide elements, and area element of the
3 comprehensive plan as well as specific guidance in the Small Area
4 Plan. We have -- I have -- we have a slide here showing the site
5 location as well as the Future Land Use Map and we have
6 recommended approval of the map amendment and I'm happy to rest on
7 the record in support of the application and take any questions
8 you may have.

9 CHAIRPERSON HOOD: Okay. Thank you, Ms. Fothergill.
10 Very straight to the point. Great. Let's see if we have any
11 questions or comments. Commissioner May?

12 COMMISSIONER MAY: Yeah, I'm curious. I mean, I
13 certainly agree with the notion of amending the map in this area
14 and being consistent with what we just took proposed action on in
15 the other case, but is there an immediate plan to, or is there a
16 plan at some point in the future, to redevelop the fire station
17 site?

18 MS. FOTHERGILL: Yes. DMPED recently, during their
19 March Madness event, identified this site as a potential
20 redevelopment site and for an RFP. So there is -- you know, it
21 was pending the rezoning, but they are considering redevelopment.

22 COMMISSIONER MAY: So would it be something like what
23 they did with the fire station in southwest where they keep the
24 station on-site or is it --

1 MS. FOTHERGILL: I don't --

2 COMMISSIONER MAY: -- (indiscernible)?

3 MS. FOTHERGILL: I don't know.

4 CHAIRPERSON HOOD: Yeah.

5 MS. FOTHERGILL: I don't know the answer. That was -- I
6 did mention that in the set down report; there are two recent --

7 COMMISSIONER MAY: Yeah.

8 MS. FOTHERGILL: -- versions that they have done with
9 fire stations, but I don't know the specific answer for this site.

10 COMMISSIONER MAY: Okay. All right. I'm just curious
11 about whether they actually have plans to do that. I'm also
12 curious about how well those are working, but I don't know that
13 that's really relevant to the rezoning here, so thank you.

14 CHAIRPERSON HOOD: All right. Commissioner Turnbull?

15 COMMISSIONER TURNBULL: Yeah. Thank you, Mr. Chair.
16 Just had one question. I had asked the applicant in the previous
17 case about the zoning across the street which is MU-7. Why is it
18 -- why would the -- why is the MU-7 an MU-7 and not MU-10 like
19 this? I mean, what's the strategy behind the planning of this?

20 MS. FOTHERGILL: The properties across the street on the
21 Future Land Use Map are zoned moderate density and the MU-7 is an
22 appropriate zone for the Future Land Use Map. And in this case,
23 it is high density residential, medium density commercial, and the
24 MU-10 zone is an appropriate zone for that. It also was

1 specifically called out in the Small Area Plan at this level of
2 density, so I think it's a --

3 COMMISSIONER TURNBULL: Okay. I'm just curious. One's
4 going to be at 95 feet and one's going to be at a matter-of-right
5 of 50 feet or is it 60 feet?

6 MS. FOTHERGILL: I'm not sure of the MU-7 off the top of
7 my head, the height, but the specific height and FAR were called
8 out on the Small Area Plan that correlate with MU-10.

9 COMMISSIONER TURNBULL: Okay.

10 MS. FOTHERGILL: I believe you're right that MU-7 is 65.

11 COMMISSIONER TURNBULL: Sixty-five. All right. Thank
12 you.

13 CHAIRPERSON HOOD: Thank you.

14 Vice Chair Miller?

15 VICE CHAIR MILLER: Thank you, Madam -- thank you, Madam
16 Chair. Thank you, Mr. Chairman. I work both with Madam Chairs
17 and Mr. Chairs and maybe I need to find a gender neutral acronym
18 for that. Anyway --

19 COMMISSIONER MAY: I think it's Chair for life.

20 VICE CHAIR MILLER: Yeah, there you go.

21 CHAIRPERSON HOOD: Well, they say Carol Mitten and I
22 always looked alike, so it doesn't matter. You can call me Madam
23 Chair, Mr. Chair, whatever you want to call me. Anthony, it
24 doesn't matter.

1 VICE CHAIR MILLER: So anyway, this is clearly -- I
2 thank you, Ms. Fothergill, and the Office of Planning, and the
3 Office of Deputy Mayor for Economic Planning and Economic
4 Development for your work with this and the previous case which
5 are obviously related. They're adjacent to each other, I believe.
6 Just, Anne, it clearly is bringing the map, the Zoning Map, in
7 line with what the Comprehensive Plan Land Use Map calls for of
8 high density residential and medium density commercial. And
9 you've indicated, Ms. Fothergill, that there's ARP out in response
10 to Commissioner May's question and I realize that no -- this is a
11 map amendment case, consistency with the Comp Plan is the issue
12 not any specific project, but just again for my own and the
13 public's -- I'm sure the public knows a lot more about this than I
14 do, is the project that's envisioned different from what the
15 project that Jair Lynch and Greater Mount Calvary are partnering
16 with on the adjacent property or is it (indiscernible) and does
17 the city envision it as somehow integrated with that? I assume
18 it's going to be integrated somehow since they're adjacent, but
19 it's not the same project; is that correct?

20 MS. FOTHERGILL: That is correct. The wording of the
21 press release for the March Madness event is specifically for this
22 property, the redevelopment of this property not in conjunction
23 with the adjacent property.

24 VICE CHAIR MILLER: So it's not the -- it could -- it

1 potentially could be, but it is not being put out that way?

2 MS. FOTHERGILL: That's correct.

3 VICE CHAIR MILLER: Okay. Thank you.

4 MS. FOTHERGILL: That's my understanding.

5 VICE CHAIR MILLER: Yeah, and I have even less
6 understanding, but it certainly -- I do have an understanding of
7 the mapping, map consistency issue, which you brought forward and
8 I appreciate you doing that today. Thank you.

9 CHAIRPERSON HOOD: Great. Thank you. I should have
10 mentioned this at the beginning of this case, 21-01. Commissioner
11 Shapiro, as noted in the previous case, recused himself from this
12 case for the same reasons and I want to make sure that got on the
13 record. So I don't have any questions for Ms. Fothergill.

14 Ms. Schellin, is there anyone in the ANC -- from the ANC
15 that's tuned in and, I guess, Chairman Bradley Thomas? But, I
16 don't think in this case they submitted anything, so. At least I
17 didn't see it unless it came in late.

18 Do you have anything, Vice Chair? I see you looking.

19 (No response.)

20 CHAIRPERSON HOOD: Okay. All right. Well --

21 MS. SCHELLIN: Nothing.

22 CHAIRPERSON HOOD: Okay. Great.

23 VICE CHAIR MILLER: I thought maybe --

24 CHAIRPERSON HOOD: Okay. Well, thank you --

1 VICE CHAIR MILLER: I thought maybe the previous letter
2 might have referenced both, but I don't know.

3 CHAIRPERSON HOOD: Okay. I don't think so. I don't
4 think it did, but somebody can look and correct me if it did.
5 Thank you, Ms. Fothergill. Again, we don't have anyone from DDOT,
6 so I do have the letter up. They did submit a different letter.
7 It says DDOT has reviewed the applicant's request and determined
8 that based on the information provided, the proposed rezoning
9 would likely not lead to significant increases in the number of
10 peak-hour vehicle trips on the District transportation network if
11 developed with the most intense matter-of-right uses. Therefore,
12 DDOT has no object and they approve of the requested map
13 amendment," and this is for this one, this case, 21-01 501 through
14 513 Rhode Island Avenue.

15 CHAIRPERSON HOOD: All right. I did not see an ANC
16 report as I've already noted. I don't think we have one. So Ms.
17 Schellin, do we have anyone who is here in support, opposition, or
18 undeclared?

19 MS. SCHELLIN: We've had two people sign it. One was
20 Mr. Gerald Galluchi (phonetic), but I think he signed up for the
21 wrong case. I think he meant to sign up for AU which he did
22 testify in last night, and then we have Daniel Lyons from DMPED.
23 He is here if Mr. Young could let him in. And other than that,
24 there was no one else who signed up to testify. I just double

1 | checked.

2 | CHAIRPERSON HOOD: Okay. I thought Mr. Galluchi wanted
3 | to talk about AU some more tonight. We're going to -- okay. All
4 | right. So Mr. --

5 | MS. SCHELLIN: Maybe.

6 | CHAIRPERSON HOOD: -- Lyons, you may begin whenever
7 | you're ready.

8 | MR. LYONS: Good afternoon Chairman Hood and members of
9 | the Zoning Commission. My name is Daniel Lyons for the record
10 | representing DMPED. I actually thought I would be on video, but
11 | I'm not seeing an option to make -- oh, actually there it is.
12 | Start video, but -- that is -- actually, there. It is working.
13 | Okay. My statement is straight forward. We submitted a letter
14 | for the record. It's Exhibit 11 in your list of files and it's
15 | simply stating that DMPED supports the map amendment which would
16 | permit medium to high density mixed use development by-right at
17 | this location and would bring its zoning into alignment with that
18 | envisioned by the Comprehensive Plan District Land Use Map.

19 | I do want to say I heard Ms. Fothergill reference the
20 | March Madness event that we had. We did, in fact, make an
21 | announcement on March 24 at that event, however we did not issue
22 | an RFP. Somebody else had mentioned that. I just wanted to
23 | clarify that an RFP has not yet been released. But that is my
24 | statement. I appreciate the opportunity to appear before you and

1 thank you for the chance to provide comments.

2 CHAIRPERSON HOOD: Okay. Mr. Lyons, thank you for
3 providing testimony on behalf of DMPED and also for the
4 clarification so we can make sure we keep the record straight, so
5 we appreciate that. Let's see if we have any questions for you.

6 Commissioner May?

7 COMMISSIONER MAY: Yeah. I'll ask the same question. I
8 mean, do you have an idea of what might come of the redevelopment
9 of this site? Are you looking at the same sort of thing with the
10 ground floor fire station with the, you know, apartment or hotel
11 above it?

12 MR. LYONS: Well, the nature of most RFPs we are -- you
13 know, when that is put out, it will be an open competition for
14 developers to respond with what they believe is best for the site.
15 So it's really TBD, to be determined. Having said that, the one
16 parameter that we do require, will require, is that the fire
17 station be rebuilt. So the existing fire station will need to be
18 a part of any proposals that come in for that site. Beyond that,
19 of course DMPED's goals in general are for housing, tax revenue,
20 and jobs. So I imagine it's, again, to be determined, but
21 certainly housing would be a requisite component.

22 COMMISSIONER MAY: Okay. That's fine. Yeah, I'm most -
23 - I'm more concerned about whether the fire station stays in place
24 and you're saying that it will. It's not a replacement somewhere,

1 | it's a replacement on this site.

2 | MR. LYONS: Correct.

3 | COMMISSIONER MAY: Yeah. Okay. That's it for me.
4 | Thank you.

5 | CHAIRPERSON HOOD: Okay. Thank you.

6 | MS. SCHELLIN: Chairman Hood?

7 | CHAIRPERSON HOOD: Yes?

8 | MS. SCHELLIN: There's a Mr. -- I don't know if I'm
9 | going to pronounce his name correctly, Mr. Agold. He has provided
10 | a message to Mr. Young that he submitted testimony which he did
11 | and that's he available to testify. What did he say? "If it
12 | possible to speak, I'm prepared to do so." He did not register to
13 | testify, so if he comes on, I will need to give him the oath.
14 | He'll need to have his camera on so I can give him the oath.

15 | CHAIRPERSON HOOD: Okay. Let's finish with Mr. Lyons
16 | and we can bring him on --

17 | MS. SCHELLIN: Yes.

18 | CHAIRPERSON HOOD: -- and hear his testimony. Okay.
19 | Commissioner Turnbull, any questions for Mr. Lyons?

20 | COMMISSIONER TURNBULL: No questions, Mr. Chair.

21 | CHAIRPERSON HOOD: Okay. Vice Chair Miller, questions?

22 | VICE CHAIR MILLER: I have no questions. Thank you, Mr.
23 | Lyons, for your testimony.

24 | CHAIRPERSON HOOD: Okay. I too have no questions.

1 Thank you, Mr. Lyons, for providing, as I stated, testimony on
2 behalf of DMPED. We appreciate you taking the time to come down
3 and do that.

4 So let's get --

5 MR. LYONS: Certainly. Thank you again.

6 CHAIRPERSON HOOD: -- Mr. Agold. Okay. Sure. Let's
7 get Mr. Agold up and we can hear from Mr. Agold. It looks like
8 he's up and I'll wait. Mr. Agold, whenever you're ready and
9 whenever you're set, you may begin.

10 MS. SCHELLIN: But he needs to take the oath. He did
11 not sign up, so I've got to --

12 CHAIRPERSON HOOD: Okay.

13 MS. SCHELLIN: -- give him the oath.

14 CHAIRPERSON HOOD: Ms. Schellin, could you give Mr.
15 Agold the oath?

16 MS. SCHELLIN: Yes.

17 Would you please raise your right hand? Do you solemnly
18 swear or affirm the testimony you'll give this evening will be the
19 truth, the whole truth, and nothing but the truth?

20 MR. AGOLD: Yes, I do.

21 MS. SCHELLIN: Thank you.

22 MR. AGOLD: Good evening everybody, Chairman Hood and
23 members of the Commission. I'm also a part of the Eckington Civic
24 Association so I incorporated a component of the letter to

1 represent their views as well. Seizing on the opportunity of
2 redeveloping this portion of the Rhode Island Avenue has the
3 potential to bring vital businesses, services, affordable housing,
4 and community spaces to the surrounding neighborhoods and
5 consistent with the Future Land Use Map of the 2006 Comprehensive
6 Plan as amended by the D.C. Council in 2012 and the ECA's proposed
7 amendments to the Comprehensive Plan.

8 These projects represent an enormous opportunity to make
9 better use of the transit and trail adjacent properties and to
10 better connect Eckington residents to the Metropolitan Branch
11 Trail. Of particular importance, this development of these
12 properties presents an opportunity to address a service gap that
13 the D.C. Public Library identified in its November 2020 Facilities
14 Master Plan by incorporating -- but with the potential to
15 incorporate a D.C. Public Library branch library to serve
16 Eckington, Edgewood, and Stronghold.

17 The library system provides critical services to D.C.
18 residents. Branch libraries foster growth and lifelong learning
19 as well as provide critical free services to District residents
20 including meeting rooms, computer access, and programming for
21 residents of all ages. We are excited about DCPL's proposal, that
22 new branch library and our neighborhood could incorporate new
23 affordable housing units and with the particular site here
24 presenting the D.C. government with a very innovative opportunity

1 to meet critical community needs in partnership with private
2 development. So thank you for your time and I'm available for any
3 questions that may come up.

4 CHAIRPERSON HOOD: Okay. Thank you, Mr. Agold, for
5 taking the time to come on and give us perspective and give us
6 your testimony. Greatly appreciate it. Let's see if we have any
7 questions for you.

8 Commissioner May?

9 (No response.)

10 CHAIRPERSON HOOD: Okay. Commissioner Turnbull?

11 COMMISSIONER TURNBULL: No questions.

12 CHAIRPERSON HOOD: And Vice Chair Miller?

13 VICE CHAIR MILLER: No questions. Thank you for your
14 testimony.

15 CHAIRPERSON HOOD: So let me just ask you this, Mr.
16 Agold. Your testimony I think you said was in collaboration with
17 Edgewood Civic Association. Who is the present now of Edgewood?
18 I can't remember. I got the letter. Who is it?

19 MR. AGOLD: Just one clarification. It was for the
20 Eckington Civic Association.

21 CHAIRPERSON HOOD: Eckington? Okay. Eckington. I'm
22 sorry. You said Eckington. Who is the president of Eckington
23 now?

24 MR. AGOLD: And the president for the ECA is Connor

1 Shaw.

2 CHAIRPERSON HOOD: Okay. Connor Shaw. Okay. I know we
3 have a letter in here as well.

4 MR. AGOLD: Okay.

5 CHAIRPERSON HOOD: So thank you very much, Mr. Agold.
6 Appreciate you taking time.

7 MR. AGOLD: Thank you everybody.

8 CHAIRPERSON HOOD: All right. Ms. Schellin, we don't
9 have anybody else? Okay. So we'll close the record.
10 Commissioners, again like the previous case I think this is pretty
11 straight forward. I think this warrants us to go ahead and move.
12 Would somebody like to make a motion? I'm not going to make this
13 one. There's five -- well, there's four of us together. Who --

14 COMMISSIONER TURNBULL: Mr. Chair, reluctantly --

15 CHAIRPERSON HOOD: Mr. Turnbull?

16 COMMISSIONER TURNBULL: -- I'll take charge. I would
17 recommend that we take proposed action on Zoning Case 21-01,
18 application to rezone 501-513 Rhode Island Avenue, N.E., Parcels
19 131/216, 131/44 from the PDR-2 to MU-10 zone. I ask for a second.

20 COMMISSIONER MAY: Second.

21 CHAIRPERSON HOOD: Great. It's been moved and properly
22 seconded. Any further discussion?

23 (No response.)

24 CHAIRPERSON HOOD: All right. Ms. Schellin, would you

1 do a roll call vote, please?

2 MS. SCHELLIN: Commissioner Turnbull?

3 COMMISSIONER TURNBULL: Yes.

4 MS. SCHELLIN: Commissioner May?

5 COMMISSIONER MAY: Yes.

6 MS. SCHELLIN: Commissioner Hood?

7 CHAIRPERSON HOOD: Yes.

8 MS. SCHELLIN: Commissioner Miller?

9 VICE CHAIR MILLER: Yes.

10 MS. SCHELLIN: The vote is 4 to 0 to 1 to approve
11 proposed action in Zoning Commission Case No. 21-01, Commissioner
12 Turnbull moving, Commissioner May seconding, Commissioner Shapiro
13 not present having recused himself.

14 CHAIRPERSON HOOD: Okay. Ms. Schellin, do we have
15 anything else before us this evening?

16 MS. SCHELLIN: No, sir. I'd say if we could get a --
17 again, a proposed order in two weeks which would be May 6th that
18 would be great.

19 CHAIRPERSON HOOD: Okay. So I want to thank everyone
20 for their participation tonight. The Zoning Commission will meet
21 again April the 26th, 2021, and our case for April the 26th is
22 Zoning Commission Case 21-02. This is the -- let me see what it
23 is and announce it. This is Office of Planning recommends that
24 the Zoning Commission -- okay. This is a public hearing report

1 | for the proposed text amendment of IZXL Phase I exempt zones and
2 | set aside requirements by construction type and that's the only
3 | case that we have for -- I'm lost -- for Monday the 26th.

4 | So we're going to take time and see who our visitor is.
5 | Is that Archie?

6 | VICE CHAIR MILLER: It is Archie, a 5th generation
7 | native Washingtonian. He's on the cusp of speaking, but not yet
8 | and not tonight.

9 | MS. SCHELLIN: Not tonight.

10 | CHAIRPERSON HOOD: Well, Archie is becoming a regular.
11 | Archie, it's always good to see you. You're going to wave at us?

12 | CHAIRPERSON HOOD: He's waving by. He's like, "I wish
13 | y'all would go ahead and go on."

14 | MS. SCHELLIN: He's ready to go to the beach, Rob.

15 | MS. FOTHERGILL: Yeah.

16 | VICE CHAIR MILLER: Like I want to say.

17 | CHAIRPERSON HOOD: Well, it's good to see you, Archie.
18 | Join us again some more soon. Okay?

19 | All right. So with that, this hearing is adjourned.
20 | Thanks everybody. Goodnight.

21 | (Whereupon, the above-entitled matter went off the record at
22 | 5:27 p.m.)

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 04/22/21

Place: Teleconference

was duly recorded and accurately transcribed under my
direction; further, that said transcript is a true and
accurate record of the proceedings.

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