



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** ROW- Winfield Kelly Jr.      **Councilmanic District:** 4  
**Meeting Date:** 7/13/2021      **Zone(s):** C-M  
**Case Name:** Winfield Kelly, Jr.  
**Applicant:** Winfield Kelly, Jr.  
**Location:** Located approximately 2,000 feet beyond the municipal boundaries of the City of Bowie, Maryland, and is identified as 7111 NE Crain Highway, Bowie, Maryland (7.93 Acres; C-M Zone).  
**Request:** Requesting authorization to Issue Building Permit for a structure within a Proposed Right-of-Way to authorize the issuance of Permit No. 16977-2020-CGU to construct a multi-tenant commercial/retail/service building within the proposed right-of-way of E-1, associated with the interchange of Central Avenue (MD 214), Crain Highway (US 301) and Old Central Avenue as depicted (in differing iterations) on PGAtlas, the 2009 County Master Plan of Transportation and the US 301 Access Control Study Plan prepared by the State Highway Administration (“SHA”) in 1999.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:**

**Planning Board:**

**Zoning Hearing Examiner:** Approval

**Municipality:**

**Opposition:** None

#### LEGAL DEADLINES:

**Appeal date:** 7/5/2021

**Review date:**

**Action date:** 11/1/2021

*Comments:*

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#### Staff:

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#### HISTORY:

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**Acting Body:**

**Date:**

**Action:**

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Applicant

12/02/2020

filed

**Notes:** *Russell W. Shipley, Esq., attorney for the owner, filed a request for authorization of the issuance of a building permit within a proposed right-of-way.*

Applicant

12/23/2020

filed

Clerk of the Council

01/04/2021

transmitted

**Notes:** *The Clerk of the Council transmitted the case to the Zoning Hearing Examiner for*

**ROW- Winfield Kelly Jr.**

*a public hearing.*

Zoning Hearing Examiner                      06/03/2021                      approval

Sitting as the District Council                      06/14/2021                      deferred

**Notes:** *Council deferred item to June 21, 2021.*

Sitting as the District Council                      06/21/2021                      referred for document

**Notes:** *Council referred item to staff for preparation of a document of approval in accordance with the Zoning Hearing Examiner decision (Vote: 10-0: Absent: Council Member Davis).*

Aye:                      10   Hawkins, Anderson-Walker, Dernoga, Franklin, Glaros, Harrison,  
Ivey, Streeter, Taveras and Turner

Absent:                      1   Davis

Sitting as the District Council                      07/13/2021

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**Document(s):**    ROW-Winfield Kelly Jr. Notice of ZHE Decision, ROW-Winfield Kelly Jr. ZHE Decision, ROW-Winfield Kelly Jr. Exhibit List, ROW-Winfield Kelly Jr. PORL