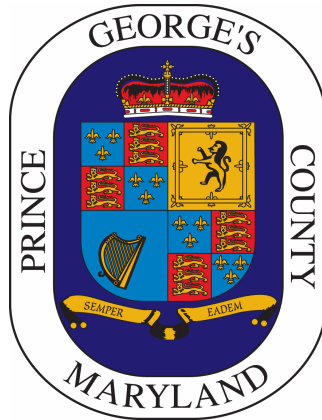


# Prince George's County Council

*Wayne K. Curry Administration Building  
1301 McCormick Dr  
Largo, MD 20774*



## **Zoning Agenda - Final**

**Monday, March 14, 2022  
10:00 AM**

**Virtual Meeting**

### **Sitting as the District Council**

*Calvin S. Hawkins, II, Chair, At-Large*

*Edward P. Burroughs, III, District 8*

*Derrick Leon Davis, District 6*

*Thomas E. Dernoga, District 1*

*Mel Franklin, At-Large*

*Dannielle M. Glaros, District 3*

*Sydney J. Harrison, Vice Chair, District 9*

*Jolene Ivey, District 5*

*Rodney C. Streeter, District 7*

*Deni L. Taveras, District 2*

*Todd M. Turner, District 4*

*Robert J. Williams, Jr., Council Administrator*

**RULES OF COURTESY (VIRTUAL)**

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. To ensure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

**VIRTUAL DISTRICT COUNCIL MEETINGS**

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19" and the Prince George's County State of Emergency Declarations, the District Council is operating under emergency procedures. As authorized by CB-33-2020 hearings will be conducted virtually and in accordance with District Council Rules of Procedure.

**ORAL ARGUMENT HEARINGS**

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify. Persons of Record wishing to give oral argument on a specific case should register with the Clerk of the Council by email to [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178 by 3:00 p.m. on the day BEFORE the meeting.

**EVIDENTIARY HEARINGS**

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

**ORDER OF PRESENTATION AT HEARINGS**

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Five (5) minute rebuttal from the side requesting hearing
5. Five (5) minute rebuttal from the side favoring decision
6. Comments by the People's Zoning Counsel

**PARTICIPATION IN ZONING MEETINGS**

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. State your name and address for the record and present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language and interpreters for non-english speakers are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us/LIVE>  
PLEASE SILENCE ALL CELLULAR PHONES DURING THE MEETING.

**VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>**

**10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**INVOCATION / MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 02282022](#)

**District Council Minutes Dated February 28, 2022.**

**Attachment(s):**

[District Council Minutes Draft 2-28-2022](#)

**NEW CASE(S)****ROSP-4196-01****McDonald's Forest Heights****Applicant(s):**

McDonalds Forest Heights, LLC.

**Location:**

Located on 0.77 acre of C-M (Commercial Miscellaneous) zoned land located in the southeast quadrant of the northernmost intersection of Livingston Road with Indian Head Highway (MD Route 210) and the western boundary abuts the service road in the Indian Head Highway right-of-way (0.77 Acres; C-M Zone).

**Request:**

Requesting approval of a Revision of Site Plan (ROSP) to revise Special Exception 4196 (Alteration, Enlargement, Extension or Reconstruction of a Certified Non-Conforming Use) (Fast Food Restaurant), approved in 1995 to enclose the play area and add additional parking. AC-20004 is a request for Alternative Compliance to Sections 4.2 and 4.7 of the Landscape Manual to allow a reduced bufferyard.

**Council District:**

8

**Appeal by Date:**

2/15/2022

**Action by Date:**

5/31/2022

**Opposition:**

None

**History:**

06/30/2021	M-NCPPC Technical Staff	disapproval
01/31/2022	Zoning Hearing Examiner	approval with conditions
02/14/2022	Sitting as the District Council	deferred
	<i>Council deferred item to February 28, 2022 agenda.</i>	
02/28/2022	Sitting as the District Council	deferred
	<i>Council deferred item to March 14, 2022 agenda.</i>	

**Attachment(s):**[ROSP-4196-01 Zoning Agenda Item Summary](#)[ROSP-4196-01- ZHE Notice of Decision](#)[ROSP 4196-01- ZHE Decision](#)

ROSP-4196-01- PORL

[ROSP-4196-01 Technical Staff Report](#)[ROSP-4196-01-Exhibit List](#)[ROSP-4196-01-Exhibit 1-39](#)[ROSP-4196-01 Transcripts 12-01-2021](#)

**REFERRED FOR DOCUMENT****A-9960-C-01****Manokeek (Development)****Applicant(s):**

Signature Land Holdings, LLC

**Location:**

Located on the east and west side of Manning Road East, approximately 120 feet north of Berry Road (MD 228) and approximately 2,300 feet east of the Indian Head Highway (MD 210)/Berry Road intersection (7.238 Acres; M-X-T Zone).

**Request:**

Request approval of a Zoning Map Amendment for the Amendment of Conditions, deleting Condition 5 (Zoning Ordinance 2-2006) of approval of A-9960 which rezoned the subject property from the R-R (Rural Residential) to the M-X-T (Mixed Use Transportation Oriented) Zone.

**Council District:**

9

**Appeal by Date:**

2/8/2022

**Action by Date:**

5/24/2022

**Opposition:**

None

**History:**

01/24/2022

Zoning Hearing Examiner

approval

02/14/2022

Sitting as the District Council

deferred

*Council deferred item to February 28, 2022 agenda.*

02/28/2022

Sitting as the District Council

referred for document

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 10-0; Absent: Council Member Streeter).*

**Attachment(s):**

[A-9960-C-01 Zoning Agenda Item Summary](#)

[A-9960-C-01 - ZHE Notice](#)

[A-9960-C-01 - ZHE Decision](#)

A-9960-C-01 PORL

[A-9960-C - Exhibit List](#)

[A-9960-C-01 Exhibits 1-40](#)

[A-9960-C Transcripts 11-17-2021](#)

**PENDING FINALITY****(a) PLANNING BOARD****DSP-17023-03****Addison Row (Expedited Transit-Oriented Development)****Applicant(s):**

Jemals Fairfield Farms

**Location:**

Located on the north side of Addison Road, approximately 35 feet north of its intersection with North Englewood Drive (34.59 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) proposes 327 multifamily dwelling units in one four-story building on Parcel 2, known as Building C in Phase 2 of a larger mixed-use development.

**Council District:**

5

**Appeal by Date:**

4/7/2022

**Review by Date:**

4/7/2022

**Comment(s):**

Expedited TOD:

{This case is designated for expedited review in accordance with Section 27-290.01(b)}

**History:**

02/10/2022

M-NCPPC Technical Staff

approval with conditions

03/03/2022

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-17023-03 Zoning Agenda Item Summary](#)[DSP-17023-03 Planning Board Resolution 2022-25 - Sign](#)

DSP-17023-03 PORL

[DSP-17023-03 Technical Staff Report](#)

**PENDING FINALITY (Continued)**[SA-130001-03](#)**Cafritz Property At Riverdale Park (Station Food Hall)****Applicant(s):**

CT Building 4, LLC

**Location:**

Located approximately 1,400 feet north of the intersection of US 1 (Baltimore Avenue) and MD 410 (East-West Highway) on the east side of Baltimore Avenue (37.37 Acres; M-U-TC Zone).

**Request:**

Requesting approval of a Secondary Amendment (SA) to amend the previous development plan, which is proposed to be modified by amending the Table of Uses for the M-U-TC-zoned portion of the Cafritz property, to allow food halls as a use permitted by right.

**Council District:**

3

**Appeal by Date:**

3/17/2022

**Review by Date:**

3/30/2022

**History:**

01/26/2022

M-NCPPC Technical Staff

approval

02/10/2022

M-NCPPC Planning Board

approval

**Attachment(s):**[SA-130001-03 Zoning Agenda Item Summary](#)[SA-130001-03 Planning Board Resolution 2022-17 - Sign](#)

SA-130001-03\_PORL

[SA-130001-03 Technical Staff Report](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 28, 2022 AT 10:00 A.M.***Hearing Dates & Times Subject to Change***A-9973-C-01****Woodside Village****Applicant(s):**

Westphalia Meadows, LLC/Woodside Village

**Location:**

Located on the south side of Westphalia Road and west of Ritchie Marlboro Road, Accokeek, Maryland (63.30 Acres; R-M Zone).

**Request:**

Requesting approval for the Amendment of Basic Plan of A-9973 which rezoned the Subject Property from the R-A (Rural Agricultural) to the R-M (Residential-Medium) Zone.

**Council District:**

6

**Appeal by Date:**

2/16/2022

**Action by Date:**

7/1/2022

**Opposition:**

Terry Goolsby et al.

**History:**

09/15/2021	M-NCPPC Technical Staff	approval with conditions
02/01/2022	Zoning Hearing Examiner	approval with conditions
02/09/2022	Person of Record	appealed
	<i>Andrea Allen Persons of Record, filed exceptions to the Zoning Hearing Examiner Decision.</i>	
02/14/2022	Sitting as the District Council	no action
02/23/2022	Clerk of the Council	mailed

*Notice of Oral Argument Hearing was mailed to Persons of Record.***Attachment(s):**[A-9973-C-01 Zoning Agenda Item Summary](#)[A-9973-C-01 Allen to Brown Appeal email 2-9-2022](#)[A-9973-C-01 - ZHE Notice](#)[A-9973-C-01 - ZHE Decision](#)

A-9973-01 - PORL

[A-9973-01 Technical Staff Report](#)[A-9973-01 -Exhibit List](#)[A-9973-01 Exhibits 1-52](#)[A-9973-01 Transcripts 12-01-2021](#)



**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 28, 2022 AT 10:00 A.M.***Hearing Dates & Times Subject to Change***CDP-9306-05****Preserve At Piscataway (Bailey's Village)****Applicant(s):**

NVR MS Cavalier Preserve, LLC

**Location:**

Located south of Floral Park Road, at its intersection with St. Mary's View Road (19.98 Acres; L-A-C Zone).

**Request:**

Requesting approval to amend the previously approved Comprehensive Design Plan (CDP) to remove commercial, retail, office, and multifamily uses and replace with 26 single-family attached dwelling units within the Local Activity Center (L-A-C)- Zone, known as Bailey's Village, Preserve at Piscataway.

**Council District:**

9

**Appeal by Date:**

2/24/2022

**Review by Date:**

2/24/2022

**Action by Date:**

4/25/2022

**History:**

12/22/2021	M-NCPPC Technical Staff	disapproval
01/20/2022	M-NCPPC Planning Board	approval
02/14/2022	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 10-0).</i>	
02/24/2022	Person of Record	appealed
	<i>G. Macy Nelson, attorney for Citizen-Protestants file an appeal and request for Oral Argument Hearing.</i>	
02/25/2022	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	

**Attachment(s):**

[CDP-9306-05 Zoning Agenda Item Summary](#)  
[CDP-9306-05 Notice of Oral Argument Hearing](#)  
[CDP-9306-05 Nelson to Brown Appeal 2-24-22](#)  
[CDP-9306-05 Zoning Agenda Item Summary](#)  
[CDP-9306-05 Planning Board Resolution](#)  
CDP-9306-05\_PORL  
[CDP-9306-05 Technical Staff Report](#)  
[CDP-9306-05 Planning Board Record](#)

[ADJ36-22](#)

**ADJOURNED**

**10:30 A.M. COMMITTEE OF THE WHOLE - (VIRTUAL MEETING)**

*(SEE SEPARATE AGENDA)*