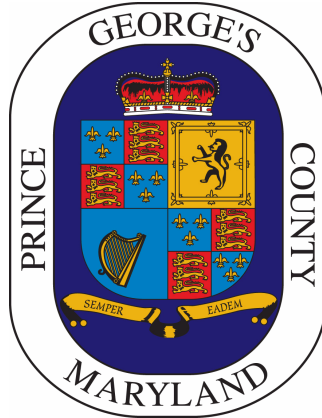


Prince George's County Council

*County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland
20772-3050*



Zoning Agenda - Final

**Monday, November 15, 2021
10:00 AM**

VIRTUAL MEETING

Sitting as the District Council

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

Derrick Leon Davis, District 6

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, District 9

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, Vice Chair, District 2

Todd M. Turner, District 4

Vacant - District 8 (effective: 11/8/2021)

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 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 - (VIRTUAL MEETING)

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 11082021](#)

District Council Minutes dated November 8, 2021

Attachment(s):

[DRAFT District Council Minutes 11-08-2021](#)

REFERRED FOR DOCUMENT[A-9973-02](#)**Woodside Village****Applicant(s):**

Woodside Development, LLC

Location:

Located on the southern side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road (158.11 Acres; R-M / M-I-O Zones).

Request:

Requesting approval to amend the Woodside Village Basic Plan that currently includes approximately 381.95 acres of land (with multiple owners) in the R-M (Residential Medium Development) and M-I-O (Military Installation Overlay) Zones in order to separate out Applicant's approximately 158.11-acre property (consisting of Parcels 5 and 19) and create a separate Basic Plan.

Council District:

6

Appeal by Date:

11/15/2021

Action by Date:

1/13/2022

Opposition:

None

History:

09/09/2021	M-NCPPC Technical Staff	approval with conditions
09/20/2021	M-NCPPC Planning Board	no motion to consider
10/29/2021	Zoning Hearing Examiner	approval with conditions
11/08/2021	Sitting as the District Council	referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Members Anderson-Walker, Hawkins and Streeter).

Attachment(s):[A-9973-02 Zoning Agenda Item Summary](#)[A-9973-02 Notice of ZHE Decision](#)[A-9973-02 ZHE Decision](#)

A-9973-02 - PORL

[A-9973-02 Technical Staff Report](#)[A-9973-02 Exhibit List](#)[A-9973-02 Exhibits 1-48](#)[A-9973-02 Transcripts 09-29-2021](#)

A-9973-02 Memo to Clerk

PENDING FINALITY

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

(a) PLANNING BOARD**DSP-07043-01****3700 Forestville Road Warehouse (Jemal's Post)****Applicant(s):**

3700 Forestville Road, LLC

Location:

Located in the southwest quadrant of the interchange of MD 4 (Pennsylvania Avenue) and I-95/I-495 (Capital Beltway) (33.35 Acres; I-1 / M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the development of a warehouse containing 130,625 square feet within the Military Installation Overlay (M-I-O) Zone.

Council District:

6

Appeal by Date:

12/9/2021

Review by Date:

1/10/2022

History:

09/28/2021

M-NCPPC Technical Staff

approval with conditions

11/04/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-07043-01 Zoning Agenda Item Summary](#)[DSP-07043-01 Planning Board Resolution](#)

DSP-07043-01_PORL

[DSP-07043-01 Technical Staff Report](#)

PENDING FINALITY (Continued)

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

DSP-20054**Enclave at Brandywine****Applicant(s):**

Fogler-Pratt Development

Location:

Located on the west side of US 301 (Robert Crain Highway) (19.11 Acres; R-T Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the construction of 104 single-family attached dwelling (townhouse) units.

Council District:

9

Appeal by Date:

12/9/2021

Review by Date:

1/10/2022

History:

09/28/2021

M-NCPPC Technical Staff

approval with conditions

11/04/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-20054 Zoning Agenda Item Summary](#)[DSP-20054 Planning Board Resolution 2021-126](#)

DSP-20054_PORL

[DSP-20054 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 10, 2022 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

A-10051 Remand

Carozza Property

Applicant(s):

Maria Volpe and Sandra Carey, Trustees/Carozza Property

Location:

Located in the southwest quadrant of the intersection of Pennsylvania Avenue (MD 4) and Woodyard Road (60.02 Acres; R-R Zone).

Request:

Requesting approval of a Zoning Map Amendment for the rezoning of approximately 60.02 acres of R-R (Rural Residential) zoned land to the M-X-T (Mixed Use – Transportation Oriented) Zone.

Council District:

9

Appeal by Date:

8/9/2021

Action by Date:

2/9/2022

Opposition:

Marwood Community, et. al.

History:

10/17/2019

M-NCPPC Technical Staff

disapproval

08/20/2020

Zoning Hearing Examiner

remanded

The Zoning Hearing Examiner recommended a Remand back to the Office of the Zoning Hearing Examiner, with conditions.

09/21/2020

Applicant

appealed

Russell W. Shipley, Esq., attorney for the applicant, filed exceptions to the Zoning Hearing Examiner Decision and requested a hearing.

10/05/2020

Sitting as the District Council

elected to review

Council elected to review (Vote: 9-0; Absent: Council Members Franklin and Hawkins).

12/18/2020

Clerk of the Council

mailed

Notice of Oral Argument Hearing were mailed to Persons of Record.

01/11/2021

Sitting as the District Council

announced hearing date

01/25/2021 Sitting as the District Council referred for document
People's Zoning Counsel, Stan Brown, provided an orientation, recommending that Council Remand the case in accordance with the Zoning Hearing Examiner recommendation and the concurring letter by Russell Shipley, Esq., attorney for the applicant. Subsequently, Council referred item to staff for preparation of an order of remand to the Zoning Hearing Examiner (Vote: 11-0).

02/09/2021 Sitting as the District Council remanded
Council adopted the prepared Order of Remand to the Zoning Hearing Examiner in accordance with the Zoning Hearing Examiner recommendation (Vote: 11-0).

02/24/2021 Clerk of the Council mailed
Notice of District Council Decision was mailed to Persons of Record.

07/09/2021 Zoning Hearing Examiner approval with conditions

08/03/2021 Person of Record filed
G. Macy Nelson, attorney for Citizen-Protestants file Exceptions and Request Oral Argument Hearing.

08/23/2021 Person of Record filed
G. Macy Nelson, attorney for Citizen-Protestants filed a letter in reference to the August 8, 2021 appeal that was submitted.

Attachment(s):

[A-10051 Remand Zoning Agenda Item Summary](#)
[A-10051 Remand Notice of Oral Argument Hearing](#)
[A-10051 Remand_Nelson to Brown Letter 08-23-2021](#)
[A-10051 Remand_Nelson to Brown \(email\) Letter 08-23-2](#)
[A-10051 Remand_Nelson to Brown Appeal 8-3-21](#)
[A-10051 Remand email_Nelson to Brown Appeal 080320](#)
[A-10051 Remand Zoning Case Summary](#)
[A-10051 Remand Notice of ZHE Decision](#)
[A-10051 Remand ZHE Decision](#)
A-10051 Remand PORL
[A-10051 Remand Exhibits List](#)
[A-10051 Remand Exhibits 1-19](#)
[A-10051 Remand Memo to the Clerk](#)
[A-10051 Remand Transcripts 04-14-2021](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 10, 2022 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-20020

Beltway Plaza-Phase 1

Applicant(s):

GB Mall Limited Partnership

Location:

Located on the south side of Breezewood Drive, east of the intersection with Cherrywood Lane (53.88 Acres; M-U-I / D-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for Phase 1 of the redevelopment of Beltway Plaza, to include 750 multifamily residential dwelling units, a hotel, recreation center, and limited streetscape improvements.

Council District:

4

Appeal by Date:

11/4/2021

Review by Date:

11/4/2021

Action by Date:

1/28/2022

Municipality:

Greenbelt

History:

08/25/2021

M-NCPPC Technical Staff

approval with conditions

09/30/2021

M-NCPPC Planning Board

approval with conditions

10/25/2021

Sitting as the District Council

waived election to review

Council waived election to review for this item (Vote: 10-0; Absent: Council Member Streeter).

10/29/2021

Person of Record

appealed

G. Macy Nelson, attorney for Citizen-Protestants file an appeal and request for Oral Argument Hearing.

Attachment(s):

[DSP-20020 Zoning Agenda Item Summary](#)

[DSP-20020 Planning Board Resolution 2021-113](#)

DSP-20020_PORL

[DSP-20020 Technical Staff Report](#)

[DSP-20020 Nelson to Brown Petition for Appeal and Req](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 10, 2022 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

[DSP-04054-03](#)

Bellefonte

Applicant(s):

Matan Companies, LLLP

Location:

Located on the west side of Louie Pepper Drive, approximately 200 feet north of MD 223 (Woodyard Road) (29.31 Acres; I-4 / M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the development of two warehouse buildings with associated parking and infrastructure within the Military Installation Overlay (M-I-O) Zone.

Council District:

9

Appeal by Date:

11/12/2021

Action by Date:

1/26/2022

Comment(s):

Mandatory Review:

{District Council review of this case is required by conditions imposed by Council on Zoning Case A-9758-C}

History:

09/15/2021

M-NCPPC Technical Staff

approval with conditions

10/07/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):

[DSP-04054-03 Zoning Agenda Item Summary](#)

[DSP-04054-03 Notice of Oral Argument Hearing](#)

[DSP-04054-03 Planning Board Resolution 2021-117 - Sig](#)

[DSP-04054-03_PORL](#)

[DSP-04054-03 Technical Staff Report](#)

[DSP-04054-03 Planning Board Record](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 10, 2022 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

[DSP-99044-20](#)

The Mall At Prince George's (Self Storage)

Applicant(s):

PSG East West Storage

Location:

Located in the northwest quadrant of the intersection of MD 410 (East West Highway) and Belcrest Road, approximately 1,600 feet west of the intersection of MD 410 and MD 500 (Queens Chapel Road), within the property known as the Mall at Prince George's Plaza (51.03 Acres; M-U-I / T-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for an amendment to the list of allowed uses for the subject property, per Section 27-548.09.01(b) of the Prince George's County Zoning Ordinance, to construct 796 consolidated storage units in the basement of the existing shopping center, known as The Mall at Prince George's Plaza.

Council District:

2

Appeal by Date:

11/18/2021

Action by Date:

1/26/2022

Comment(s):

Mandatory Review:
{District Council review of this case is required by Section 27-548.09.01(b)(5) of the Zoning Ordinance}

Municipality:

Hyattsville

History:

09/28/2021

M-NCPPC Technical Staff

approval with conditions

10/14/2021

M-NCPPC Planning Board

approval with conditions

Attachment(s):

[DSP-99044-20 Zoning Agenda Item Summary](#)

[DSP-99044-20 Notice of Oral Argument Hearing](#)

[DSP-99044-20 Planning Board Resolution 2021-120 - Sig](#)

[DSP-99044-20_PORL](#)

[DSP-99044-20 Technical Staff Report](#)

[DSP-99044-20 Planning Board Record](#)

[ADJ76-21](#)

ADJOURN

11:15 A.M. COMMITTEE OF THE WHOLE - (Virtual Meeting)

(SEE SEPARATE AGENDA)