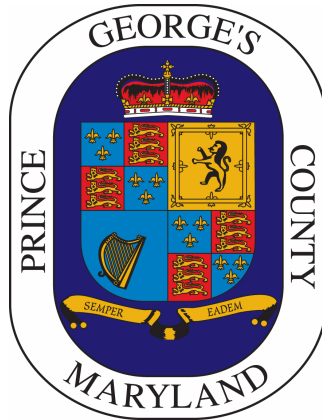


# Prince George's County Council

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



## **Zoning Agenda - Revised\***

**(In-Person) \*\*The agenda is subject to change up to five (5) calendar days prior to the noted date.\*\***

**Tuesday, June 20, 2023**

**10:00 AM**

**Council Hearing Room**

## **Sitting as the District Council**

*Thomas E. Dernoga, Chair, District 1*

*Wala Blegay, Vice Chair, District 6*

*Edward P. Burroughs, III, District 8*

*Wanika Fisher, District 2*

*Mel Franklin, At-Large*

*Sydney J. Harrison, District 9*

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

*Jolene Ivey, District 5*

*Eric C. Olson, District 3*

*Krystal Oriadha, District 7*

*Ingrid S. Watson, District 4*

*Jennifer A. Jenkins, Council Administrator*

**RULES OF COURTESY**

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. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure 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.

**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. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

**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. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

**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. Come forward to the speaker's podium and state your name and address for the record.
2. 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>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

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

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 06052023](#)

**District Council Minutes Dated June 5, 2023**

**Attachment(s):**

[6-5-2023 District Council Minutes Draft](#)

**ORAL ARGUMENTS****DSP-22022****Hillside at Fort Washington****Applicant(s):**

BGH Fort Washington, LLC

**Location:**

Located in Fort Washington, on the east side of Oxon Hill Road, approximately 200 feet south of its intersection with Joellyn Court (14.11 Acres; RR Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for 64 single-family attached dwelling units.

**Council District:**

8

**Appeal by Date:**

5/25/2023

**Review by Date:**

5/25/2023

**Action by Date:**

7/14/2023

**History:**

03/10/2023	M-NCPPC Technical Staff	approval with conditions
04/20/2023	M-NCPPC Planning Board	approval with conditions
05/08/2023	Sitting as the District Council	deferred
05/15/2023	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-0; Absent: Council Members Franklin, Hawkins and Oriadha).</i>	
05/19/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
06/05/2023	Sitting as the District Council	announced hearing date

**Attachment(s):**[DSP-22022 Zoning Agenda Item Summary](#)[DSP-22022 Presentation Slides](#)[DSP-22022 Notice of Oral Argument Hearing](#)[DSP-22022 Planning Board Resolution](#)

DSP-22022 PORL

[DSP-22022 Technical Staff Report](#)[DSP-22022 Transcript 3-30-2023](#)[DSP-22022 Planning Board Record](#)

**ORAL ARGUMENTS (continued)****DSP-22028****Fairwood Square****Applicant(s):**

Timberlake Homes

**Location:**

Located on the southeast quadrant of the intersection of MD 450 (Annapolis Road) and MD 193 (Enterprise Road) (22.29 Acres; RE Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the development of 200 single-family attached (townhouse) dwelling units.

**Council District:**

6

**Appeal by Date:**

5/25/2023

**Review by Date:**

5/25/2023

**Action by Date:**

7/14/2023

**History:**

03/08/2023	M-NCPPC Technical Staff	approval with conditions
04/20/2023	M-NCPPC Planning Board	approval with conditions
05/15/2023	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-0; Absent: Council Members Fisher, Franklin, Hawkins and Oriadha).</i>	
05/19/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
06/05/2023	Sitting as the District Council	announced hearing date
06/12/2023	Person of Record	filed
	<i>Derek J. Baumgardner, Person of Record, filed written testimony.</i>	
06/13/2023	Applicant	filed
	<i>Matthew C. Tedesco Esq., Attorney for applicant, filed a request for Continuance of the Oral Argument Hearing scheduled for June 20, 2023.</i>	
06/14/2023	Clerk of the Council	mailed
	<i>Notice of Request for Continuance of Oral Argument Hearing was mailed to Persons of Record.</i>	

**Attachment(s):**

[DSP-22028 Zoning Agenda Item Summary](#)

[DSP-22028 Presentation Slides](#)

[DSP-22028 Notice of Request for Continuance](#)

[DSP-22028 Tedesco to Brown \(Request for Continuance\)](#)

[DSP-22028 Baumgardner to Brown \(Testimony\) 6-12-2023](#)

[DSP-22028 Notice of Oral Argument Hearing](#)

[DSP-22028 Planning Board Resolution](#)

DSP-22028 PORL

[DSP-22028 Technical Staff Report](#)

[DSP-22028 Transcripts 4-13-2023](#)

[DSP-22028 Transcripts 3-30-2023](#)

[DSP-22028 Transcripts 3-23-2023](#)

[DSP-22028 Planning Board Record](#)

**PENDING FINALITY****(a) PLANNING BOARD****ROSP-4785-03****Traditions at Beechfield****Applicant(s):**

U.S. Home, LLC

**Location:**

Located in the northeast corner of MD 193 (Enterprise Road) and US 50 (John Hanson Highway) (83.66 Acres; RE Zone).

**Request:**

Requesting approval of a Revision of Site Plan (ROSP) for revisions to the layout, architecture, and subsequent infrastructure on previously approved Parcels 3 through 6 (489 condominiums).

**Council District:**

6

**Appeal by Date:**

6/22/2023

**Review by Date:**

6/22/2023

**History:**

04/12/2023

M-NCPPC Technical Staff

approval with conditions

05/18/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[ROSP-4785-03 Zoning Agenda Item Summary](#)[ROSP-4785-03 Planning Board Resolution 2023-49 - Sign](#)

ROSP-4785-03\_PORL

[ROSP-4785-03 Technical Staff Report](#)**ADJOURN****ADJ62-23****ADJOURN****11:30 A.M. GOVERNMENT OPERATIONS AND FISCAL POLICY COMMITTEE - (COUNCIL HEARING ROOM)***(SEE SEPARATE AGENDA)***12:00 P.M. COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)***(SEE SEPARATE AGENDA)***1:30 P.M. COUNTY COUNCIL - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*