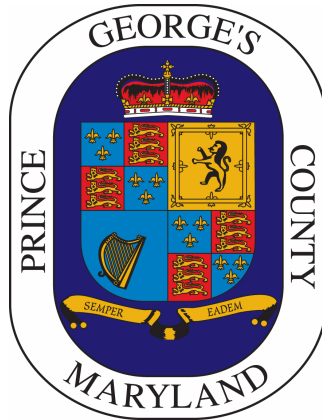


# Prince George's County Council

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



## **Zoning Agenda - Final**

**Virtual Meeting**

**Monday, September 12, 2022**

**10:00 AM**

**Virtual Meeting**

## **Sitting as the District Council**

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

*Edward P. Burroughs, III, District 8*

*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*

*Johnathan M. Medlock, District 6*

*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.

**10:00 AM CALL TO ORDER - (Virtual Meeting)**

**INVOCATION / MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 07122022](#)

**District Council Minutes Dated July 12, 2022**

**Attachment(s):**

[District Council Minutes Draft 7-12-2022](#)

**MANDATORY REVIEW (Using Oral Argument Procedures)****DSP-21031****Bell Station Center, Parcel B****Applicant(s):**

Broglan, LLC

**Location:**

Located in the southeast quadrant of the intersection of MD 193 (Glenn Dale Boulevard) and Bell Station Road (8.99 Acres; CGO Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the development of a 68,475-square-foot commercial shopping center.

**Council District:**

4

**Appeal by Date:**

7/21/2022

**Action by Date:**

9/27/2022

**Comment(s):**

Mandatory Review:

{District Council review of this case is required by conditions imposed by Council on Zoning Case A-9995-C}

**History:**

05/12/2022

M-NCPPC Technical Staff

approval with conditions

06/16/2022

M-NCPPC Planning Board

approval with conditions

06/28/2022

Clerk of the Council

mailed

*Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.***Attachment(s):**[DSP-21031 Zoning Agenda Item Summary](#)[DSP-21031 Presentation Slides](#)[DSP-21031 Notice of Mandatory Review Hearing](#)[DSP-21031 Planning Board Resolution](#)

DSP-21031\_PORL

[DSP-21031 Technical Staff Report](#)[DSP-21031 Transcripts](#)[DSP-21031 Planning Board Record](#)[6-28-2022 PZC Notice of Intention to Participate District C](#)

**ORAL ARGUMENTS****DSP-21019****Arcland Self Storage****Applicant(s):**

Arcland Property Company

**Location:**

Located on the east side of Dangerfield Road, approximately 350 feet south of its intersection with MD 223 (Woodyard Road) (4.56 Acres; CGO / M-I-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the development of a 116,283-square-foot consolidated storage facility in two buildings within the Military Installation Overlay (M-I-O) Zone.

**Council District:**

9

**Appeal by Date:**

7/7/2022

**Review by Date:**

7/7/2022

**Action by Date:**

9/27/2022

**History:**

04/26/2022

M-NCPPC Technical Staff

approval with conditions

06/02/2022

M-NCPPC Planning Board

approval with conditions

06/28/2022

Sitting as the District Council

elected to review

*Council elect to review for this item (Vote:8-0; Absent: Council Member Burroughs, Franklin, Glaros).*

06/29/2022

Clerk of the Council

mailed

*Notice of Oral Argument Hearing was mailed to Persons of Record.*

**Attachment(s):**[DSP-21019 Zoning Agenda Item Summary](#)[DSP-21019 Presentation Slides](#)[DSP-21019 Notice of Oral Argument Hearing](#)[DSP-21019 Planning Board Resolution 2022-55](#)

DSP-21019\_PORL

[DSP-21019 Technical Staff Report](#)[DSP-21019 Transcripts 5-12-2022](#)[DSP-21019 Planning Board Record](#)[6-29-2022 PZC Notice of Intention to Participate District C](#)

**ORAL ARGUMENTS (Continued)****CDP-0505-02****National Capital Business Park****Applicant(s):**

NCBP PROPERTY, LLC

**Location:**

Located on the north side of Leeland Road, approximately 3,178 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway) (426.52 Acres; LCD (R-S) Zone).

**Request:**

Requesting approval of a Comprehensive Design Plan (CDP) to increase the total gross floor area of the permitted employment and institutional uses from previously approved 3.5 million to 5.5 million square feet.

**Council District:**

4

**Appeal by Date:**

6/23/2022

**Review by Date:**

6/23/2022

**Action by Date:**

9/20/2022

**History:**

04/20/2022	M-NCPPC Technical Staff	approval with conditions
05/19/2022	M-NCPPC Planning Board	approval with conditions
06/06/2022	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 11-0).</i>	
06/21/2022	Person of Record	filed
	<i>G. Macy Nelson, attorney for Citizen-Protestants filed Exceptions and Request Oral Argument Hearing.</i>	
06/28/2022	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/02/2022	Applicant	filed
	<i>Arthur J. Horne Jr. Esq., attorney for the applicant filed a response to the June 21, 2022 Exceptions and Request for Oral Argument filed by Citizen-Protestants.</i>	
09/07/2022	Person of Record	filed
	<i>Alex Votaw Esq., attorney for Citizen-Protestants filed exhibits.</i>	

**Attachment(s):**

[CDP-0502-02 Zoning Agenda Item Summary](#)

[CDP-0505-02 Presentation Slides](#)

[CDP-0505-02 Votaw to Brown \(Exhibits\) 9-07-22](#)

[CDP-0505-02 Horne to Brown \(Response to Exceptions\) 9](#)

[CDP-0505-02 Notice of Oral Argument Hearing](#)

[CDP-0505-02 Nelson to Brown \(Exception & Oral Argum](#)

[CDP-0505-02 Planning Board Resolution 2022-53 - Signe](#)

[CDP-0505-02\\_PORL](#)

[CDP-0505-02 Technical Staff Report](#)

[CDP-0505-02 Transcripts](#)

[CDP-0505-02 Planning Board Record](#)

[CDP-0505-02 Alex Votaw Entry of Appearance](#)

[6-29-2022 PZC Notice of Intention to Participate District C](#)

**ORAL ARGUMENTS (Continued)****SDP-1603-02****National Capital Business Park****Applicant(s):**

AMS 2022 BTS – Upper Marlboro MD, LLC

**Location:**

Located on the north side of Leland Road, approximately 3,178 feet west of intersection of Leeland Road and southbound US 301 (Robert Crain Highway) (90.11 Acres; LCD Zone).

**Request:**

Requesting approval of a Specific Design Plan (SDP) for the development of a 3,428,985-square-foot warehouse / distribution facility, with on-site parking spaces and a trailer and loading area.

**Council District:**

4

**Appeal by Date:**

8/8/2022

**Review by Date:**

9/6/2022

**Action by Date:**

11/4/2022

**History:**

06/16/2022	M-NCPPC Technical Staff	approval with conditions
06/30/2022	M-NCPPC Planning Board	approval with conditions
07/12/2022	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote:8-0-1; Absent: Council Member Burroughs and Streeter).</i>	
08/05/2022	Person of Record	filed
	<i>Alex Votaw Esq. attorney for Citizen-Protestants filed Exceptions and Request Oral Argument Hearing.</i>	
08/08/2022	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/02/2022	Applicant	filed
	<i>Daniel F. Lynch Esq., attorney for the applicant filed a response to the August 5, 2022 Exceptions and Request for Oral Argument filed by Citizen-Protestants.</i>	
09/07/2022	Applicant	filed
	<i>Alex Votaw Esq., attorney for Citizen-Protestants filed exhibits.</i>	



**Attachment(s):**

[SDP-1603-02 Zoning Agenda Item Summary](#)

[SDP-1603-02 Presentation Slides](#)

[SDP-1603-02 Votaw to Brown \(Exhibits\) 9-07-22](#)

[SDP 1603-02 Lynch to Brown \(Response to Exception Fil](#)

[SDP-1603-02 Notice of Oral Argument Hearing](#)

[SDP-1603-02 Votaw to Brown \(Exceptions and Request fo](#)

[SDP-1603-02 Planning Board Resolution 2022-76 - Signe](#)

[SDP-1603-02\\_PORL](#)

[SDP-1603-02 Technical Staff Report](#)

[SDP-1603-02 Transcripts](#)

[SDP-1603-02 Planning Board Record](#)

[SDP-1603-02 Alex Votaw Entry of Appearance](#)

[8-8-2022 PZC Notice of Intention to Participate District C](#)

**ITEM(S) FOR DISCUSSION****DSP-10011 Amend  
Conditions****Queens Chapel Town Center  
(CSP-10002 / DSP-10011)**

**Companion Case(s):** CSP-10002 Amend Conditions

**Applicant(s):** Queens Chapel Town Center, LLC

**Location:** Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville (6.05 Acres; M-X-T / R-55 / T-D-O Zones).

**Request:** Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.

**Council District:** 2

**Appeal by Date:** 4/11/2022

**Action by Date:** 9/22/2022

**Opposition:** The City of Hyattsville, et. al.

**History:**

03/25/2022	Zoning Hearing Examiner	approval with conditions
04/08/2022	Applicant	appealed
	<i>Daniel F. Lynch Esq., attorney for the applicant filed an appeal of the Zoning Hearing Examiner's decision.</i>	
04/08/2022	Person of Record	appealed
	<i>E. I. Cornbrooks, IV Esq., attorney for Person of Record, The City of Hyattsville filed an appeal of the Zoning Hearing Examiner's decision.</i>	
04/11/2022	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-0; Absent: Burroughs, Hawkins and Franklin).</i>	
04/13/2022	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	

05/16/2022 Sitting as the District Council case taken under advisement

*Dominque Lockhart, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Dan Lynch, attorney for applicant spoke in support. Jim Chandler and Jason Parkins Esq., Attorney for opposition spoke in opposition. Council took this case under advisement.*

06/06/2022 Sitting as the District Council deferred

**Attachment(s):**

[DSP-10011 Amend Conditions Zoning Agenda Item Sumr](#)  
[CSP 10002 & DSP-10011 Presentation Slides](#)  
[DSP-10011 Amend Conditions Notice of Oral Argument F](#)  
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal L](#)  
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown A](#)  
[CSP-10002 & DSP-10011 Lynch to Brown Appeal Letter](#)  
[CSP-10002 & DSP-10011 Lynch-Spell to Brown Appeal e](#)  
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decisi](#)  
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZI](#)  
[CSP 10002 & DSP-10011 Amend Conditions POR](#)  
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)  
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-](#)  
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

**ITEM(S) FOR DISCUSSION (Continued)****CSP-10002 Amend  
Conditions****Queens Chapel Town Center  
(CSP-10002 / DSP-10011)**

**Companion Case(s):** DSP-10011 Amend Conditions

**Applicant(s):** Queens Chapel Town Center, LLC

**Location:** Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville, Maryland (6.05 Acres; M-X-T / R-55 / T-D-O Zones).

**Request:** Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.

**Council District:** 2

**Appeal by Date:** 4/11/2022

**Action by Date:** 9/22/2022

**Opposition:** The City of Hyattsville, et. al.

**History:**

03/25/2022	Zoning Hearing Examiner	approval with conditions
04/08/2022	Applicant	appealed
	<i>Daniel F. Lynch Esq., attorney for the applicant filed an appeal of the Zoning Hearing Examiner's decision.</i>	
04/08/2022	Person of Record	appealed
	<i>E. I. Cornbrooks, IV Esq., attorney for Person of Record, The City of Hyattsville filed an appeal of the Zoning Hearing Examiner's decision.</i>	
04/11/2022	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-0; Absent: Burroughs, Hawkins and Franklin).</i>	
04/13/2022	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	

05/16/2022 Sitting as the District Council case taken under advisement

*Dominque Lockhart, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Dan Lynch, attorney for applicant spoke in support. Jim Chandler and Jason Parkins Esq., Attorney for opposition spoke in opposition. Council took this case under advisement.*

06/06/2022 Sitting as the District Council deferred

**Attachment(s):**

[CSP-10002 Amend Conditions Zoning Agenda Item Sumr](#)  
[CSP 10002 & DSP-10011 Presentation Slides](#)  
[CSP-10002 Amend Conditions Notice of Oral Argument F](#)  
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal L](#)  
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown /](#)  
[CSP-10002-DSP-10011 Lynch to Brown Appeal Letter 04](#)  
[CSP-10002-DSP-10011 Lynch-Spell to Brown Appeal em](#)  
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZI](#)  
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decisi](#)  
 CSP 10002 & DSP-10011 Amend Conditions POR  
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)  
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-](#)  
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

**PENDING FINALITY**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**(a) PLANNING BOARD****DSP-21033****Metropolitan East at Konterra Town Center****Applicant(s):**

Konterra Associates, LLC.

**Location:**

Located on the east side of I-95/495 (Capital Beltway), south and west of Konterra Drive, and north of MD 200 (Inter-County Connector) (Acres:18.39 ; TAC-C Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for 219 single-family attached (townhouses) dwelling units, including two architectural models, in Konterra Town Center.

**Council District:**

1

**Appeal by Date:**

8/25/2022

**Review by Date:**

9/26/2022

**History:**

06/16/2022

M-NCPPC Technical Staff

approval with conditions

07/21/2022

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-21033 Zoning Agenda Item Summary](#)[DSP-21033 Planning Board Resolution](#)

DSP-21033\_PORL

[DSP-21033 Technical Staff Report](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON SEPTEMBER 19, 2022 AT 10:00****A.M.****A-10059****Dobson Ridge (Farms)****Applicant(s):**

D.R. Horton, Inc./ Dobson Farms

**Location:**

Located south of McKendree Road and west of Timothy Branch, approximately 1400 feet west of Crain Highway. On the south, the Property runs along the north side of Mattawoman Creek to Gardner Road and expands northward, west of McKendree Village (581.06 Acres; R-A / R-E Zones).

**Request:**

Request approval of a Zoning Map Amendment for the rezoning of approximately 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural ) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.

**Council District:**

9

**Appeal by Date:**

6/24/2022

**Action by Date:**

11/22/2022

**Opposition:**

Evelyn Williams

**History:**

06/28/2021

M-NCPPC Technical Staff

approval

05/25/2022

Zoning Hearing Examiner

approval

*Approval of the R-S Zone / Denial of LCD Zone*

06/21/2022

Person of Record

filed

*Evelyn Williams, Persons of Record filed an appeal in opposition of the Zoning Hearing Examiner's Decision.*

07/11/2022

Clerk of the Council

mailed

*Notice of Oral Argument Hearing was mailed to Persons of Record.*

**Attachment(s):**

[A-10059 Notice of Oral Argument Hearing](#)

[A-10059 Zoning Agenda Item Summary](#)

[A-10059 Williams to Brown \(Exceptions Letter\) 6-21-22](#)

[A-10059 Notice of ZHE Decision](#)

[A-10059 ZHE Decision](#)

A-10059 PORL

[A-10059 Technical Staff Report](#)

[A-10059 Exhibit List](#)

[A-10059 Exhibits #1-82](#)

[A-10059 Transcripts 03-02-2022](#)



**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON SEPTEMBER 19, 2022 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[A-10060](#)

**Saddle Ridge**

**Applicant(s):**

D.R. Horton, Inc. /Saddle Ridge

**Location:**

Located on the north side of Accokeek Road and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5) / Brandywine Road / Accokeek Road intersection (289.36 Acres; R-E / R-R Zones).

**Request:**

Requesting approval of a Zoning Map Amendment for the rezoning of approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.

**Council District:**

9

**Appeal by Date:**

6/2/2022

**Action by Date:**

10/31/2022

**Opposition:**

Mr. Mark Calhoun

**History:**

01/20/2022 M-NCPPC Technical Staff approval

05/03/2022 Zoning Hearing Examiner approval

*Approval of the R-S Zone.*

05/09/2022 Sitting as the District Council deferred

*Deferred to next District Council Hearing on May 16, 2022.*

05/16/2022 Sitting as the District Council deferred

06/02/2022 Person of Record appealed

*Mark Calhoun, Persons of Record filed an appeal in opposition of the Zoning Hearing Examiner's Decision.*

07/11/2022 Clerk of the Council mailed

*Notice of Oral Argument Hearing was mailed to Persons of Record.*

**Attachment(s):**

- [A-10060 Notice of Oral Argument Hearing](#)
- [A-10060 Calhoun to Brown \(Appeal Letter\)](#)
- [A-10060 Zoning Agenda Item Summary](#)
- [A-10060 Notice of ZHE Decision](#)
- [A-10060 ZHE Decision](#)
- A-10060 PORL
- [A-10060 Technical Staff Report](#)
- [A-10060 Exhibits](#)
- [A-10060 Exhibit List](#)
- [A-10060 10-27-2021 Transcript](#)

**ADJOURN**

[ADJ95-22](#)

**ADJOURNED**