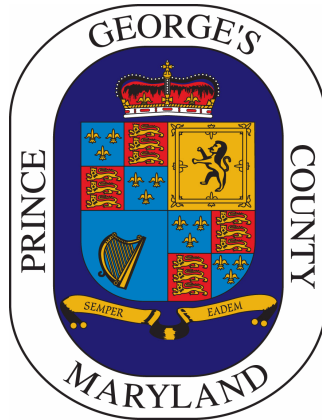


Prince George's County Council

*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.**

Monday, May 15, 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 / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05112023](#)

District Council Minutes Dated May 11, 2023

Attachment(s):

[5-11-2023 District Council Minutes Draft](#)

ORAL ARGUMENTS[DET-2022-001](#)**Westphalia Business Center 1 and 2****Applicant(s):**

Northpoint Realty Partners, LLC

Location:

Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (33.17 Acres; TAC-E / MIO Zones).

Request:

Requesting approval of a Detailed Site Plan (DET) for a total of 306,000 square feet of commercial/warehouse uses in two separate buildings on two proposed parcels. A variance to Section 27-4204(d)(3) of the Prince George's County Zoning Ordinance, for the floor area ratio (FAR) requirement for the building on proposed Parcel 32, is also requested.

Council District:

6

Appeal by Date:

4/13/2023

Review by Date:

4/13/2023

Action by Date:

5/26/2023

History:

02/16/2023 M-NCPPC Technical Staff approval with conditions

03/09/2023 M-NCPPC Planning Board approval with conditions

03/27/2023 Sitting as the District Council elected to review

Council elected to review this item (Vote: 8-0-1; Abstain: Council Member Franklin; Council Members Burroughs and Hawkins).

04/04/2023 Clerk of the Council mailed

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

04/13/2023 Person of Record filed

Alex Votaw Esq. attorney for Citizen-Protestants filed Exceptions and Request Oral Argument Hearing.

05/05/2023 Person of Record filed

Alex Votaw Esq., attorney for Citizen-Protestants filed written testimony.

05/08/2023 Sitting as the District Council announced hearing date

Attachment(s):

- [DET-2022-001 Zoning Agenda Item Summary](#)
- [DET-2022-001 - Presentation Slides](#)
- [DET-2022-001 Votaw to Brown \(Testimony Citizen-Prote](#)
- [DET-2022-001 Votaw to Brown \(Appeal\) 4-13-2023](#)
- [DET-2022-001 Notice of Oral Argument Hearing](#)
- [DET-2022-001 Zoning Agenda Item Summary](#)
- [DET-2022-001 Planning Board Resolution](#)
- [DET-2022-001 PORL](#)
- [DET-2022-001 Technical Staff Report](#)
- [DET-2022-001 Transcripts](#)
- [DET-2022-001 Planning Board Record](#)
- [DET-2022-001 PZC Notice of Intention to Participate](#)

ITEM(S) FOR DISCUSSION[SE-4852](#)**Westgate Apartments****Applicant(s):**

Westgate at Laurel, LLC

Location:

Located on the north side of Gorman Avenue (MD 198), approximately 600 feet east of its intersection with Van Dusen Road and identified as 8100-8216 Gorman Avenue, Laurel, Maryland (9.22 acres; RMF-20 Zone).

Request:

Requesting approval of a Special Exception (SE) to alter a certified Nonconforming Use (Multifamily Dwellings known as “Westgate at Laurel Apartments”).

Council District:

1

Appeal by Date:

3/3/2023

Review by Date:

3/3/2023

Action by Date:

7/3/2023

Opposition:

{None}

History:

10/04/2022	M-NCPPC Technical Staff	approval with conditions
02/01/2023	Zoning Hearing Examiner	approval with conditions
02/13/2023	Sitting as the District Council	deferred
	<i>Council deferred item to February 27, 2023 District Council meeting.</i>	
02/27/2023	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 10-0; Absent: Council Member Franklin).</i>	
03/06/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
03/20/2023	Clerk of the Council	mailed
	<i>Notice of Rescheduled Oral Argument Hearing was mailed to Persons of Record.</i>	
04/25/2023	Sitting as the District Council	announced hearing date

05/08/2023

Sitting as the District Council

case taken under advisement

Dominique Lockhart and Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Special Exception 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. Nathaniel Forman Esq., attorney for applicant spoke in support. Council took case under advisement.

Attachment(s):[SE-4852 Zoning Agenda Item Summary](#)[SE-4852 Presentation Slides](#)[SE 4852 Notice of Rescheduled Oral Argument Hearing](#)[SE 4852 Notice of Oral Argument Hearing](#)[SE 4852 Notice of ZHE Decision](#)[SE-4852 ZHE Decision](#)

SE-4852_PORL

[SE-4852 Technical Staff Report](#)[SE-4852 ZHE Exhibit List](#)[SE-4852 Exhibits #1-35](#)

SE-4852 ZHE Transcripts

[SE-4852 ZHE Transcripts](#)[PZC Notice of Intention to Participate District Council 5-8](#)

NEW CASE(S)[ZMA-2022-001](#)**Marianne Davies Trust Development****Applicant(s):**

Land Development Investors II, LLC and Cottage City Mennonite Church, Inc.

Location:

Located on the south side of Greenbelt Road (MD 193), approximately .35 miles west of its intersection with Lanham-Severn Road (MD 564) (12.426 Acres; RR Zone).

Request:

Requesting approval of a Zoning Map Amendment (ZMA) for the rezoning of approximately 12.426 acres in the RR (Residential, Rural) Zone to the RMF-48 (Residential, Multifamily-48) Zone.

Council District:

3

Appeal by Date:

5/22/2023

Action by Date:

9/18/2023

Opposition:

Wingate Homeowners Association, Inc., et.al.

History:

11/10/2022	M-NCPPC Technical Staff	disapproval
12/21/2022	M-NCPPC Planning Board	no motion to consider
04/20/2023	Zoning Hearing Examiner	disapproval
05/08/2023	Sitting as the District Council	deferred
05/14/2023	Applicant	filed

Nathaniel Forman, Esq., attorney for the applicant filed exceptions to the Zoning Hearing Examiner's Decision.

Attachment(s):

[ZMA-2022-001 Zoning Agenda Item Summary](#)

[ZMA-2022-001- Forman to Brown \(Exceptions 5-14-2023\)](#)

[ZMA-2022-001- Notice of ZHE Decision](#)

[ZMA-2022-001 - ZHE Decision](#)

ZMA-2022-001 - POR List

[ZMA-2022-001 Technical Staff Report](#)

[ZMA-2022-001 - Exhibit List](#)

[ZMA-2022-001- Exhibits #1-41](#)

[ZMA-2022-001-Transcripts 2-8-23](#)

[ZMA-2022-001-Transcripts 2-22-23](#)

[ZMA-2022-001-Transcripts 3-1-23](#)

PENDING FINALITY**(a) PLANNING BOARD****CSP-87128-02****Penn Place 1****Applicant(s):**

Northern Real Estate Urban Ventures

Location:

Located on the south side of Penn Crossing, approximately 800 feet west of its intersection with MD 4 (Pennsylvania Avenue) (7.54 Acres; RMF-48 Zone).

Request:

Requesting approval of a Conceptual Site Plan (CSP) for a mixed-used development consisting of 168 multifamily units and 767 square feet of commercial space.

Council District:

7

Appeal by Date:

6/1/2023

Review by Date:

6/1/2023

History:

03/01/2023	M-NCPPC Technical Staff	approval with conditions
04/27/2023	M-NCPPC Planning Board	approval with conditions
05/08/2023	Sitting as the District Council	deferred

Attachment(s):

[CSP-87128-02 Zoning Agenda Item Summary](#)
[CSP-87128-02 Planning Board Resolution 2023-42 - Sign](#)
 CSP-87128-02_PORL
[CSP-87128-02 Technical Staff Report](#)

PENDING FINALITY (continued)**CDP-0601-02****Woodside Village- Westphalia Meadows****Applicant(s):**

Stanley Martin Homes, LLC

Location:

Located on the south side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie Marlboro Road, in Upper Marlboro, Maryland (63.30 Acres; LCD / MIO Zone).

Request:

Requesting approval of a Comprehensive Design Plan (CDP) amendment proposing to develop a 63.30-acre site with up to 285 residential dwelling units, including 200–257 single-family attached dwellings (townhouses) and 15–28 single-family detached dwellings.

Council District:

6

Appeal by Date:

5/25/2023

Review by Date:

5/25/2023

History:

03/16/2023

M-NCPPC Technical Staff

approval with conditions

04/20/2023

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CDP-0601-02 Zoning Agenda Item Summary](#)[CDP-0601-02 Planning Board Resolution](#)

CDP-0601-02 PORL

[CDP-0601-02 Technical Staff Report](#)

PENDING FINALITY (continued)**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 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

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

Attachment(s):

[DSP-22022 Zoning Agenda Item Summary](#)

[DSP-22022 Planning Board Resolution](#)

DSP-22022 PORL

[DSP-22022 Technical Staff Report](#)

PENDING FINALITY (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

History:

03/08/2023

M-NCPPC Technical Staff

approval with conditions

04/20/2023

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-22028 Zoning Agenda Item Summary](#)[DSP-22028 Planning Board Resolution](#)

DSP-22028 PORL

[DSP-22028 Technical Staff Report](#)**ADJOURN****ADJ53-23****ADJOURN**