



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SE-4846 **Councilmanic District:** 2
Meeting Date: 2/27/2023 **Zone(s):** CGO
Case Name: Royal Farms #393
Applicant: RF East-West Hyattsville, LLC
Location: Located in the southwest quadrant of the intersection of East-West Highway (MD 410) and Riggs Road (1.90 Acres; CGO Zone).
Request: Requesting approval of a Special Exception (SE) to construct a Gas Station and a Food or Beverage Store on 1.90 acres of land in the CGO (Commercial General and Office) Zone.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with conditions
Planning Board: No motion to consider
Zoning Hearing Examiner: Approval
Municipality:
Opposition: Donna Nelms, Chris Watling, et. al.

LEGAL DEADLINES:

Appeal date: 11/7/2022
Review date: 1/6/2023
Action date: 5/8/2023
Comments:

Staff:

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	05/24/2022	approval with conditions
M-NCPPC Planning Board	06/13/2022	no motion to consider
Zoning Hearing Examiner	10/07/2022	approval
Sitting as the District Council	10/17/2022	elected to review
Notes: Council elected to review this item (Vote:10-0; Absent: Council Member Franklin).		
Aye:	10	Hawkins, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock
Absent:	1	Franklin
Person of Record	11/07/2022	filed

Notes: *Jeff Cronin et al., Persons of Record filed an Appeal and Request for Oral Argument Hearing.*

Clerk of the Council 01/11/2023 mailed

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

Sitting as the District Council 01/23/2023

Applicant 01/23/2023 withdrawn

Notes: *Matthew C. Tedesco, Esq., attorney for Applicant, filed a request to formally withdraw SE-4846.*

Sitting as the District Council 02/13/2023 referred for document

Notes: *Procedural and posture orientation by Stan Brown, People's Zoning Counsel. Council referred item to staff for preparation of an approving document of withdrawal. (Vote: 9-0; Absent: Council Members Burroughs and Franklin).*

Aye: 9 Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Fisher,
Dernoga and Blegay

Absent: 2 Franklin and Burroughs

Sitting as the District Council 02/27/2023

Document(s): SE-4846 Presentation Slides, SE-4846 Tedesco to Brown (Withdrawal Letter) 01-23-23, SE-4846 Notice of Oral Argument Hearing, SE-4846 Appeal and Request for Oral Argument, SE-4846 Notice of ZHE Decision, SE-4846 ZHE Decision, SE-4846 PORL, SE-4846 Technical Staff Report, SE-4846 ZHE Exhibit List, SE-4846 Exhibits #1-91, SE-4846 ZHE Transcripts, SE-4846 Brown to Brown (Letter) 2-6-2023