

Prince George's County Council

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



Zoning Agenda - Final

(Approximate Time - immediately following County Council Session)

**Wednesday, June 2, 2021
12:30 PM**

VIRTUAL MEETING

Sitting as the District Council

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

Monique Anderson-Walker, District 8

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

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>

12:30 PM CALL TO ORDER - (VIRTUAL MEETING)

(Approximate Time - immediately following County Council Session)

ITEM(S) FOR DISCUSSION

[DSP-04067-10](#)

Woodmore Commons

Companion Case(s): DDS-672

Applicant(s): Balk Hill Ventures, LLC

Location: Located in the northeast quadrant of the intersection of MD 202 (Landover Road) and St Joseph's Drive, on both sides of Ruby Lockhart Boulevard (10.64 Acres; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for development of approximately 72,000 square feet of commercial, retail, and office uses in two distinct sections on approximately 10.64 acres ("subject property").

Council District: 5

Appeal by Date: 5/6/2021

Review by Date: 5/6/2021

Action by Date: 6/11/2021

History:

03/03/2021 M-NCPPC Technical Staff approval with conditions

04/01/2021 M-NCPPC Planning Board approval with conditions

04/12/2021 Sitting as the District Council elected to review

Council elected to review this item (Vote: 10-0; Absent: Council Member Franklin).

04/22/2021 Clerk of the Council mailed

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

05/10/2021 Sitting as the District Council announced hearing date

05/13/2021	Person of Record	filed
	<i>Samuel H. Dean, Vice-President, Lake Arbor Civic Association, filed a letter of testimony for the Oral Argument Hearing scheduled for May 24, 2021.</i>	
05/19/2021	Applicant	filed
	<i>Edward C. Gibbs, Jr., Esquire, attorney for the applicant, filed a response to the letter of testimony submitted by Samuel H. Dean.</i>	
05/24/2021	Sitting as the District Council	hearing held; case taken under advisement
	<i>Henry Zhang, M-NCPPC planning staff, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. LaRay J. Benton and Samuel H. Dean, Vice-President, Lake Arbor Civic Association, spoke in opposition. Edward C. Gibbs, Jr., Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.</i>	

Attachment(s):

[DSP-04067-10 Zoning Agenda Item Summary](#)
[DSP-04067-10 & DDS-672- Presentation Slides](#)
[DSP-04067-10 & DDS-672 Letter from Dean to Brown 5](#)
[DSP-04067-10 & DDS-672 Letter from Gibbs to Brown M](#)
[DSP-04067-10 Notice of District Council Hearing](#)
[DSP-04067-10 Planning Board Resolution 2021-43 - Sign](#)
 DSP-04067-10_PORL
[DSP-04067-10 Technical Staff Report](#)
[DSP-04067-10 Transcripts_03-18-2021 Planning Board](#)
[DSP-04067-10 Planning Board Record](#)
[PZC Notice of Intention to Participate](#)

ITEM(S) FOR DISCUSSION (Continued)[DDS-672](#)**Woodmore Commons****Companion Case(s):** DSP-04067-10**Applicant(s):** Balk Hill Ventures, LLC**Location:** Located in the northeast quadrant of the intersection of MD 202 (Landover Road) and St Joseph's Drive, on both sides of Ruby Lockhart Boulevard (10.64 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards, for a reduction of the standard surface parking space size to 9 feet by 18 feet.**Council District:** 5**Appeal by Date:** 5/13/2021**Review by Date:** 5/13/2021**Action by Date:** 6/21/2021**History:**

03/03/2021 M-NCPPC Technical Staff approval

04/08/2021 M-NCPPC Planning Board approval

04/20/2021 Sitting as the District Council elected to review

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

04/22/2021 Clerk of the Council mailed

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

05/10/2021 Sitting as the District Council announced hearing date

05/13/2021 Person of Record filed

Samuel H. Dean, Vice-President, Lake Arbor Civic Association, filed a letter of testimony for the Oral Argument Hearing scheduled for May 24, 2021.

05/19/2021 Applicant filed

Edward C. Gibbs, Jr., Esquire, attorney for the applicant, filed a response to the letter of testimony submitted by Samuel H. Dean.

05/24/2021

Sitting as the District Council

hearing held; case taken under advisement

Henry Zhang, M-NCPPC planning staff, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. LaRay J. Benton and Samuel H. Dean, Vice-President, Lake Arbor Civic Association, spoke in opposition. Edward C. Gibbs, Jr., Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.

Attachment(s):[DDS-672 Zoning Agenda Item Summary](#)[DSP-04067-10 & DDS-672- Presentation Slides](#)[DSP-04067-10 & DDS-672 Letter from Gibbs to Brown M](#)[DSP-04067-10 & DDS-672 Letter from Dean to Brown 5](#)[DDS-672 Notice of District Council Hearing](#)[DDS-672 Planning Board Resolution 2021-44 - Signed](#)

DDS-672_PORL

[DDS-672 Technical Staff Report](#)[DDS-672 Planning Board Record](#)[DDS-672 Transcripts 03-18-2021 Planning Board](#)[PZC Notice of Intention to Participate](#)[ADJ23-21](#)**ADJOURN**