

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)

**Tuesday, September 17, 2019
2:00 PM**

Council Hearing Room

Sitting as the District Council

*Todd M. Turner, Chair, District 4
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
Calvin S. Hawkins, II, At-Large
Jolene Ivey, District 5
Rodney C. Streeter, Vice Chair, District 7
Deni L. Taveras, District 2*

Robert J. Williams, Jr., 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.

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PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

CONVENE**REFERRED FOR DOCUMENT**[DSP-18024](#)**Woodmore Overlook, Commercial****Applicant(s):**

Woodmore Overlook Commercial, LLC

Location:

Located on the south side of Ruby Lockhart Boulevard, in the northwest quadrant of the intersection of Lottsford Road and MD 202 (Landover Road) (19.97 Acres; M-X-T Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for construction of a 4,649-square-foot food and beverage store with a gas station on Parcel 3, a 164-unit multifamily building on Parcel 6, and infrastructure for future commercial development on Parcels 1, 2, 4 and 5.

Council District:

5

Appeal by Date:

7/18/2019

Review by Date:

7/18/2019

Action by Date:

9/19/2019

History:

05/15/2019	M-NCPPC Technical Staff	approval with conditions
06/13/2019	M-NCPPC Planning Board	approval with conditions
06/19/2019	Applicant	appealed
	<i>Norman Rivera, Esq., attorney for the applicant, filed an appeal to delete Condition 1.g. of the Planning Board's decision and requested Oral Argument.</i>	
06/20/2019	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
07/09/2019	Person of Record	appealed
	<i>Sam H. Dean, Vice President, Lake Arbor Civic Association, appealed the Planning Board's decision and requested disapproval.</i>	
07/15/2019	Person of Record	appealed
	<i>LaRay J. Benton appealed the Planning Board's decision and requested a hearing.</i>	

07/15/2019 Clerk of the Council mailed
Notice of rescheduled Oral Argument Hearing was mailed to Persons of Record.

07/22/2019 Sitting as the District Council announced hearing date

09/09/2019 Sitting as the District Council case taken under advisement

Andrew Bishop, M-NCPPC, provided an overview of the Detailed Site Plan application. Prior to testimony, Chair Turner addressed a procedural request by Mr. LaRay Benton and Mr. Samuel H. Dean asking for an additional 10 minutes for their Oral Argument testimony and an additional 5 minutes for rebuttal. Chair Turner granted an additional 10 minutes for Oral Argument testimony. Mr. Samuel H. Dean and Mr. LaRay Benton, appellants, spoke in opposition to the application. Norman Rivera, 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. The Oral Argument Hearing was held and Council took this case under advisement.

09/10/2019 Sitting as the District Council referred for document
Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Members Dernoga and Hawkins).

Attachment(s):

[DSP-18024 Planning Board Resolution 19-72](#)

DSP-18024_PORL

[DSP-18024 Technical Staff Report](#)

ADJOURN