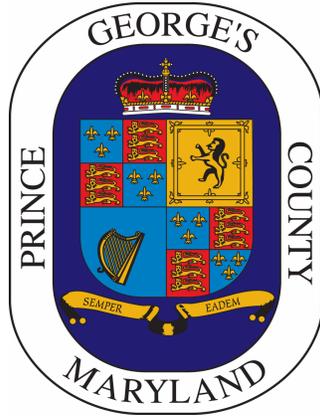


Prince George's County Council

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



Zoning Agenda - Final

Monday, October 16, 2017

1:30 PM

Council Hearing Room

Sitting as the District Council

Derrick Leon Davis, District 6, Chairman

Mel Franklin, District 9

Dannielle M. Glaros, District 3, Vice Chairwoman

Andrea C. Harrison, District 5

Mary A. Lehman, District 1

Obie Patterson, District 8

Deni L. Taveras, District 2

Karen R. Toles, District 7

Todd M. Turner, District 4

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 interpreters 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.

10:30 AM BOARD OF HEALTH - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)

1:00 PM AGENDA BRIEFING - (ROOM 2027)

1:30 PM CALL TO ORDER - (COUNCIL HEARING ROOM)

INVOCATION

Mr. Thomas S. Mayah, County Employee

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 09252017](#)

District Council minutes dated September 25, 2017

Attachment(s):

[9-25-2017 District Council Minutes DRAFT](#)

ORAL ARGUMENTS[CNU-23926-2015](#)**Red Top Road Apartments, 6808 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming

Council District:

2

Appeal by Date:

8/17/2017

Action by Date:

1/15/2018

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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Attachment(s):[CNU-23926-2015 Planning Board Resolution 17-100](#)

CNU-23926-2015_PORL

[CNU-23926-2015 Technical Staff Report](#)

ORAL ARGUMENTS (Continued)[CNU-23927-2015](#)**Red Top Road Apartments, 6810 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1948. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

8/17/2017

Action by Date:

1/15/2018

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017

M-NCPPC Technical Staff

approval

07/13/2017

M-NCPPC Planning Board

approval

08/15/2017

Person of Record

appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017

Clerk of the Council

mailed

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

09/25/2017

Sitting as the District Council

announced hearing date

Attachment(s):[CNU-23927-2015 Planning Board Resolution 17-101](#)[CNU-23927-2015_PORL](#)[CNU-23927-2015 Technical Staff Report](#)

ORAL ARGUMENTS (Continued)[CNU-23928-2015](#)**Red Top Road Apartments, 6812 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1948 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

8/17/2017

Action by Date:

1/15/2018

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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Attachment(s):[CNU-23928-2015 Zoning AIS](#)[CNU-23928-2015 Planning Board Resolution 17-102](#)[CNU-23928-2015_PORL](#)[CNU-23928-2015 Technical Staff Report](#)

ORAL ARGUMENTS (Continued)[CNU-23929-2015](#)**Red Top Road Apartments, 6814 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located on the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

8/17/2017

Action by Date:

1/15/2018

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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Attachment(s):[CNU-23929-2015 Zoning AIS](#)[CNU-23929-2015 Planning Board Resolution 17-103](#)[CNU-23929-2015_PORL](#)[CNU-23929-2015 Technical Staff Report](#)

ORAL ARGUMENTS (Continued)[CNU-23930-2015](#)**Red Top Road Apartments, 6816 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located on the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.20 Acres; R-18 Zone)

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

8/17/2017

Action by Date:

1/15/2018

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017

M-NCPPC Technical Staff

approval

07/13/2017

M-NCPPC Planning Board

approval

08/15/2017

Person of Record

appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017

Clerk of the Council

mailed

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

09/25/2017

Sitting as the District Council

announced hearing date

Attachment(s):[CNU-23930-2015 Zoning AIS](#)[CNU-23930-2015 Planning Board Resolution 17-104](#)[CNU-23930-2015_PORL](#)[CNU-23930-2015 Technical Staff Report](#)

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) ZONING HEARING EXAMINER**SE-4794****Uptown Suites; Lanham****Applicant(s):**

Connor & Gaskin Unlimited, LLC.

Location:

Located on the southeast side of Willowdale Road, approximately 1000 feet east of its intersection with Forbes Boulevard (3.01 Acres; I-2 Zone)

Request:

Requesting approval of a Special Exception for a Hotel in the I-2 Zone.

Council District:

5

Appeal by Date:

10/16/2017

Review by Date:

10/16/2017

Opposition:

None

History:

05/18/2017	M-NCPPC Technical Staff	approval with conditions
05/23/2017	M-NCPPC Planning Board	no motion to consider
09/15/2017	Zoning Hearing Examiner	approval with conditions
09/25/2017	Sitting as the District Council	deferred

Council deferred this item to October 16, 2017.

Attachment(s):

[SE-4794 Zoning Hearing Examiner Decision](#)

[SE-4794 Technical Staff Report](#)

SE-4794 PORL

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

PENDING FINALITY (Continued)**(b) PLANNING BOARD**[DSP-16048](#)**Quarles #408****Applicant(s):**

Quarles Petroleum, Inc.

Location:

Located on the north side of Tilden Road, between Edmonston Road and Kenilworth Avenue (MD 201) (.60 Acres; M-X-T/D-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan to modify an existing gas station to remove existing vacant service building and add a new gasoline-pump island and two canopies.

Council District:

5

Appeal by Date:

11/9/2017

Review by Date:

11/9/2017

Municipality:

Bladensburg

History:

09/14/2017

M-NCPPC Technical Staff

approval with conditions

10/05/2017

M-NCPPC Planning Board

approval with conditions

PENDING FINALITY (Continued)**DSDS-693****Ft. Washington Medical Center****Applicant(s):**

Nexus Health

Location:

Located on the west side of Livingston Road, approximately 900 feet north of Swann Creek Road with frontage on and access via Livingston Road (7.01 Acres; C-M Zone).

Request:

Requesting approval for Departure from Sign Design Standards for three signs from the sign design standards of the Prince George's County Zoning Ordinance.

Council District:

8

Appeal by Date:

11/9/2017

Review by Date:

11/9/2017

History:

09/18/2017

M-NCPPC Technical Staff

approval with conditions

10/05/2017

M-NCPPC Planning Board

approval with conditions

PENDING FINALITY (Continued)**[SDP-1302-02](#)****Parkside (formerly Smith Home Farm)****Applicant(s):**

SHF Project Owner, LLC

Location:

Located on the east and west side of Melwood Road, approximately 6,400 feet south of its intersection with Westphalia Road (147.79 Acres; R-M/M-I-O Zones).

Request:

Requesting approval for an infrastructure Specific Design Plan for 159 single-family attached (townhouses) lots in Section 5 and rough grading in Section 6.

Council District:

6

Appeal by Date:

10/19/2017

Review by Date:

10/19/2017

History:

09/14/2017	M-NCPPC Technical Staff	approval with conditions
09/14/2017	M-NCPPC Planning Board	approval with conditions
09/25/2017	Sitting as the District Council	deferred

Council deferred this item to October 16, 2017.

Attachment(s):

[SDP-1302-02 Technical Staff Report](#)

[SDP-1302-02 Planning Board Resolution 17-120](#)

SDP-1302-02_PORL

PENDING FINALITY (Continued)**[SDP-1701](#)****Timothy Branch, Phase I****Applicant(s):**

Timothy Brandywine, Investments One & Two, LLC

Location:

Located on the east side of Robert S. Crain Highway (US 30 I), southeast of its intersection with Branch Avenue (MD 5), and south of Brandywine Road (MD 381) (322.41 Acres, L-A-C/R-M/M-I-O Zones).

Request:

Requesting approval of Specific Design Plan for Phase 1 of residential development , including 39 single-family detached, 18 single-family semidetached, 194 single-family attached(townhouses) , and 72 two-family attached residential units (two-over-two).

Council District:

9

Appeal by Date:

10/19/2017

Review by Date:

10/19/2017

History:

08/29/2017

M-NCPPC Technical Staff

approval with conditions

09/14/2017

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-1701 Technical Staff Report](#)[SDP-1701 Planning Board Resolution 17-119](#)

SDP-1701_PORL

ADJOURN