



# Prince George's County Council

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

## Zoning Agenda

### Sitting as the District Council

- Andrea C. Harrison, Chair, District 5*
- Mary A. Lehman, District 1*
- Will A. Campos, District 2*
- Eric C. Olson, District 3*
- Ingrid M. Turner, District 4*
- Derrick Leon Davis, District 6*
- Karen R. Toles, District 7*
- Obie Patterson, Vice Chair, District 8*
- Mel R. Franklin, District 9*

*Robert J. Williams, Jr., Council Administrator*

Wednesday, July 24, 2013

10:00 AM

Council Hearing Room

### ITEMS FOR DISCUSSION

[CSP-12001](#)

#### Forks of the Road

- Applicant:** Forks of the Road, LLC
- Location:** Located at the northwest quadrant of the intersection of Ritchie-Marlboro Road and Old Marlboro Pike (MD 725) (8.98 Acres; M-X-T Zone).
- Request:** Approval of a conceptual site plan for 59,156 square feet of commercial development
- Council District:** 6
- Action by Date:** 10/7/2013

#### History

- |           |   |                          |
|-----------|---|--------------------------|
| 4/3/2013  | M-NCPPC Technical Staff   | Approval with conditions |
| 5/2/2013  | M-NCPPC Planning Board  | Approval with conditions |
| 5/13/2013 | Sitting as the District Council   | ELECTED TO REVIEW        |
|           | <i>(Voice Vote: 7-0; Absent: Council Members Olson and Turner)</i>  |                          |
| 7/8/2013  | Sitting as the District Council   | HEARING HELD             |
|           | <i>Meika Fields, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan application and responded to questions posed by Council. Robert Antonetti, Jr. spoke in support of the application on behalf of the applicant. Anne Overton spoke in opposition to the application. Stan Brown, People's Zoning Council, spoke to the merits of the case and the legalities of the argument presented. The case was taken under advisement. Robert Antonetti, Jr. spoke in support/opposition to the measure.</i> |                          |
| 7/8/2013  | Sitting as the District Council   | TAKEN UNDER ADVISEMENT   |

- Attachments:** [CSP-12001 Technical Staff Report](#)  
[CSP 12001 Planning Board Resolution 13-37](#)

[SDP-0805](#)**Kenwood Village**

**Applicant:** White House Road Ltd. Partners  
**Location:** Located south of the intersection of White House Road and Harry S. Truman Drive (63.07 Acres; R-S Zone)  
**Request:** Requesting approval of a Specific Design Plan for 72 single-family detached residential lots  
**Council District:** 6  
**Appeal by Date:** 6/6/2013  
**Review by Date:** 6/6/2013  
**Action by Date:** 9/16/2013

**History**

3/14/2013	M-NCPPC Technical Staff	Approval with conditions
5/2/2013	M-NCPPC Planning Board	Approval with conditions
5/9/2013	Applicant	Appealed
	<i>Michele LaRocca, Esq. filed an appeal on behalf of the owner and applicant on the decision of the Planning Board and requested Oral Argument</i>	
5/13/2013	Sitting as the District Council	ELECTED TO REVIEW
	<i>(Voice Vote: 7-0; Absent: Council Members Olson and Turner)</i>	
7/15/2013	Sitting as the District Council	HEARING HELD
	<i>Jill Kosack, M-NCPPC planning staff, provided an overview of the Specific Design Plan application. Michelle LaRocca, attorney for the applicant and Mr. Charles Renninger, Largo Civic Association spoke in support of the application. Stan Brown, People's Zoning Council, provided an overview of the case and spoke to the legalities of the argument presented. The case was taken under advisement.</i>	
7/15/2013	Sitting as the District Council	TAKEN UNDER ADVISEMENT

**Attachments:** [SDP-0805 Technical Staff Report 3-28-13](#)  
[SDP-0805 Planning Board Resolution 13-31](#)

[SDP-1205](#)**Smith Home Farm**

**Applicant:** SHF Project Owner, LLC  
**Location:** Located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (223 Acres; R-M Zone)  
**Request:** Requesting approval of a Specific Design Plan for an umbrella application for single-family detached architecture  
**Council District:** 6  
**Appeal by Date:** 6/13/2013  
**Review by Date:** 6/13/2013  
**Action by Date:** 9/16/2013

**History**

4/4/2013	M-NCPPC Technical Staff	Approval with conditions
5/9/2013	M-NCPPC Planning Board	Approval with conditions
6/10/2013	Sitting as the District Council	ELECTED TO REVIEW
	<i>(Voice Vote: 8-0; Absent: Council Member Campos)</i>	

7/15/2013 Sitting as the District Council HEARING HELD  
*Sherrri Mosley, M-NCPPC planning staff, provided an overview of the Specific Design Plan application. Marva Jo Camp, attorney for the applicant and Steven Paul, Mid-Atlantic, spoke in support of the application. Stan Brown, People's Zoning Council, provided an overview of the case and spoke to the legalities of the argument presented. The case was taken under advisement.*

7/15/2013 Sitting as the District Council TAKEN UNDER ADVISEMENT

**Attachments:** [SDP-1205 Technical Staff Report](#)  
[SDP-1205 Planning Board Resolution 13-41](#)

## **PENDING FINALITY**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make final decision or an appeal is filed.*

## **PLANNING BOARD**

### **DSP-05052-01**

#### **Holmehurst Estates (formerly Henderson Property)**

**Applicant:** Caruso Bowie 11, LLC  
**Location:** The southwest quadrant of the intersection of Annapolis Road (MD 450) and Enterprise Road (MD 193) (7.226 Acres; R-R Zone).  
**Request:** Requesting approval of a Detailed Site Plan to add architecture for nine new house types and reduce the minimum house size.  
**Council District:** 5  
**Appeal by Date:** 8/15/2013  
**Review by Date:** 9/16/2013

#### **History**

5/30/2013 M-NCPPC Technical Staff Approval with conditions  
 7/11/2013 M-NCPPC Planning Board Approval with conditions

**Attachments:** [DSP-05052-01 Technical Staff Report](#)  
[DSP-05052-01 Planning Board Resolution 13-71](#)

### **DSP-07076-09**

#### **Brandywine Crossing, Phase II**

**Applicant:** Faison and Associates  
**Location:** The northeast quadrant of the intersection of Timothy Branch Drive and Robert Crain Highway (US 301), on the west side of Matapeake Business Drive (34.10 Acres; C-S-C Zone).  
**Request:** Requesting approval of a Detailed Site Plan for a revision to building architecture for Buildings J and N, and an update of the landscape plan to meet the requirements of the 2010 Prince George's County Landscape Manual.  
**Council District:** 9  
**Appeal by Date:** 8/15/2013  
**Review by Date:** 9/16/2013

*Council Member Franklin wishes to waive his right to review. A majority vote of the full Council is required.*

#### **History**

5/29/2013 M-NCPPC Technical Staff Approval with conditions  
7/11/2013 M-NCPPC Planning Board Approval with conditions

**Attachments:** [DSP-07076-09 Technical Staff Report](#)  
[DSP-07076-09 Planning Board Resolution 13-72](#)

## [NCGS-21](#)

### **Grimes' Market-Aquasco**

**Applicant:** Deborah L. Boling

**Location:** Located along the west side of Aquasco Road (MD 381) at its' intersection with St. Phillips Road (1.01 Acres; C-S-C Zone).

**Request:** Requesting approval of a certified Non-Conforming Gas Station to revise the site plan to show the actual location of an existing pump island, and a variance from Section 27-358(a)(8) to waive five feet of the required 25-foot setback from the street line in order to validate the location of an existing gasoline pump.

**Council District:** 9

**Appeal by Date:** 8/15/2013

**Review by Date:** 9/16/2013

#### **History**

6/5/2013 M-NCPPC Technical Staff Approval with conditions  
7/11/2013 M-NCPPC Planning Board Approval with conditions

**Attachments:** [NCGS-21 Technical Staff Report](#)  
[NCGS-21 Planning Board Resolution 13-74](#)

## **ADJOURN**