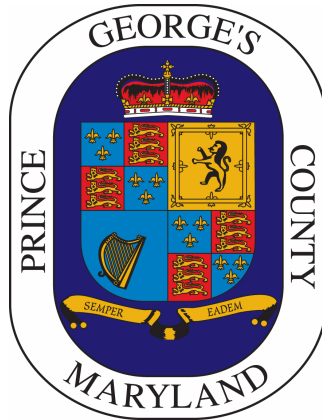


Prince George's County Council

*Wayne K. Curry Administration Building
1301 McCormick Dr
Largo, MD 20774*



Zoning Agenda - Revised*

**Monday, July 15, 2024
10:00 AM**

Council Hearing Room

Sitting as the District Council

Jolene Ivey, Chair, District 5

Sydney J. Harrison, Vice Chair, District 9

Wala Blegay, District 6

Edward P. Burroughs, III, District 8

Thomas E. Dernoga, District 1

Wanika Fisher, District 2

Calvin S. Hawkins, II, At-Large

Eric C. Olson, District 3

Krystal Oriadha, District 7

Ingrid S. Watson, District 4

Vacant - At-Large (effective: 06/15/2024)

Jennifer A. Jenkins, 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.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

9:30 AM AGENDA BRIEFING - (ROOM 2027)

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07082024](#)

District Council Minutes Dated July 8, 2024

Attachment(s):

[7-8-2024 District Council Minutes Draft](#)

ORAL ARGUMENTS**DSP-19031-02****Popeyes****Applicant(s):**

Three Roads Corner, LLC

Location:

Located on the west side of MD 631 (Old Brandywine Road), in the southeast quadrant of its intersection with the confluence of MD 381 (Brandywine Road) and MD 373 (Accokeek Road) (4.427 Acres; CS/CGO Zones (Prior; C-M/C-S-C Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the addition of Parcels 2 and 3 to DSP-19031 and amends that the DSP is for development of a 2,923-square-foot building to serve as an eating and drinking establishment with drive-through service on Parcel 3. This resolution does not approve any changes to the development approved for Parcels 1 and 4, pursuant to DSP-19031.

Council District:

9

Appeal by Date:

6/20/2024

Review by Date:

6/20/2024

Action by Date:

9/10/2024

History:

04/11/2024	M-NCPPC Technical Staff	approval with conditions
05/16/2024	M-NCPPC Planning Board	approval with conditions
06/03/2024	Sitting as the District Council	deferred
06/10/2024	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 6-0; Absent: Council Members Burroughs, Franklin, Hawkins, Ivey, Olson).</i>	
06/12/2024	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
07/08/2024	Sitting as the District Council	announced hearing date

Attachment(s):

[DSP-19031-02 Zoning Agenda Item Summary](#)

[DSP-19031-02 Presentation Slides](#)

[DSP-19031-02 Notice of Oral Argument Hearing](#)

[DSP-19031-02 Planning Board Resolution](#)

DSP-19031-02 PORL

[DSP-19031-02 Technical Staff Report](#)

[DSP-19031-02 Transcripts 4-25-2024](#)

[DSP-19031-02 Planning Board Record](#)

[DSP-19031-02 PZC Notice of Intention to Participate Dist](#)

ORAL ARGUMENTS (continued)**DSP-23029****Cube Smart****Applicant(s):**

CUBESMART, L.P.

Location:

Located 1,000 feet southwest from the intersection of US 1 (Baltimore Avenue) and Cherry Lane and is within the Avondale Industrial Park (11.88 Acres; I-1 Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) to convert approximately 55,936 square feet of an existing warehouse use into a consolidated storage use, creating 409 consolidated storage units. No new gross floor area, lighting, or signage was proposed with this application.

Council District:

1

Appeal by Date:

6/20/2024

Review by Date:

6/20/2024

Action by Date:

9/10/2024

History:

04/11/2024	M-NCPPC Technical Staff	approval with conditions
05/16/2024	M-NCPPC Planning Board	approval with conditions
06/03/2024	Sitting as the District Council	deferred
06/10/2024	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 6-0; Absent: Council Members Burroughs, Franklin, Hawkins, Ivey, Olson).</i>	
06/12/2024	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
07/08/2024	Sitting as the District Council	announced hearing date

Attachment(s):

[DSP-23029 Zoning Agenda Item Summary](#)

[DSP-23029 Presentation Slides](#)

[DSP-23029 Notice of Oral Argument Hearing](#)

[DSP-23029 Planning Board Resolution](#)

DSP-23029 PORL

[DSP-23029 Technical Staff Report](#)

[DSP-23029 Transcripts 4-25-2024](#)

[DSP-23029 Planning Board Record](#)

[DSP-23029 PZC Notice of Intention to Participate District](#)

REFERRED FOR DOCUMENT

[SE-22002](#)

Stewart Property

Applicant(s):

ESC 8215 Springfield, L.C.

Location:

Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).

Request:

Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings on approximately 12.01 acres of RR (Rural Residential) zoned land.

Council District:

4

Appeal by Date:

4/25/2024

Review by Date:

4/25/2024

Action by Date:

9/23/2024

Opposition:

Howard Aldag, Charles Holman, et. al.

History:

09/20/2023

M-NCPPC Technical Staff

approval with conditions

03/26/2024

Zoning Hearing Examiner

remanded

The Zoning Hearing Examiner recommended a Remand back to the Office of the Zoning Hearing Examiner in order that the Applicant submit a request for a variance to Section 27-395 (a)(3)(B) 's requirement that the subject property contain 12 contiguous acres, and to make any necessary revisions to the Special Exception Site Plan and other applicable documents. Applicant should also reduce the number of dwelling units to the maximum recommended in the 2022 Master Plan or further address why that is unnecessary. The remand may be limited in nature, allowing the incorporation of the prior record.

04/08/2024

Sitting as the District Council

elected to make the final decision

Council elected to make final decision on this item (Vote:8-0; Absent: Council Members Blegay, Burroughs and Franklin).

04/19/2024

Office of the Clerk of the Council

mailed

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

04/24/2024	Applicant	filed
	<i>Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.</i>	
04/25/2024	Person of Record	filed
	<i>Sean Suhar Esq., attorney for the Persons of Record (Wingate Homeowners Association, Inc) filed Exceptions and Request for Oral Argument Hearing.</i>	
05/09/2024	Person of Record	filed
	<i>Howard Adlag, Person of Record filed written testimony.</i>	
05/13/2024	Sitting as the District Council	announced hearing date
05/31/2024	Applicant	filed
	<i>Christopher L. Hatcher Esq., attorney for the applicant filed Notice of Death and Estate of Property Owner - Appointment of Personal Representative.</i>	
06/03/2024	Sitting as the District Council	hearing held; case taken under advisement
	<i>Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Special Exception (SE) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Chris L. Hatcher Esq., attorney for applicant spoke in support. Sean Suhar Esq., Howard Aldag, Tatjana Aldag, Charles Holman and Andrew Fontanella spoke in opposition. Council took this case under advisement.</i>	
07/08/2024	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of an order of remand (Vote:6-0 Absent: Council Members Blegay, Burroughs, Harrison and Oriadha).</i>	

Attachment(s):

[SE-22002 Zoning Agenda Item Summary](#)

[SE-22002 Hatcher to Brown \(Notice of Death and Estate o](#)

[SE-22002 Presentation Slides](#)

[SE-22002 Aldag to Brown \(Testimony\) 5-9-2024](#)

[SE-22002 Suhar to Brown \(Exceptions & Request for Oral](#)

[SE-22002 Hatcher to Brown \(Exceptions & Request for O](#)

[SE-22002 Notice of Oral Argument Hearing](#)

[SE-22002 Notice ZHE of Decision](#)

[SE-22002 ZHE Decision](#)

SE-22002 ZHE POR List

[SE-22002 Technical Staff Report](#)

[SE-22002 ZHE Exhibit List](#)

[SE-22002 ZHE Exhibits #1-109](#)

[SE-22002 Transcripts 12-20-23](#)

[SE-22002 PZC Notice of Intention to Participate District C](#)

ITEM(S) FOR DISCUSSION**DSP-20002****Giac Son Buddhist Temple****Applicant(s):**

Giac Son Buddhist Temple Corp

Location:

Located in the southeast quadrant of the intersection of MD 197 (Laurel Bowie Road) and Snowden Road (1.64 Acres; RR Zone (prior R-R Zone)).

Request:

Requesting approval of a Detailed Site Plan (DSP) for development of a 4,625-square-foot place of worship and will maintain an existing single-family detached dwelling as an accessory parsonage.

Council District:

1

Appeal by Date:

11/2/2023

Review by Date:

11/2/2023

Action by Date:

1/22/2024

History:

08/24/2023	M-NCPPC Technical Staff	approval with conditions
09/28/2023	M-NCPPC Planning Board	approval with conditions
10/23/2023	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-1-1; Absent: Council Member Watson).</i>	
11/02/2023	Person of Record	filed
	<i>G. Macy Nelson Esq., attorney for Citizen-Protestants filed and Appeal and Request Oral Argument Hearing.</i>	
11/02/2023	Person of Record	filed
	<i>Barbara Sollner-Webb, Person of Record filed an appeal of the Planning Boards Decision.</i>	
12/12/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
01/08/2024	Person of Record	filed
	<i>Paula Price, Person of Record, filed written testimony.</i>	
01/08/2024	Person of Record	filed
	<i>Catherine Williams, Person of Record, filed written testimony.</i>	

01/08/2024	Person of Record	filed
	<i>Tim Carter, Person of Record, filed written testimony.</i>	
01/08/2024	Person of Record	filed
	<i>Gabrielle Masten, Person of Record, filed written testimony.</i>	
01/08/2024	Person of Record	filed
	<i>Kenny and Barbara Lammers, Person's of Record, filed written testimony.</i>	
01/08/2024	Person of Record	filed
	<i>Leah and Teresa Washington, Person's of Record, filed written testimony.</i>	
01/08/2024	Person of Record	filed
	<i>South Laurel Civic Association, Person of Record, filed written testimony.</i>	
01/09/2024	Person of Record	filed
	<i>James Hitaffer, Person of Record, filed written testimony.</i>	
01/16/2024	Sitting as the District Council	hearing held; referred for document
	<i>Joshua Mitchum, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Traci Scudder, attorney for applicant, Ram L. Shrestha, Dawn Nguyen, Minh Diep Nguyen and Vy Do spoke in support. Alex Votaw Esq., Attorney for citizens protestants, Barbara Sollner-Webb and Jeffrey Hitaffer, spoke in opposition. Council referred this item to staff for preparation of a document of remand to the Planning Board. (Vote: 9-0; Absent Council Member Franklin and Oriadha).</i>	
01/22/2024	Sitting as the District Council	remanded
	<i>Council adopted prepared order of remand (Vote: 10-0; Absent: Council Member Franklin).</i>	
01/23/2024	Person of Record	filed
	<i>Robert Lammers, Person of Record, filed written testimony.</i>	

01/25/2024 Clerk of the Council mailed
The Notice of Final Decision of the District Council was mailed to Persons of Record.

01/26/2024 Clerk of the Council transmitted
Memo transmitted to James Hunt, Division Chief, M-NCPPC Development Review Division, that District Council voted to remand the case to the Planning Board.

04/29/2024 M-NCPPC transmitted a letter
Peter A. Shapiro, Chairman of the Prince George's County Planning Board transmitted a letter concerning the Remand Order adopted by the District Council.

Attachment(s):

[DSP-20002 Zoning Agenda Item Summary](#)
[DSP-20002 Shapiro to Ivey \(Letter concerning the Reman](#)
[DSP-20002 Presentation Slides](#)
[DSP-20002 Hitaffer to Brown \(Written Testimony\)](#)
[DSP-20002 Price to Brown \(Written Testimony\)](#)
[DSP-20002 Williams to Brown \(Written Testimony\)](#)
[DSP-20002 Carter to Brown \(Written Testimony\)](#)
[DSP-20002 SLCA to Brown \(Written Testimony\)](#)
[DSP-20002 Masten to Brown \(Written Testimony\)](#)
[DSP-20002 Washington to Brown \(Written Testimony\)](#)
[DSP-20002 Lammers to Brown \(Written Testimony\)](#)
[DSP-20002 Lammers to Brown \(Written Testimony\)](#)
[DSP-20002 Notice of Oral Argument Hearing](#)
[DSP-20002 Nelson to Brown \(Appeal and Request for Ora](#)
[DSP-20002 Sollner-Webb to Brown \(Appeal Letter\) 11-2-](#)
[DSP-20002 Planning Board Resolution](#)
 DSP-20002 PORL
[DSP-20002 Technical Staff Report](#)
[DSP-20002 Planning Board Record](#)
[DSP-20002 Transcripts 09-07-2023](#)
[DSP-20002 Transcripts 07-27-2023](#)
[DSP-20002 Transcripts 06-22-2023](#)

ITEM(S) FOR DISCUSSION (continued)

[DSP-23012](#)

Walker Mill Self- Storage

Applicant(s):

Walker Mill Road Project, LLC

Location:

Located on the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road (7.67 Acres; I E/ MIO Zones (Prior; I-1/ M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) to develop the property with up to 107,122 square feet of building for up to 104,122 square feet of consolidated storage use (plus 1,250 square feet of ancillary office space) and up to 1,750 square feet of retail and/or community space, as well as up to 28 parking spaces designated for RV/camping trailers as an accessory use.

Council District:

6

Appeal by Date:

7/5/2024

Review by Date:

7/5/2024

Action by Date:

9/6/2024

History:

04/05/2024

M-NCPPC Technical Staff

approval with conditions

05/30/2024

M-NCPPC Planning Board

approval with conditions

06/07/2024

Office of the Clerk of the Council

mailed

Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.

07/08/2024

Sitting as the District Council

hearing held; case taken under advisement

Emory Huang M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Matthew Gordan Esq., attorney for applicant spoke in support. (Council took case under advisement).

Attachment(s):

[DSP-23012 Zoning Agenda Item Summary](#)

[DSP-23012 Presentation Slides](#)

[DSP-23012 Notice of Mandatory Review](#)

[DSP-23012 Planning Board Resolution](#)

DSP-23012 PORL

[DSP-23012 Technical Staff Report](#)

[DSP-23012 Transcripts 4-11-2024](#)

[DSP-23012 Transcripts 5-16-2024](#)

[DSP-23012 Planning Board Record](#)

[DSP-23013 PZC Notice of Intention to Participate District](#)

PENDING FINALITY**(a) PLANNING BOARD****DSP-23014****Trinity Religious Temple Church****Applicant(s):**

Trinity Temple Church of God Inc

Location:

Located on the southeast quadrant of the intersection of Iverson Street and Boydell Avenue (1.13 Acres; RR Zone (Prior; R-R Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the physical site elements necessary to allow for a 125-seat church use, with a parsonage, to occupy the existing buildings on the property. By way of background, the existing building (on the northern portion of the subject property) was previously occupied by a 125-seat church that was a certified nonconforming use. However, that use was abandoned when the building was damaged by fire in 2012 and the church use failed to reestablish within 180 days.

Council District:

7

Appeal by Date:

7/25/2024

Review by Date:

7/25/2024

History:

05/16/2024	M-NCPPC Technical Staff	approval with conditions
06/20/2024	M-NCPPC Planning Board	approval with conditions
07/08/2024	Sitting as the District Council	deferred

Attachment(s):[DSP-23014 Zoning Agenda Item Summary](#)[DSP-23014 Planning Board Resolution](#)

DSP-23014 PORL

[DSP-23014 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23034****9395 Lanham Dunkin****Applicant(s):**

GN Seabrook LLC

Location:

Located on the south side of MD 564 (Lanham-Severn Road), approximately 910 feet west of its intersection with Seabrook Road (0.61 Acres; NAC Zone(Prior; C-M Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) to retrofit an existing, vacant 2,427-square-foot structure with a drive through, as well as the associated site improvements for an eating and drinking establishment with a drive-through service.

Council District:

3

Appeal by Date:

7/25/2024

Review by Date:

7/25/2024

History:

05/14/2024

M-NCPPC Technical Staff

approval with conditions

06/20/2024

M-NCPPC Planning Board

approval with conditions

07/08/2024

Sitting as the District Council

deferred

Attachment(s):[DSP-23034 Zoning Agenda Item Summary](#)[DSP-23034 Planning Board Resolution](#)

DSP-23034 PORL

[DSP-23034 Technical Staff Report](#)

PENDING FINALITY (continued)**SDP-2303****Dobson Farms****Applicant(s):**

D.R. Horton, Inc.

Location:

Located on the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway) (581.06 Acres; LCD Zone (Prior; R-S Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) for infrastructure improvements, including public streets, water, sewer, storm drain utilities, and storm water management (SWM) facilities.

Council District:

9

Appeal by Date:

9/2/2024

Review by Date:

9/2/2024

History:

05/23/2024

M-NCPPC Technical Staff

approval with conditions

06/27/2024

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-2303 Zoning Agenda Item Summary](#)[SDP-2303 Planning Board Resolution](#)

SDP-2303 PORL

[SDP-2303 Technical Staff Report](#)**ADJOURN****ADJ70-24****ADJOURN**