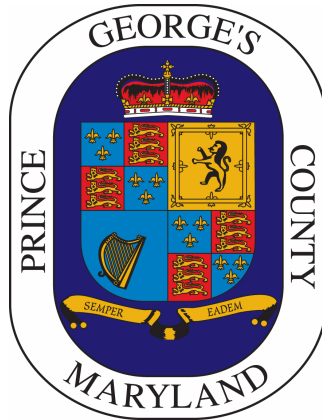


Prince George's County Council

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



Zoning Agenda - Final

****Revised (In-Person) **The agenda is subject to change up to five (5)
calendar days prior to the noted date.****

Monday, April 10, 2023

10:00 AM

Council Hearing Room

Sitting as the District Council

Thomas E. Dernoga, Chair, District 1

Wala Blegay, Vice Chair, District 6

Edward P. Burroughs, III, District 8

Wanika Fisher, District 2

Mel Franklin, At-Large

Sydney J. Harrison, District 9

Calvin S. Hawkins, II, At-Large

Jolene Ivey, District 5

Eric C. Olson, District 3

Krystal Oriadha, District 7

Ingrid S. Watson, District 4

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.

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

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 03272023](#)

District Council Minutes Dated March 27, 2023

Attachment(s):

[3-27-2023 District Council Minutes Draft](#)

ORAL ARGUMENTS**DSP-22015****9113 Baltimore Avenue****Applicant(s):**

RST Development, LLC

Location:

Located in the northeast quadrant of the intersection of US 1(Baltimore Avenue) and Cherokee Street (3.82 acres; LTO-E Zone).

Request:

Requesting approval of a Detailed Site Plan for one mixed-use building with 317 multifamily dwelling units and 3,296 square feet of ground-floor commercial retail space.

Council District:

3

Appeal by Date:

3/2/2023

Review by Date:

3/2/2023

Action by Date:

5/1/2023

Municipality:

College Park

History:

01/05/2023	M-NCPPC Technical Staff	approval with conditions
01/26/2023	M-NCPPC Planning Board	approval with conditions
02/13/2023	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 9-0; Absent: Council Members Burroughs and Franklin).</i>	
02/28/2023	Person of Record	filed
	<i>Judy Blumenthal, Person of Record filed an appeal of the Planning Board's decision.</i>	
03/06/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
03/31/2023	Applicant	filed
	<i>Thomas H. Haller, Esq., attorney for the applicant filed a response to the February 28, 2023 appeal filed by Citizen-Protestant.</i>	
04/03/2023	Person of Record	filed
	<i>Judy Blumenthal, Person of Record filed written testimony.</i>	

Attachment(s):

[DSP-22015 Zoning Agenda Item Summary](#)

[DSP-22015 Presentation Slides](#)

[DSP-22015 Blumenthal to Brown \(Written Testimony\) 4-3](#)

[DSP-22015 Haller to Brown \(Response to Appeal\) 3-31-20](#)

[DSP-22015 Blumenthal to Brown \(Appeal letter\) 2-28-23](#)

[DSP-22015 Notice of Oral Argument Hearing](#)

[DSP-22015 Planning Board Resolution](#)

DSP-22015 PORL

[DSP-22015 Technical Staff Report](#)

[DSP-22015 Transcripts](#)

[PZC Notice of Intention to Participate District Council 4-1](#)

PENDING FINALITY

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.

(a) PLANNING BOARD

CSP-21006

Hyattsville Brightseat Road

Applicant(s):

Hyattsville Brightseat Road RE LLC

Location:

Located on the northeast side of the intersection of Brightseat Road and Medical Center Drive (2.0 Acres; IE Zone).

Request:

Requesting approval of Conceptual Site Plan (CSP) that shows a 3,939-square-foot gas station and food and beverage store, on a 2-acre portion of a larger 5.3-acre property known as Parcel 1, Sandpiper Property Subdivision. The eastern portion of the property is developed with a 4-story, 124-room hotel, while the western portion, which is the subject of this CSP, is vacant. The subject site was previously approved for construction of a second hotel under Detailed Site Plan DSP-15021. A Special Exception SE-4845 has been previously approved for this site, to construct a gas station with a food or beverage store, more specifically, a 7-Eleven store. It is intended that existing Parcel 1 will be subdivided into two new parcels, one containing the existing hotel and one containing the proposed gas station and food and beverage store. The two parcels will share use of the existing driveway, which was previously approved to serve as access to Parcel 1 from Brightseat Road.

Council District:

5

Appeal by Date:

4/27/2023

Review by Date:

4/27/2023

History:

02/13/2023

M-NCPPC Technical Staff

approval with conditions

03/23/2023

M-NCPPC Planning Board

approval with conditions

Attachment(s):

[CSP-21006 Zoning Agenda Item Summary](#)

[CSP-21006 Planning Board Resolution](#)

CSP-21006 PORL

[CSP-21006 Technical Staff Report](#)

PENDING FINALITY (Continued)**CSP-22003****Brightseat Industrial****Applicant(s):**

Brightseat Property LLC

Location:

Located in the eastern quadrant of the intersection of Brightseat Road and Jericho City Drive (12.04 Acres; IE Zone).

Request:

Requesting approval of a Conceptual Site Plan (CSP) that approves a 152,080-square-foot distribution warehouse on a single, 12.04-acre vacant parcel in the Industrial, Employment (IE) Zone (prior Industrial/Employment Park (I-3)), with two proposed access points to Brightseat Road.

Council District:

5

Appeal by Date:

4/27/2023

Review by Date:

4/27/2023

History:

02/13/2023

M-NCPPC Technical Staff

approval with conditions

03/23/2023

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CSP-22003 Zoning Agenda Item Summary](#)[CSP-22003 Planning Board Resolution](#)

CSP-22003 PORL

[CSP-22003 Technical Staff Report](#)

PENDING FINALITY (Continued)**[SDP-2102](#)****800 Prince George's Blvd.****Applicant(s):**

Decesaris Holding Company

Location:

Located on the east side of Prince George's Boulevard, north of its intersection with Branch Court (4.69 Acres; E-I-A Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) for a 47,550-square-foot warehouse and distribution center with accessory office space in the prior Employment and Institutional Area (E-I-A) Zone.

Council District:

4

Appeal by Date:

5/4/2023

Review by Date:

5/4/2023

History:

02/23/2023

M-NCPPC Technical Staff

approval with conditions

03/30/2023

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-2102 Zoning Agenda Item Summary](#)[SDP-2102 Planning Board Resolution](#)

SDP-2102_PORL

[SDP-2102 Technical Staff Report](#)

PENDING FINALITY (Continued)**[SDP-8912-H9](#)****Jenkins-Heim Covington, Lot 76, Block B****Applicant(s):**

Michelle Clancy

Location:

Located in the larger development known as the Jenkins-Heim, Covington development, on the west side of Eagles Nest Drive, approximately 250 feet south of its intersection with Excalibur Drive (0.14 Acres; LCD Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) to approve construction of a 12 foot by 29 foot screened porch, with a landing and steps to grade at the rear of an existing single family detached dwelling extending two feet into the rear yard setback.

Council District:

4

Appeal by Date:

4/27/2023

Review by Date:

4/27/2023

History:

02/15/2023

M-NCPPC Technical Staff

approval with conditions

03/23/2023

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-8912-H9 Zoning Agenda Item Summary](#)[SDP-8912-H9 Planning Board Resolution](#)

SDP-8912-H9-PORL

[SDP-8912-H9 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON APRIL 24, 2023 AT 12:00 P.M.*Hearing Dates & Times Subject to Change***DSP-21001****Suffrage Point****Applicant(s):**

Werrlein WSSC, LLC

Location:

Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue (4.66 Acres; RSF-65 Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) to develop 41 single-family attached dwelling units on the lower parcel of the project formerly known as Magruder Pointe.

Council District:

2

Appeal by Date:

4/6/2023

Review by Date:

4/6/2023

Action by Date:

5/12/2023

Municipality:

Hyattsville

History:

12/22/2022	M-NCPPC Technical Staff	approval with conditions
03/02/2023	M-NCPPC Planning Board	approval with conditions
03/13/2023	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 10-0; Absent: Council Member Franklin).</i>	
03/20/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	

Attachment(s):[DSP-21001 Zoning Agenda Item Summary](#)[DSP-21001 Notice of Oral Argument Hearing](#)[DSP-21001 Planning Board Resolution](#)

DSP-21001_PORL

[DSP-21001 Technical Staff Report](#)[DSP-21001 Transcripts](#)[DSP-21001 Planning Board Record](#)

ADJOURN

[ADJ32-23](#)

ADJOURN

1:30 P.M. EDUCATION & WORKFORCE DEVELOPMENT COMMITTEE - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)