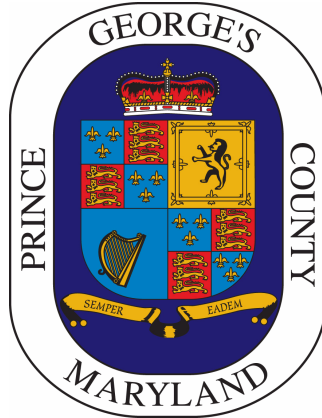


# Prince George's County Council

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



## **Zoning Agenda - Final**

**Monday, September 21, 2020  
10:00 AM**

**Virtual Meeting**

### **Sitting as the District Council**

*Todd M. Turner, Council 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, Vice Chair, At-Large*

*Jolene Ivey, District 5*

*Rodney C. Streeter, 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. To ensure 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.

**VIRTUAL DISTRICT COUNCIL MEETINGS**

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19" and the Prince George's County State of Emergency Declarations, the District Council is operating under emergency procedures. As authorized by CB-33-2020 hearings will be conducted virtually and in accordance with District Council Rules of Procedure.

**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. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify. Persons of Record wishing to give oral argument on a specific case should register with the Clerk of the Council by email to [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178 by 3:00 p.m. on the day BEFORE the meeting.

**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. Five (5) minute rebuttal from the side requesting hearing
5. Five (5) minute rebuttal from the side favoring decision
6. Comments by the People's Zoning Counsel

**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. State your name and address for the record and 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/LIVE>  
PLEASE SILENCE ALL CELLULAR PHONES WHILE DURING THE MEETING.

**VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>**

**10:00 AM CALL TO ORDER - (VIRTUAL MEETING)**

**INVOCATION / MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 09142020](#)

**District Council Minutes dated September 14, 2020**

**MANDATORY REVIEW (Using Oral Argument Procedures)**[DSP-06001-03](#)**The Commons at Addison Road Metro****Applicant(s):**

6301 Central Avenue, LLC

**Location:**

Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and Addison Road, across from the Addison Road Metro Station, at 6301 Central Avenue (2.98 Acres; C-S-C / R-55 / D-D-O).

**Request:**

Requested approval of an amendment to a Detailed Site Plan (DSP) for a mixed-use building including 193 multifamily dwelling units and 11,000 square feet of ground-floor commercial uses.

**Council District:**

7

**Appeal by Date:**

8/17/2020

**Action by Date:**

10/30/2020

**Comment(s):**

Mandatory Review:

District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance.

**History:**

03/26/2020	M-NCPPC Technical Staff	approval with conditions
04/30/2020	M-NCPPC Planning Board	approval with conditions
06/03/2020	Person of Record	appealed
	<i>Bradley E. Heard, Person of Record, appealed the Planning Board's decision.</i>	
08/13/2020	Clerk of the Council	mailed
	<i>Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.</i>	
08/17/2020	Applicant	appealed
	<i>Christopher L. Hatcher, attorney for the applicant, appealed the Planning Board's decision.</i>	
09/14/2020	Sitting as the District Council	announced hearing date

**Attachment(s):** [DSP-06001-03 Zoning Agenda Item Summary](#)  
[DSP-06001-03 Response Letter Hatcher to Brown](#)  
 DSP-06001-03 Appeal Letter Heard to Brown  
[DSP-06001-03 District Council Notice of Hearing](#)  
 DSP-06001-03 Appeal Letter Hatcher to Brown  
[DSP-06001-03 Planning Board Resolution No. 2020-59](#)  
 DSP-06001-03\_POR List  
[DSP-06001-03 Technical Staff Report](#)

### **ORAL ARGUMENTS (Continued)**

[CSP-19010](#)

### **LIW Ironworks**

**Applicant(s):** LIW Ironworks, Inc.

**Location:** Located on the north side of Cornett Street, approximately 475 feet east of its intersection with Livingston Road, at 10929 Indian Head Highway (MD 210)(1.5 Acres; I-3 Zone).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for development of up to 19,000 square feet of a contractor's office and warehouse with fabrication.

**Council District:** 8

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**Action by Date:** 10/26/2020

### **History:**

05/12/2020	M-NCPPC Technical Staff	approval with conditions
06/18/2020	M-NCPPC Planning Board	approval with conditions
07/27/2020	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 11-0).</i>	
08/13/2020	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/14/2020	Sitting as the District Council	announced hearing date

**Attachment(s):** [CSP-19010 Zoning Agenda Item Summary](#)  
 CSP-19010 District Council Notice of Hearing  
[CSP-19010 Planning Board Resolution No. 2020-92](#)  
 CSP-19010\_POR List  
[CSP-19010 Technical Staff Report](#)

**REFERRED FOR DOCUMENT**

[CSP-19009](#)

**5600 Ager Road**

**Companion Case(s):** DSP-19053

**Applicant(s):** Mariachiara “Meri” Baroni, Hyattsville West One, LLC

**Location:** Located in the northwest quadrant of the intersection of Ager Road and Jamestown Road (0.32 Acres; M-X-T / T-D-O Zones).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) to change the list of allowed uses for the subject property, in accordance with Section 27-548.09.01(b) of the Zoning Ordinance.

**Council District:** 2

**Appeal by Date:** 8/17/2020

**Action by Date:** 10/30/2020

**Comment(s):** Mandatory Review:  
 District Council review of this case is required by Section 27-548.09.01(b) of the Zoning Ordinance.

**Municipality:** Hyattsville

**History:**

03/12/2020	M-NCPPC Technical Staff	approval with conditions
04/16/2020	M-NCPPC Planning Board	approval with conditions
07/27/2020	Sitting as the District Council	announced hearing date
08/13/2020	Clerk of the Council	mailed

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

09/14/2020 Sitting as the District Council referred for document  
*Adam Bossi, M-NCPPC, provided an overview of the Conceptual Site Plan and Detailed Site Plan applications. Chris Hatcher, Esq., attorney for the applicant, spoke on behalf of the applicant along with the applicant, Jeff Certosimo. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Mandatory Review Hearing was held and Council referred this item to staff for preparation of an approving document, with conditions (Vote 9-0; Absent Council Members Davis and Hawkins).*

**Attachment(s):** [CSP-19009 Zoning Agenda Item Summary](#)  
 CSP-19009 5600 Ager Road Draft Order  
 CSP-19009 District Council Notice of Hearing  
[CSP-19009 Planning Board Resolution Updated 2](#)  
 CSP-19009 POR List  
[CSP-19009 Technical Staff Report](#)

#### **REFERRED FOR DOCUMENT (Continued)**

[DSP-19053](#)

#### **5600 Ager Road**

**Companion Case(s):** CSP-19009  
**Applicant(s):** Mariachiara “Meri” Baroni, Hyattsville West One, LLC  
**Location:** Located in the northwest quadrant of the intersection of Ager Road and Jamestown Road (0.32 Acres; M-X-T / T-D-O Zones).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) to change the list of allowed uses for the subject property, in accordance with Section 27-548.09.01(b) of the Zoning Ordinance.  
**Council District:** 2  
**Appeal by Date:** 8/17/2020  
**Action by Date:** 10/30/2020  
**Comment(s):** Mandatory Review:  
 District Council review of this case is required by Section 27-548.09.01(b) of the Zoning Ordinance.  
**Municipality:** Hyattsville  
**History:**

03/12/2020 M-NCPPC Technical Staff approval with conditions  
 04/16/2020 M-NCPPC Planning Board approval with conditions

07/27/2020 Sitting as the District Council announced hearing date

08/13/2020 Clerk of the Council mailed

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

09/14/2020 Sitting as the District Council referred for document

*Adam Bossi, M-NCPPC, provided an overview of the Conceptual Site Plan and Detailed Site Plan applications. Chris Hatcher, Esq., attorney for the applicant, spoke on behalf of the applicant along with the applicant, Jeff Certosimo. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Mandatory Review Hearing was held and Council referred this item to staff for preparation of an approving document, with conditions (Vote 9-0; Absent Council Members Davis and Hawkins).*

**Attachment(s):**

[DSP-19053 Zoning Agenda Item Summary](#)

DSP-19053 5600 Ager Road Draft Order

DSP-19053\_District Council Notice of Hearing

[DSP-19053 Planning Board Resolution NO. 2020-45 Upd:](#)

DSP-19053\_POR List

[DSP-19053 Technical Staff Report](#)



**REFERRED FOR DOCUMENT (Continued)**[DSP-19044](#)**Park Place****Companion Case(s):** DDS-665**Applicant(s):** Konterra Associates, LLC.**Location:** Located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor Road (17.21 Acres; I-3 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of 128,810 square feet of flexible industrial space for office, warehouse, and wholesale trade uses on two proposed parcels.**Council District:** 1**Appeal by Date:** 8/10/2020**Review by Date:** 9/9/2020**Action by Date:** 10/26/2020**History:**

02/12/2020	M-NCPPC Technical Staff	approval with conditions
03/05/2020	M-NCPPC Planning Board	approval with conditions
07/27/2020	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 11-0).</i>	
08/13/2020	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/14/2020	Sitting as the District Council	referred for document
	<i>Adam Bossi, M-NCPPC, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. Andre Gingles, Esq., attorney for the applicant, spoke on behalf of the applicant along. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Oral Argument Hearing was held and Council referred this item to staff for preparation of an approving document, with conditions (Vote 11-0).</i>	

**Attachment(s):** [DSP-19044 Zoning Agenda Item Summary](#)  
 DSP-19044 Park Place Draft Order  
 DSP-19044 District Council Notice of Hearing  
[DSP-19044 Planning Board Resolution 2020-27](#)  
 DSP-19044 PORL  
[DSP-19044 Technical Staff Report](#)

**REFERRED FOR DOCUMENT (Continued)**

[DDS-665](#)

**Park Place**

**Companion Case(s):** DSP-19044

**Applicant(s):** Konterra Associates, LLC.

**Location:** Located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor Road (17.21 Acres; I-3 Zone).

**Request:** Requesting approval of a Departure from Design Standards (DDS) from the requirements of Prince George's County Zoning Ordinance, to allow the reduction of the standard parking space size to 9 feet wide by 18 feet long.

**Council District:** 1

**Appeal by Date:** 8/10/2020

**Review by Date:** 9/21/2020

**Action by Date:** 11/13/2020

**History:**

02/12/2020 M-NCPPC Technical Staff approval with conditions

03/05/2020 M-NCPPC Planning Board approval

07/27/2020 Sitting as the District Council elected to review

*Council elected to review this item (Vote: 11-0).*

08/13/2020 Clerk of the Council mailed

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

09/14/2020 Sitting as the District Council referred for document  
*Adam Bossi, M-NCPPC, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. Andre Gingles, Esq., attorney for the applicant, spoke on behalf of the applicant along. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Oral Argument Hearing was held and Council referred this item to staff for preparation of an approving document, with conditions (Vote 11-0).*

**Attachment(s):** [DDS-665 Zoning Agenda Item Summary](#)  
 DDS-665 Park Place Draft Order  
 DDS-665 District Council Notice of Hearing  
[DDS-665 Planning Board Resolution 2020-28](#)  
 DDS-665\_PORL  
[DDS-665 Technical Staff Report](#)

**REFERRED FOR DOCUMENT (Continued)**

[DSP-19061](#)

**Wawa College Park**

**Applicant(s):** 10050 Baltimore Avenue, LLC  
**Location:** Located on the west side of US 1 (Baltimore Avenue) in the City of College Park, approximately 215 feet west of the intersection of US 1 and IKEA Center Boulevard (1.47 Acres; M-X-T Zone).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) is for a 4,736-square-foot food and beverage store and a gas station.  
**Council District:** 1  
**Appeal by Date:** 8/17/2020  
**Review by Date:** 9/21/2020  
**Action by Date:** 10/26/2020

**History:**

04/14/2020 M-NCPPC Technical Staff approval with conditions  
 05/21/2020 M-NCPPC Planning Board approval with conditions  
 07/27/2020 Sitting as the District Council elected to review  
*Council elected to review this item (Vote: 11-0).*

08/13/2020 Clerk of the Council mailed  
*Notice of Oral Argument Hearing was mailed to Persons of Record.*

09/14/2020 Sitting as the District Council referred for document  
*Thomas Burke, M-NCPPC, provided an overview of the Detailed Site Plan applications. Lawrence N. Taub, Esq., attorney for the applicant, spoke on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Oral Argument Hearing was held and Council referred this item to staff for preparation of an approving document, with conditions (Vote 10-0; Absent Council Member Hawkins).*

**Attachment(s):**

[DSP-19061 Zoning Agenda Item Summary](#)

DSP-19061 Wawa College Park Draft Order

DSP-19061 District Council Notice of Hearing

[DSP-19061 Planning Board Resolution NO. 2020-68](#)

DSP-19061\_POR

[DSP-19061 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.*

**PLANNING BOARD****CSP-19001****Marlboro Gateway****Applicant(s):**

Green Century Partners, LLC.

**Location:**

Located on the north side of MD 725 (Marlboro Pike) and the west side of US 301 (Robert Crain Highway) (20.98 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Conceptual Site Plan (CSP) for development of 100-265 multifamily dwelling units, 1,200–75,000 square feet of commercial/retail space, and 5,000–30,000 square feet of office space.

**Council District:**

6

**Appeal by Date:**

10/15/2020

**Review by Date:**

10/15/2020

**History:**

07/08/2020

M-NCPPC Technical Staff

approval with conditions

09/10/2020

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[CSP-19001 Zoning Agenda Item Summary](#)[CSP-19001 Planning Board Resolution](#)

CSP-19001\_PORL

[CSP-19001 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-19031****7-Eleven Branch Avenue****Applicant(s):**

7-Eleven, Inc.

**Location:**

Located on the east side of MD 5 (Branch Avenue), south of MD 373 (Accokeek Road) and MD 38 (Brandywine Road), and to the west of MD 631 (Old Brandywine Road) (2.00 Acres; C-M / C-S-C Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP), to develop the site with a 3,484-square-foot food and beverage store, a gas station, and a 982-square-foot car wash.

**Council District:**

9

**Appeal by Date:**

10/15/2020

**Review by Date:**

10/15/2020

**History:**

07/15/2020

M-NCPPC Technical Staff

approval with conditions

09/10/2020

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-19031 Zoning Agenda Item Summary](#)[DSP-19031 Planning Board Resolution](#)

DSP-19031\_PORL

[DSP-19031 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-19066****Fallen Oak Townhomes****Applicant(s):**

Chadsworth Homes, Inc.

**Location:**

Located on the north side of Dyson Road, approximately 1,200 feet northeast of its intersection with MD 381 (Brandywine Road), in Brandywine (8.84 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for 44 single-family attached dwelling units (townhouses) in the Mixed Use-Transportation Oriented (M-X-T) Zone.

**Council District:**

9

**Appeal by Date:**

8/17/2020

**Review by Date:**

9/21/2020

**History:**

04/28/2020	M-NCPPC Technical Staff	approval with conditions
06/04/2020	M-NCPPC Planning Board	approval with conditions
07/27/2020	Sitting as the District Council	deferred
	<i>Council deferred this item.</i>	
09/14/2020	Sitting as the District Council	deferred
	<i>Council deferred this item to September 21, 2020.</i>	

**Attachment(s):**[DSP-19066 Zoning Agenda Item Summary](#)[DSP-19066 Planning Board Resolution NO. 2020-80](#)

DSP-19066\_POR List

[DSP-19066 Technical Staff Report](#)

**PENDING FINALITY (Continued)****[SDP-1601-03](#)****Parkside, Section 4****Applicant(s):**

SHF Project Owner, LCC

**Location:**

Located in the north-central portion of the development, north of Central Park Drive at the terminus of Melwood Road, approximately 1,570 feet south of its intersection with Westphalia Road (96.49 Acres; R-M / M-I-O Zones).

**Request:**

Requesting approval of a Specific Design Plan (SDP) for a mixed retirement development (MRD) consisting of 188 single-family detached and 96 single-family attached dwelling units, for Parkside, Section 4, which is part of the larger Parkside development.

**Council District:**

6

**Appeal by Date:**

9/4/2020

**Review by Date:**

9/30/2020

**History:**

06/24/2020	M-NCPPC Technical Staff	approval with conditions
07/30/2020	M-NCPPC Planning Board	approval with conditions
09/14/2020	Sitting as the District Council	deferred

*Council deferred this item to September 21, 2020.*

**Attachment(s):**

[SDP-1601-03 Zoning Agenda Item Summary](#)

[SDP-1601-03 Planning Board Resolution 2020-123](#)

SDP-1601-03\_PORL

[SDP-1601-03 Technical Staff Report](#)



**PENDING FINALITY (Continued)****[SDP-1802](#)****Brandywine Village Commercial****Applicant(s):**

Brandywine Partners, LLC

**Location:**

Located in the northwest quadrant of the intersection of US 301 (Robert Crain Highway) and Chadds Ford Drive (12.29 Acres; L-A-C Zone).

**Request:**

Requesting approval of a Specific Design Plan (SDP) for a 2,200-square-foot eating and drinking establishment with drive-through, a 16,000-square-foot commercial retail building with drive-through, and associated infrastructure in the Local Activity Center (L-A-C) Zone.

**Council District:**

9

**Appeal by Date:**

10/15/2020

**Review by Date:**

10/15/2020

**History:**

05/05/2020

M-NCPPC Technical Staff

approval with conditions

09/10/2020

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[SDP-1802 Zoning Agenda Item Summary](#)[SDP-1802 Planning Board Resolution](#)

SDP-1802\_PORL

[SDP-1802 Technical Staff Report](#)

**PENDING FINALITY (Continued)****[SDP-1803](#)****7-Eleven at Brandywine Village****Applicant(s):**

7-Eleven, Inc.

**Location:**

Located at the northwest corner of the intersection of Chadds Ford Drive and US 301 (Robert Crain Highway) (1.14 Acres; L-A-C Zone).

**Request:**

Requesting approval of a Specific Design Plan (SDP) for a 3,062-square-foot food and beverage store and a gas station in the Local Activity Center (L-A-C) Zone.

**Council District:**

9

**Appeal by Date:**

10/15/2020

**Review by Date:**

10/15/2020

**History:**

07/01/2020

M-NCPPC Technical Staff

approval with conditions

09/10/2020

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[SDP-1803 Zoning Agenda Item Summary](#)[SDP-1803 Planning Board Resolution](#)

SDP-1803\_PORL

[SDP-1803 Technical Staff Report](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 5, 2020 AT 1:30 P.M.**

*Hearing Dates & Times Subject to Change*

**CNU-26029-2019**

**E&K International Food Market**

**Applicant(s):**

Ebrima Jallow

**Location:**

Located on the west side of Livingston Road, approximately 0.3 miles north of Oxon Hill Road (0.25 Acres; C-M Zone).

**Request:**

Requesting approval of a Certification of a Nonconforming Use (CNU) for a food or beverage store.

**Council District:**

8

**Appeal by Date:**

8/17/2020

**Review by Date:**

9/21/2020

**Action by Date:**

10/26/2020

**History:**

03/19/2020

M-NCPPC Technical Staff

approval

*It is recommended that Certification of Nonconforming Use CNU-26029-2019, E&K International Food Market, be APPROVED for the southern unit of the building known as 9317 Livingston Road.*

03/19/2020

M-NCPPC Technical Staff

disapproval

*It is recommended that Certification of Nonconforming Use CNU-26029-2019, E&K International Food Market, be DENIED for the northern first floor unit of the building known as 9315 Livingston Road.*

04/23/2020

M-NCPPC Planning Board

approval

07/27/2020

Sitting as the District Council

elected to review

*Council elected to review (Vote: 11-0).*

08/17/2020

Applicant

filed

*Ebrima Jallow, applicant, filed a request to withdraw the CNU26029-2019 E & K International Food Market, LLC application.*

09/03/2020

Clerk of the Council

mailed

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

**Attachment(s):** [CNU-26029-2019 Zoning Agenda Item Summary](#)  
 CNU-26029-2019 Applicant Withdrawal Request  
 CNU-26029-2019 Applicant Withdrawal Request email  
 CNU-26029-2019 Applicant Withdrawal Request initial et  
 CNU-26029-2019 District Council Hearing Notice  
[CNU-26029-2019 Planning Board Resolution](#)  
 CNU-26029-2019\_POR List  
[CNU-26029-2019 Technical Staff Report](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 5, 2020 AT 1:30 P.M.**

*Hearing Dates & Times Subject to Change*

[SDP-0007-03](#)

**Amazon.com Services**

**Applicant(s):** Amazon.com Services, LLC.  
**Location:** Located in the northeastern quadrant of the intersection of Queens Court and Prince George’s Boulevard (28.01 Acres; E-I-A Zones).  
**Request:** Requesting approval of an amendment to a Specific Design Plan (SDP) to increase the land area covered by pavement for parking, loading, and circulation for a warehouse and distribution facility.  
**Council District:** 4  
**Appeal by Date:** 9/4/2020  
**Review by Date:** 9/30/2020  
**Action by Date:** 10/30/2020

**History:**

07/09/2020	M-NCPPC Technical Staff	approval with conditions
07/30/2020	M-NCPPC Planning Board	approval with conditions
08/26/2020	Person of Record	appealed
	<i>G. Macy Nelson, Esq., attorney for appellants, filed an appeal of the Planning Board's Decision.</i>	
09/03/2020	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing scheduled for October 5, 2020 at 1:30 p.m. was mailed to Persons of Record.</i>	
09/14/2020	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 11-0).</i>	

**Attachment(s):**      [SDP-0007-03 Zoning Agenda Item Summary](#)  
 SDP-0007-03 District Council Hearing Notice  
 SDP-0007-03 Letter from Nelson to Brown (Appeal)  
[SDP-0007-03 Planning Board Resolution 2020-129](#)  
 SDP-0007-03\_PORL  
[SDP-0007-03 Technical Staff Report](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 5, 2020 AT 1:30 P.M.**

*Hearing Dates & Times Subject to Change*

[DSP-18005](#)

**Magruder Pointe**

**Applicant(s):**      Werrlein WSSC, LLC  
**Location:**      Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue (8.26 Acres; R-55 / D-D-O Zones).  
**Request:**      Requesting approval of a Detailed Site Plan (DSP) application proposes to develop 15 single-family attached units and 16 single-family detached units on the upper parcel, where the former Washington Suburban Sanitary Commission (WSSC) Headquarters building was located.  
**Council District:**      2  
**Appeal by Date:**      8/17/2020  
**Review by Date:**      9/21/2020  
**Action by Date:**      10/16/2020  
**Municipality:**      Hyattsville

**History:**

05/28/2020	M-NCPPC Technical Staff	approval with conditions
06/18/2020	M-NCPPC Planning Board	approval with conditions
07/08/2020	Applicant	appealed
	<i>Norman D. Rivera, Esq., attorney for the applicant, appealed the Planning Board's decision, requesting a revision to conditions 1.g.</i>	
07/27/2020	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 11-0).</i>	

07/27/2020 Applicant filed  
*Norman D. Rivera, Esq., attorney for the applicant, filed a request to withdraw the previous appeal of the Planning Board's decision then a request to withdraw/hold the withdrawal request.*

08/13/2020 Clerk of the Council mailed  
*Notice of Oral Argument Hearing was mailed to Persons of Record.*

08/21/2020 Person of Record appealed  
*Greg Smith, Anne Ambler, et al. filed an appeal of the Planning Boards Decision.*

09/14/2020 Sitting as the District Council continued at a later date  
*After a preliminary procedural discussion, Council voted to grant Appellants' request for a continuance and the Oral Argument was continued to Monday, October 5, 2020 at 1:30 p.m. (Vote: 11-0).*

**Attachment(s):**

[DSP-18005 Zoning Agenda Item Summary](#)

DSP-18005 Letter from Smith to Brown corrected (appeal)

DSP-18005 Letter from Smith to Brown original (appeal)

DSP-18005 District Council Notice of Hearing

DSP-18005 Email from Rivera to Brown ( Hold Withdraw

[DSP-18005 Letter from Rivera to Brown \(Withdrawl\)](#)

DSP-18005 Letter from Rivera to Brown (Appeal)

[DSP-18005 Planning Board Resolution NO. 2020-105](#)

DSP-18005\_PORL

[DSP-18005 Technical Staff Report](#)

**ADJOURN**