



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-21031 **Councilmanic District:** 4
Meeting Date: 9/19/2022 **Zone(s):** CGO
Case Name: Bell Station Center, Parcel B
Applicant: Broglen, LLC
Location: Located in the southeast quadrant of the intersection of MD 193 (Glenn Dale Boulevard) and Bell Station Road (8.99 Acres; CGO Zone).
Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a 68,475-square-foot commercial shopping center.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 7/21/2022

Review date:

Action date: 9/27/2022

Comments:

Mandatory Review:

{District Council review of this case is required by conditions imposed by Council on Zoning Case A-9995-C}

Staff: Tierre Butler

HISTORY:

Acting Body:	Date:	Action:
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M-NCPPC Technical Staff	05/12/2022	approval with conditions
M-NCPPC Planning Board	06/16/2022	approval with conditions
Clerk of the Council	06/28/2022	mailed

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

Sitting as the District Council	07/12/2022	
Sitting as the District Council	09/12/2022	hearing held; referred for document

Notes: *Tierre Butler, 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. Edward C. Gibbs Jr. Esq., attorney for applicant spoke in support. Henry Wixon (Glenn Dale Citizens association, Inc.) and Sean Suhar (Gabriel's Run Homeowners Association, Inc) for opposition spoke in opposition. Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Members Harrison and Streeter).*

Aye: 9 Ivey, Taveras, Turner, Burroughs, Medlock, Hawkins, Dernoga, Franklin and Glaros

Absent: 2 Streeter and Harrison

Sitting as the District Council 09/19/2022 adopted

Notes: *Council adopted order (Vote: 8-0; Absent: Council Members Burroughs, Glaros, and Taveras).*

Aye: 8 Hawkins, Dernoga, Franklin, Harrison, Ivey, Streeter, Turner and Medlock

Absent: 3 Glaros, Taveras and Burroughs

Clerk of the Council 09/26/2022 mailed

Notes: *The Notice of Final Decision of the District Council was mailed to Persons of Record.*

Document(s): DSP-21031 Presentation Slides, DSP-21031 Notice of Mandatory Review Hearing, DSP-21031 Planning Board Resolution, DSP-21031_PORL, DSP-21031 Technical Staff Report, DSP-21031 Transcripts, DSP-21031 Planning Board Record_, 6-28-2022 PZC Notice of Intention to Participate District Council 9-12-2022