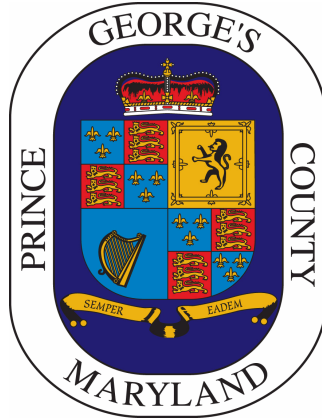


Prince George's County Council

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



Zoning Agenda - Final

(Approximate time - Immediately following County Council)

**Tuesday, October 15, 2019
2:00 PM**

Council Hearing Room

Sitting as the District Council

*Todd M. Turner, 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, At-Large
Jolene Ivey, District 5
Rodney C. Streeter, Vice Chair, 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. 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 COUNTY COUNCIL - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)

11:30 AM COMMITTEE OF THE WHOLE – (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)

2:00 PM CONVENE - (COUNCIL HEARING ROOM)

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 10072019](#)

District Council Minutes dated October 7, 2019

Attachment(s):

[10-07-2019 District Council Minutes DRAFT](#)

REFERRED FOR DOCUMENT[A-10049](#)**Khan Property****Applicant(s):**

Khan Properties, LLC

Location:

Located at the northwest quadrant of the intersection of U.S. 301 (Robert Crain Highway) and Missouri Avenue. Also, identified as 203 Crain Highway, Brandywine, Maryland (4.592 acres; R-R Zone).

Request:

Requesting approval of a Zoning Map Amendment to rezone approximately 4.592 acres of R-R (Rural Residential) zoned land to the C-M (Commercial Miscellaneous) Zone.

Council District:

9

Appeal by Date:

5/29/2019

Action by Date:

10/28/2019

Opposition:

None

History:

11/20/2018	M-NCPPC Technical Staff	disapproval
12/13/2018	M-NCPPC Planning Board	no motion to consider
04/29/2019	Zoning Hearing Examiner	approval with conditions
05/29/2019	Applicant	appealed
	<i>Edward C. Gibbs, Jr., Esq., attorney for the applicant, filed an exception to the Zoning Hearing Examiner's Decision related to Condition 2 and requested Oral Argument.</i>	
06/05/2019	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
06/10/2019	Sitting as the District Council	announced hearing date
07/08/2019	Sitting as the District Council	hearing held; case taken under advisement

Ras Cannady, II, M-NCPPC, provided an overview of the Zoning Map Amendment application. Mr. Edward C. Gibbs, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Oral Argument Hearing was held and Council took this case under advisement.

10/07/2019

Sitting as the District Council

referred for document

Council referred item to staff for preparation of an approving document with conditions. (Vote: 8-0; Absent: Council Member's Franklin, Glaros and Taveras).

Attachment(s):

[A-10049 ZHE Decision](#)

A-10049 PORL

[A-10049 Technical Staff Report](#)

REFERRED FOR DOCUMENT (Continued)**CSP-03001-01****Balk Hill Village****Applicant(s):**

Balk Hill Ventures

Location:

Located in the northeast corner of the intersection of MD 202 (Landover Road) and Saint Joseph's Drive (125.4 Acres; M-X-T Zone).

Request:

Requesting approval of a Conceptual Site Plan (CSP) amendment for Balk Hill Centre to revise the uses on Parcels 1 and 2 to reduce the commercial square footage from 349,480 to a range of 65,000 to 100,000 square feet and add 284 multifamily dwelling units.

Council District:

5

Appeal by Date:

7/25/2019

Review by Date:

7/25/2019

Action by Date:

10/21/2019

History:

05/14/2019	M-NCPPC Technical Staff	approval with conditions
06/20/2019	M-NCPPC Planning Board	approval with conditions
07/08/2019	Sitting as the District Council	deferred
	<i>Council deferred this item to July 22, 2019.</i>	
07/22/2019	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 10-0-1; Abstained: Council Member Anderson-Walker).</i>	
07/22/2019	Person of Record	appealed
	<i>Reverend Roy E. Campbell, Jr., Bishop of Saint Joseph Catholic Church, filed an appeal of the Planning Board decision and requested Oral Argument.</i>	
08/20/2019	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/20/2019	Applicant	filed
	<i>Edward C. Gibbs, Jr., Esq., attorney for the applicant, filed an opposition to the 7/22/2019 appeal and requested that the appeal be dismissed.</i>	

09/23/2019 Sitting as the District Council hearing held; case taken under advisement

Jeremy Hurlbutt, M-NCPPC, provided an overview of the SDP application. Chris Enzaday, attorney for Saint Joseph Catholic Church, and Bishop Roy E. Campbell, Jr., Saint Joseph Catholic Church, spoke in opposition. Edward Gibbs, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Oral Argument Hearing was held and Council took this case under advisement.

10/07/2019 Sitting as the District Council referred for document

Rajesh Kumar, Principal Counsel to the District Council, spoke to the proposed conditions and related concerns. Council referred item to staff for preparation of an approving document with conditions. (Vote: 8-0; Absent: Council Member's Franklin, Glaros and Taveras).

Attachment(s):

[CSP-03001-01 Planning Board Resolution 19-71](#)

CSP-03001-01_PORL

[CSP-03001-01 Technical Staff Report](#)

REFERRED FOR DOCUMENT (Continued)**DSP-05036-03****Villages of Savannah****Applicant(s):**

Mid-Atlantic Builders, Inc.

Location:

Located on the west side of Brandywine Road, approximately 5,000 feet north of the intersection of Brandywine Road and Floral Park Road (518.16 Acres; R-R Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) to revise the recreational facilities and the on-site trail network for a 357 single-family detached cluster subdivision.

Council District:

9

Appeal by Date:

7/25/2019

Review by Date:

7/25/2019

Action by Date:

10/21/2019

History:

05/14/2019	M-NCPPC Technical Staff	approval with conditions
06/20/2019	M-NCPPC Planning Board	approval with conditions
07/08/2019	Sitting as the District Council	deferred
	<i>Council deferred this item to July 22, 2019.</i>	
07/22/2019	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 10-0-1; Abstained: Council Member Franklin).</i>	
08/20/2019	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/23/2019	Sitting as the District Council	hearing held; case taken under advisement

Thomas Burke, M-NCPPC, provided an overview of the DSP application. Thomas Haller, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Oral Argument Hearing was held and Council took this case under advisement.

10/07/2019

Sitting as the District Council

referred for document

Council referred item to staff for preparation of an approving document with conditions. (Vote: 8-0; Absent: Council Member's Franklin, Glaros and Taveras).

Attachment(s):

[DSP-05036-03 Planning Board Resolution 19-70](#)

DSP-05036-03_PORL

[DSP-05036-03 Technical Staff Report](#)

[ADJ112-19](#)

ADJOURN