



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: ZMA-2022-001 **Councilmanic District:** 3
Meeting Date: 10/10/2023 **Zone(s):** RR
Case Name: Marianne Davies Trust Development
Applicant: Land Development Investors II, LLC and Cottage City Mennonite Church, Inc.
Location: Located on the south side of Greenbelt Road (MD 193), approximately .35 miles west of its intersection with Lanham-Severn Road (MD 564) (12.426 Acres; RR Zone).
Request: Requesting approval of a Zoning Map Amendment (ZMA) for the rezoning of approximately 12.426 acres in the RR (Residential, Rural) Zone to the RMF-48 (Residential, Multifamily-48) Zone.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Disapproval
Planning Board: No motion to consider
Zoning Hearing Examiner: Disapproval
Municipality:
Opposition: Wingate Homeowners Association, Inc., et.al.

LEGAL DEADLINES:

Appeal date: 5/22/2023
Review date:
Action date: 10/18/2023
Comments:

Staff: Dominique Lockhart

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/10/2022	disapproval
M-NCPPC Planning Board	12/21/2022	no motion to consider
Zoning Hearing Examiner	04/20/2023	disapproval
Sitting as the District Council	05/08/2023	deferred
Applicant	05/14/2023	filed
Notes: Nathaniel Forman, Esq., attorney for the applicant filed exceptions to the Zoning Hearing Examiner's Decision.		
Sitting as the District Council	05/15/2023	no action

Notes: *Exceptions were filed by applicant, case will be scheduled for Oral Argument Hearing.*

Clerk of the Council 08/01/2023 mailed

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

Sitting as the District Council 09/11/2023 hearing held; case taken under advisement

Notes: *Dominique Lockhart and Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment 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. Nathaniel Forman, attorney for applicant spoke in support. Sean Suhar and Jon Robinson spoke in opposition. (Council took case under advisement).*

Sitting as the District Council 09/25/2023 referred for document

Notes: *Council referred item to staff for preparation of a disapproving document (Vote: 9-0 Absent: Council Members Franklin, Hawkins).*

Aye: 9 Olson, Watson, Harrison, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: 2 Hawkins and Franklin

Sitting as the District Council 10/10/2023

Document(s): ZMA-2022-001 Presentation Slides, ZMA-2022-001 - Notice of Oral Argument Hearing, ZMA-2022-001- Forman to Brown (Exceptions 5-14-2023), ZMA-2022-001- Notice of ZHE Decision, ZMA-2022-001 - ZHE Decision, ZMA-2022-001 - POR List, ZMA-2022-001 Technical Staff Report, ZMA-2022-001 - Exhibit List, ZMA-2022-001- Exhibits #1-41, ZMA-2022-001-Transcripts 2-8-23, ZMA-2022-001-Transcripts 2-22-23, ZMA-2022-001-Transcripts 3-1-23, PZC Notice of Intention to Participate