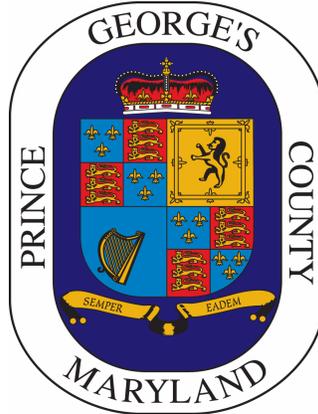


Prince George's County Council

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



Zoning Agenda - Final

Tuesday, April 23, 2019
(Immediately following the County Council Session)

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 interpreters 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.

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PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

(FOR COUNTY COUNCIL ITEMS - SEE SEPARATE AGENDA)

CONVENE - (COUNCIL HEARING ROOM)

ITEM(S) FOR DISCUSSION

[DSP-18027](#)

7-Eleven, Laurel-Baltimore Avenue

Applicant(s):

7-Eleven, Inc.

Location:

Located on the west side of US I (Baltimore Avenue), in the southwest quadrant of its intersection with Academy Lane (1.72 Acres; C-M Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) proposing to raze a property with an existing used car sales business and to construct a 4,950-square-foot food and beverage store and a gas station. The project will entail the complete removal of all existing structures on the property.

Council District:

1

Appeal by Date:

3/7/2019

Review by Date:

3/7/2019

Action by Date:

4/26/2019

History:

12/20/2018	M-NCPPC Technical Staff	approval with conditions
01/31/2019	M-NCPPC Planning Board	approval with conditions
02/25/2019	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 11-0).</i>	
04/15/2019	Sitting as the District Council	hearing held; case taken under advisement

Andrew Bishop, M-NCPPC, provided an overview of the Detailed Site Plan application. Matthew Tedesco, Esq. spoke in support 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 by the parties. The Oral Argument hearing was held and Council took this case under advisement.

Attachment(s): [DSP-18027 Zoning Agenda Item Summary](#)
[DSP-18027 Planning Board Resolution 19-03](#)
 DSP-18027_PORL
[DSP-18027 Technical Staff Report](#)

REFERRED FOR DOCUMENT

[ROW Shell Gas Station- Crain H](#)

SMO, Inc. Authorization to Build in Planned Right-of-Way Shell Gas Station-Crain Highway

Applicant(s):

Corp Roman Catholic Clergy of ME/SMO, Inc.

Location:

Located between the proposed interchange of MD 3 and MD 450, identified as 7111 Crain Highway, Bowie, MD 20715. (1.6070 acres; C-M Zones)

Request:

Requesting approval for authorization to replace an existing canopy over the pumps by an existing Gas Station on C-M zoned property within the proposed right-of-way for Crain Highway (MD 3).

Council District:

4

Appeal by Date:

4/5/2019

Action by Date:

7/5/2019

Opposition:

None

History:

08/27/2018

Applicant

filed

Brian Fenwick on behalf of the applicant, Corp Roman Catholic Clergy of ME, filed a request for authorization of the issuance of a permit within a proposed right-of-way.

08/27/2018

Clerk of the Council

transmitted

The Clerk of the Council transmitted the case to the Zoning Hearing Examiner for a Public Hearing.

03/06/2019

Zoning Hearing Examiner

approval with conditions

Approved with Conditions

04/15/2019

Sitting as the District Council

referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Members Franklin and Glaros).

Attachment(s):

[ROW-Shell Gas Station_ZHE_ERRATA](#)

[ROW-Shell Gas Station_Zoning Hearing Examiners Decis](#)

ROW-Shell Gas Station PORL (Crain Highway)

[ADJ47-19](#)

ADJOURN