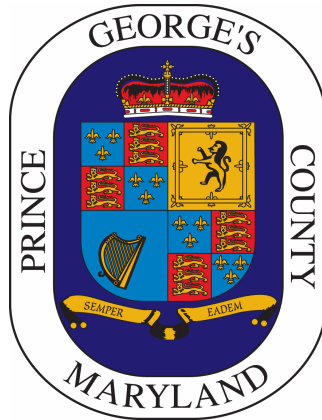


Prince George's County Council

*Wayne K. Curry Administration Building
1301 McCormick Dr
Largo, MD 20774*



Zoning Agenda - Final

(In-Person) **The agenda is subject to change up to five (5) calendar days prior to the noted date.**

Monday, March 13, 2023

11:00 AM

Council Hearing Room

Sitting as the District Council

Thomas E. Dernoga, Chair, District 1

Wala Blegay, Vice Chair, District 6

Edward P. Burroughs, III, District 8

Wanika Fisher, District 2

Mel Franklin, At-Large

Sydney J. Harrison, District 9

Calvin S. Hawkins, II, At-Large

Jolene Ivey, District 5

Eric C. Olson, District 3

Krystal Oriadha, District 7

Ingrid S. Watson, District 4

Jennifer A. Jenkins, 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.

11:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 02272023](#)

District Council Minutes Dated February 27, 2023

Attachment(s):

[2-27-2023 District Council Minutes Draft](#)

ORAL ARGUMENTS**SDP-1603-03****National Capital Business Park, Parcel 11****Applicant(s):**

NCBP Property, LLC

Location:

Located on the north side of Leeland Road, approximately 3,000 feet west of its intersection with US 301 Robert Crain Highway) (26.23 Acres; LCD Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) for the development of a 301,392-square-foot warehouse distribution building.

Council District:

4

Appeal by Date:

2/9/2023

Review by Date:

2/9/2023

Action by Date:

4/4/2023

History:

12/01/2022	M-NCPPC Technical Staff	approval with conditions
01/05/2023	M-NCPPC Planning Board	approval with conditions
01/23/2023	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 11-0).</i>	
02/03/2023	Person of Record	filed
	<i>Alex Votaw Esq. attorney for Citizen-Protestants filed Exceptions and Request Oral Argument Hearing.</i>	
03/03/2023	Applicant	filed
	<i>Arthur J. Horne Jr. Esq., attorney for the applicant filed a response to the February 3, 2022 Exceptions and Request for Oral Argument filed by Citizen-Protestants.</i>	

Attachment(s):

[SDP-1603-03 Zoning Agenda Item Summary](#)

[SDP-1603-03 Horne to Brown \(Opposition to Exceptions :](#)

[SDP-1603-03 Notice of Oral Argument Hearing](#)

[SDP-1603-03 Presentation Slides](#)

[SDP-1603-03 Votaw to Brown \(Exceptions & Request for](#)

[SDP-1603-03 Planning Board Resolution](#)

SDP-1603-03_PORL

[SDP-1603-03 Technical Staff Report](#)

[SDP-1603-03 Transcripts 12-15-2022](#)

PZC Notice of Intention to Participate District Council 3-1

ITEM(S) FOR DISCUSSION**DSP-20030****Livingston of Fort Washington****Applicant(s):**

Livingston of Fort Washington, LLC

Location:

Located at the northeast corner of Livingston Road, at its intersection with MD 210 (12.27 Acres; CGO Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for construction of a 78,812-square-foot integrated shopping center.

Council District:

8

Appeal by Date:

2/9/2023

Action by Date:

3/27/2023

History:

11/29/2022

M-NCPPC Technical Staff

approval with conditions

01/05/2023

M-NCPPC Planning Board

approval with conditions

01/25/2023

Clerk of the Council

mailed

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

02/13/2023

Sitting as the District Council

no action

02/27/2023

Sitting as the District Council

hearing held; case taken under advisement

*Thomas Burke & James Hunt, M-NCPPC planning staff, provided an overview of the Conceptual 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. Arthur Horne Esq., attorney for applicant spoke in support. Council took this case under advisement.***Attachment(s):**[DSP-20030 Zoning Agenda Item Summary](#)[DSP-20030 - Presentation Slides](#)[DSP-20030 Notice of Mandatory Review Hearing](#)[DSP-20030 Planning Board Resolution](#)

DSP-20030 PORL

[DSP-20030 Technical Staff Report](#)[DSP-20030 Transcripts 12-15-2022](#)[DSP-20030 Planning Board Record](#)

PENDING FINALITY

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

(a) PLANNING BOARD**CSP-22001****Carozza Property****Applicant(s):**

Global City Communities, LLC

Location:

Located on the southwest quadrant of the interchange of MD 4 (Pennsylvania Avenue) and MD 223 (Woodyard Road), and the north side of Marlboro Pike (59.93 Acres; M-X-T / M-I-O Zones).

Request:

Requesting approval of a Conceptual Site Plan (CSP) for development of a mixed-used development consisting of 199 townhouse units, 401 multifamily units, and 50,000 square feet of commercial space.

Council District:

9

Appeal by Date:

3/30/2023

Review by Date:

3/30/2023

History:

11/21/2022

M-NCPPC Technical Staff

approval with conditions

02/23/2023

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CSP-22001 Zoning Agenda Item Summary](#)[CSP-22001 Planning Board Resolution](#)

CSP-22001_PORL

[CSP-22001 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19057****LIW Ironworks****Applicant(s):**

LIW Ironworks, Inc.

Location:

Located on the west side of MD 210, at Cornett Street, approximately 1,400 feet north of Aragona Boulevard (1.50 Acres; IE Zone).

Request:

Request approval of a Detailed Site Plan (DSP) for the development of a contractor's office, with indoor storage and accessory fabrication.

Council District:

8

Appeal by Date:

3/30/2023

Review by Date:

3/30/2023

History:

01/18/2023

M-NCPPC Technical Staff

approval with conditions

02/23/2023

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-19057 Zoning Agenda Item Summary](#)[DSP-19057 Planning Board Resolution](#)

DSP-19057_PORL

[DSP-19057 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-21001****Suffrage Point****Applicant(s):**

Werrlein WSSC, LLC

Location:

Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue (4.66 Acres; RSF-65 Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) to develop 41 single-family attached dwelling units on the lower parcel of the project formerly known as Magruder Pointe.

Council District:

2

Appeal by Date:

4/7/2023

Review by Date:

4/7/2023

Municipality:

Hyattsville

History:

12/22/2022

M-NCPPC Technical Staff

approval with conditions

03/02/2023

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-21001 Zoning Agenda Item Summary](#)[DSP-21001 Planning Board Resolution](#)

DSP-21001_PORL

[DSP-21001 Technical Staff Report](#)

PENDING FINALITY (Continued)**[SDP-0318-H2](#)****The Preserve at Piscataway****Applicant(s):**

Edva Sanchez- Contractor

Location:

Located in the in the Legacy Comprehensive Design (LCD) Zone, previously the Residential Low Development (R-L) Zone, in the larger development known as The Preserve at Piscataway Edelen Village North, which is on the north side of Doctor Edelen Drive, approximately 180 feet from its intersection with Brentland Court (.15 Acres; LCD Zone).

Request:

Request approval of a minor amendment to a Specific Design Plan (SDP) to construct a 12-foot by 20-foot elevated deck, with a landing and steps leading to a 5-foot by 20-foot ground level, concrete pad at the rear of an existing single-family detached dwelling within the rear yard setback.

Council District:

9

Appeal by Date:

4/7/2023

Review by Date:

4/7/2023

History:

01/25/2023

M-NCPPC Technical Staff

approval with conditions

03/02/2023

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-0318-H2 Zoning Agenda Item Summary](#)[SDP-0318-H2 Planning Board Resolution](#)

SDP-0318-H2_PORL

[SDP-0318-H2 Technical Staff Report](#)**ADJOURN****1:30 P.M. EDUCATION & WORKFORCE DEVELOPMENT COMMITTEE (COUNCIL HEARING ROOM)***(SEE SEPARATE AGENDA)*