



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-19045 Reconsideration **Councilmanic District:** 4
Meeting Date: 3/29/2021 **Zone(s):** C-O
Case Name: Royal Farms Greenbelt (Reconsideration)
Applicant: RF Greenbelt RE LLC
Location: Located on the north side of MD 193 (Greenbelt Road), approximately 635 feet east of its intersection with Walker Drive (4.07 Acres; C-O Zone).
Request: Requested approval of a Detailed Site Plan (DSP) for the development of a 4,649-square-foot food and beverage store, a gas station, and a separate 4,368-square-foot commercial building

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 2/11/2021

Review date: 2/11/2021

Action date: 4/9/2021

Comments:

Staff: Adam Bossi

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	09/30/2020	approval with conditions
M-NCPPC Planning Board	11/12/2020	approval with conditions
M-NCPPC Planning Board	12/03/2020	reconsidered
M-NCPPC Planning Board	01/07/2021	approval with conditions
Sitting as the District Council	01/25/2021	waived election to review

Notes: Council waived election to review for this item (Vote: 11-0).

Aye: 11 Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Person of Record 02/08/2021 appealed

Notes: *Todd K. Pounds, Esq., attorney for the City of Greenbelt, and G. Macy Nelson, Esq., attorney for Thomas Watts, Jr., et. al, filed an appeal of the Planning Board decision and requested Oral Argument.*

Clerk of the Council 02/17/2021 mailed

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

Sitting as the District Council 03/08/2021 announced hearing date

Applicant 03/11/2021 filed

Notes: *Thomas H. Haller, Esq., attorney for the applicant, filed a response to the 2/8/2021 appeal.*

Sitting as the District Council 03/22/2021 hearing held; case taken under advisement

Notes: *Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. G. Macy Nelson, Esq., attorney for appellants, and Todd K. Pounds, Esq., attorney for the City of Greenbelt, along with Mayor Colin Byrd spoke in opposition. Thomas H. 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. Council took case under advisement.*

Sitting as the District Council 03/29/2021

Document(s): DSP-19045 PowerPoint Slides, DSP-19045 Haller_Response to Appeal_03112021, DSP-19045 PZC Notice of Intention to Participate 2021.03.04, DSP-19045 PZC disclosure letter 2021.03.04, DSP-19045 Notice of Oral Argument Hearing, DSP-19045 Appeal Letter Pounds and Nelson to Brown 02082021, DSP-19045 Planning Board Resolution 2020-154 (A), DSP-19045 Planning Board Resolution 2020-154, DSP-19045 PORL, DSP-19045 Technical Staff Report, DSP-19045 Transcripts 09-24-2020, DSP-19045 Transcripts 10-15-2020, DSP-19045 Transcripts 10-29-2020, DSP-19045 Transcripts 12-03-2020, DSP-19045 Transcripts 12-17-2020, DSP-19045 Planning Board Record