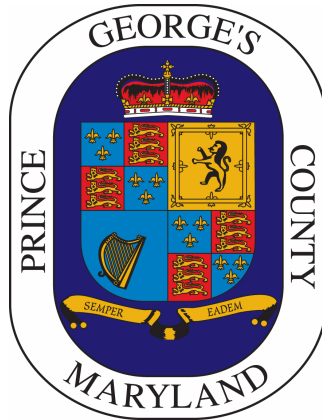


# Prince George's County Council

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



## **Zoning Agenda - Revised\***

**Tuesday, November 12, 2024  
9:55 AM**

**Council Hearing Room**

### **Sitting as the District Council**

*Jolene Ivey, Chair, District 5*

*Sydney J. Harrison, Vice Chair, District 9*

*Wala Blegay, District 6*

*Edward P. Burroughs, III, District 8*

*Thomas E. Dernoga, District 1*

*Wanika Fisher, District 2*

*Calvin S. Hawkins, II, At-Large*

*Eric C. Olson, District 3*

*Krystal Oriadha, District 7*

*Ingrid S. Watson, District 4*

*Vacant - At-Large (effective: 06/15/2024)*

*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.

**9:30 AM AGENDA BRIEFING - (ROOM 2027)**

**10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 10292024](#)

**District Council Minutes Dated October 29, 2024**

**Attachment(s):**

[10-29-2024 District Council Minutes Draft](#)

**REFERRED FOR DOCUMENT**[ZMA-2023-002](#)**4110 Suit Road****Applicant(s):**

Suit &amp; Forest OI, LLC

**Location:**

Located on the north side of Suitland Parkway, approximately 300 feet west of it's intersection with Forestville Road (14.22 Acres; RSF-95- IE Zones).

**Request:**

Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 14.19 acres that are split-zoned between the RSF-95 (Residential, Single-Family-95) and IE (Industrial, Employment) Zones to the IE Zone. The subject property also lies within the MIO (Military Installation Overlay) Zone and will remain in that zone if the request is approved.

**Council District:**

6

**Appeal by Date:**

11/8/2024

**Action by Date:**

3/10/2025

**History:**

05/06/2024

M-NCPPC Technical Staff

approval

10/09/2024

Zoning Hearing Examiner

approval

10/28/2024

Sitting as the District Council

referred for document

*Council referred item to staff for preparation of an approving document (Vote: 7-0; Absent: Council Members Burroughs, Hawkins and Oriadha).*

**Attachment(s):**[ZMA-2023-002 Zoning Agenda Item Summary](#)[ZMA-2023-002-Notice of ZHE Decision](#)[ZMA-2023-002-ZHE Decision](#)

ZMA-2023-002-PORL

[ZMA-2023-002-Technical Staff Report](#)[ZMA-2023-002-Exhibit List](#)[ZMA-2023-002 Exhibits #1-98](#)[ZMA-2023-002-Transcripts 08-07-2024](#)

**NEW CASE(S)**

[ZMA-2022-005](#)

**Hyde Landing**

**Applicant(s):**

Hyde Field Acquisition, LLC

**Location:**

Located in the northwest and northeast quadrants of the intersection of Piscataway Road (MD 223) and Steed Road (425.45 Acres; LCD Zone).

**Request:**

Requesting approval of a Zoning Map Amendment (ZMA) for the rezoning of approximately 425.45 acres of land in the LCD (Legacy Comprehensive Design) Zone to the R-PD (Residential Planned Development) Zone for the development of a maximum of 1,283 single-family attached and two-family dwelling units.

**Council District:**

9

**Appeal by Date:**

11/12/2024

**Action by Date:**

3/10/2025

**Opposition:**

Dominick Camp, et.al

**History:**

02/01/2024

M-NCPPC Technical Staff

approval with conditions

10/08/2024

Zoning Hearing Examiner

approval with conditions

**Attachment(s):**

[ZMA-2022-005 Zoning Agenda Item Summary](#)

[ZMA-2022-005 Notice of ZHE Decision Corrected](#)

[ZMA-2022-005-ZHE Decision Corrected](#)

ZMA-2022-005 POR List

[ZMA-2022-005 Exhibit List](#)

[ZMA-2022-005- Exhibits #1-44](#)

[ZMA-2022-005 Technical Staff Report](#)

**ADJOURN**

[ADJ97-24](#)

**ADJOURN**