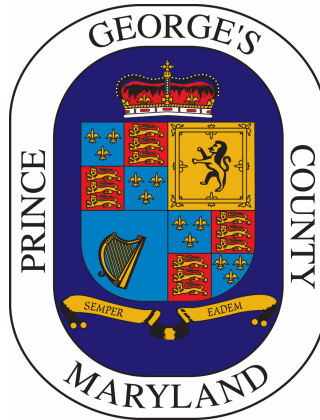


# Prince George's County Council

*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, January 23, 2023  
10:00 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*

*Ingrid S. Watson, District 4*

*Sydney J. Harrison, District 9*

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

*Jolene Ivey, District 5*

*Eric C. Olson, District 3*

*Krystal Oriadha, District 7*

*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.

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

**INVOCATION / MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 01092023](#)

**District Council Minutes Dated January 9, 2023**

**Attachment(s):**

[1-09-2023 District Council Minutes Draft](#)

**(a) PLANNING BOARD**

*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.*

**PENDING FINALITY****CSP-88020-03****Glenwood Hills****Applicant(s):**

BE Glenwood, LLC

**Location:**

Located on the south side of MD 214 (Central Avenue), approximately 800 feet west of its intersection with Shady Glen Drive (133.45 Acres; M-X-T / R-55 / M-I-O Zones).

**Request:**

Requesting approval of a Conceptual Site Plan (CSP) for a revision to the previously approved Conceptual Site Plan (CSP) for Glenwood Hills to replace the previously approved mixed-use development consisting of 319 single-family units, 278 multifamily units, and 203,000 square feet of office/retail space, with a mixed-use development consisting of 26 townhouses, 550 multifamily dwelling units, 775,000 square feet of industrial space, and 50,000 square feet of commercial/retail space.

**Council District:**

6

**Appeal by Date:**

2/9/2023

**Review by Date:**

2/9/2023

**History:**

11/23/2022

M-NCPPC Technical Staff

approval with conditions

01/05/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[CSP-88020-03 Zoning Agenda Item Summary](#)[CSP-88020-03 Planning Board Resolution](#)

CSP-88020-03 PORL

[CSP-88020-03 Technical Staff Report](#)

**PENDING FINALITY (Continued)**[DSP-07072-02](#)**Melford, Block 3 Lots 1 and 2****Applicant(s):**

St. John Properties, Inc.

**Location:**

Located on the southeast side of the intersection of MD 3 (Robert Crain Highway) and Melford Boulevard (23.50 Acres; TAC-E Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for a revision to DSP-07072-01, to replace two of the three approved single-story retail buildings (8,167 square feet each) with one larger, one-story building (10,260 square feet) with retail space and an eating or drinking establishment.

**Council District:**

4

**Appeal by Date:**

2/9/2023

**Review by Date:**

2/9/2023

**Municipality:**

Bowie

**History:**

11/15/2022

M-NCPPC Technical Staff

approval with conditions

01/05/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-07072-02 Zoning Agenda Item Summary](#)[DSP-07072-02 Planning Board Resolution](#)

DSP-07072-02\_PORL

[DSP-07072-02 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-22007****Cherry Lane Storage****Applicant(s):**

Cherry Lane Project, LLC

**Location:**

Located in the southwest quadrant of Cherry Lane and Cherry Lane Court (2.33 Acres; IE Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the construction of a 3 story 108,273-square-foot consolidated storage facility with 895 units and a manager's office.

**Council District:**

1

**Appeal by Date:**

12/1/2022

**Review by Date:**

1/30/2023

**History:**

09/06/2022

M-NCPPC Technical Staff

approval with conditions

10/27/2022

M-NCPPC Planning Board

approval with conditions

01/09/2023

Sitting as the District Council

deferred

**Attachment(s):**[DSP-22007 Zoning Agenda Item Summary](#)[DSP-22007 Planning Board Resolution](#)

DSP-22007 PORL

[DSP-22007 Technical Staff Report](#)

**PENDING FINALITY (Continued)**[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

**History:**

12/01/2022

M-NCPPC Technical Staff

approval with conditions

01/05/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[SDP-1603-03 Zoning Agenda Item Summary](#)[SDP-1603-03 Planning Board Resolution](#)

SDP-1603-03\_PORL

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

**PENDING FINALITY (Continued)****[SDP-2201](#)****National Capital Business Park, Parcel 12****Applicant(s):**

NCBP Property, LLC

**Location:**

Located approximately 3,200 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway) (9.98 Acres; LCD Zone).

**Request:**

Requesting approval of a Specific Design Plan (SDP) for the development of a 168,480-square-foot warehouse distribution building.

**Council District:**

4

**Appeal by Date:**

2/9/2023

**Review by Date:**

2/9/2023

**History:**

11/16/2022

M-NCPPC Technical Staff

approval with conditions

01/05/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[SDP-2201 Zoning Agenda Item Summary](#)[SDP-2201 Planning Board Resolution](#)

SDP-2201\_PORL

[SDP-2201 Technical Staff Report](#)



**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON FEBRUARY 13, 2023 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

**CDP-9901-01**

**Forest Hills**

**Applicant(s):**

Quad Construction Corporation

**Location:**

Located on both sides of MD 202 (Largo Road), approximately one mile north of its intersection with MD 725 (167.70 Acres; LCD Zone).

**Request:**

Requesting approval of a Comprehensive Design Plan (CDP) to amend the conditions and plans to reflect the changes made by Zoning Map Amendment (Basic Plan) A-9895-C-01, relative to the removal of the Western Branch Trail through the west side of the property.

**Council District:**

6

**Appeal by Date:**

1/12/2023

**Review by Date:**

1/30/2023

**Action by Date:**

3/10/2023

**History:**

11/02/2022

M-NCPPC Technical Staff

approval with conditions

12/08/2022

M-NCPPC Planning Board

approval with conditions

01/09/2023

Sitting as the District Council

elected to review

*Council elects to review for this item (Vote:8-0-1; Absent: Council Members Hawkins and Franklin; Abstain: Council Member Harrison).*

01/11/2023

Clerk of the Council

mailed

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

**Attachment(s):**

[CDP-9901-01 Zoning Agenda Item Summary](#)

[CDP-9901-01 Notice of Oral Argument Hearing](#)

[CDP-9901-01 Planning Board Resolution](#)

CDP-9901-01 PORL

[CDP-9901-01 Technical Staff Report](#)

[CDP-9901-01 Planning Board Record](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON FEBRUARY 13, 2023 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[SE-4846](#)

**Royal Farms #393**

**Applicant(s):**

RF East-West Hyattsville, LLC

**Location:**

Located in the southwest quadrant of the intersection of East-West Highway (MD 410) and Riggs Road (1.90 Acres; CGO Zone).

**Request:**

Requesting approval of a Special Exception (SE) to construct a Gas Station and a Food or Beverage Store on 1.90 acres of land in the CGO (Commercial General and Office) Zone.

**Council District:**

2

**Appeal by Date:**

11/7/2022

**Review by Date:**

1/6/2023

**Action by Date:**

5/8/2023

**Opposition:**

Donna Nelms, Chris Watling, et. al.

**History:**

|            |   |                          |
|------------|---|--------------------------|
| 05/24/2022 | M-NCPPC Technical Staff   | approval with conditions |
| 06/13/2022 | M-NCPPC Planning Board  | no motion to consider    |
| 10/07/2022 | Zoning Hearing Examiner   | approval                 |
| 10/17/2022 | Sitting as the District Council   | elected to review        |
|            | <i>Council elected to review this item (Vote: 10-0; Absent: Council Member Franklin).</i>           |                          |
| 11/07/2022 | Person of Record  | filed                    |
|            | <i>Jeff Cronin et al., Persons of Record filed an Appeal and Request for Oral Argument Hearing.</i> |                          |
| 01/11/2023 | Clerk of the Council  | mailed                   |
|            | <i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>                             |                          |

**Attachment(s):**      [SE-4846 Zoning Agenda Item Summary](#)  
[SE-4846 Notice of Oral Argument Hearing](#)  
[SE-4846 Appeal and Request for Oral Argument](#)  
[SE-4846 Notice of ZHE Decision](#)  
[SE-4846 ZHE Decision](#)  
SE-4846 PORL  
[SE-4846 Technical Staff Report](#)  
[SE-4846 ZHE Exhibit List](#)  
[SE-4846 Exhibits #1-91](#)  
[SE-4846 ZHE Transcripts](#)

**ADJOURN**

[ADJ8-23](#)

**ADJOURNED**

**1:30 P.M. EDUCATION WORKFORCE & DEVELOPMENT COMMITTEE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*