

Prince George's County Council

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



Zoning Agenda - Final

Tuesday, July 21, 2015

12:30 PM

(APPROXIMATE TIME - FOLLOWING COUNTY COUNCIL SESSION)

Council Hearing Room

Sitting as the District Council

*Mel Franklin, District 9, Chairman
Derrick Leon Davis, District 6, Vice Chair
Dannielle M. Glaros, District 3
Andrea C. Harrison, District 5
Mary A. Lehman, District 1
Obie Patterson, District 8
Deni L. Taveras, District 2
Karen R. Toles, District 7
Todd M. Turner, District 4*

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.

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.

THE USE OF CELLULAR PHONES IN THE HEARING ROOM IS PROHIBITED

12:30 PM (APPROXIMATE TIME - FOLLOWING COUNTY COUNCIL SESSION)**CONVENE****REFERRED FOR DOCUMENT****SDP-1003-06****Smith Home Farm, Section 1A, 1B, 2 & 3****Applicant(s):**

SHF Project Owner, LLC

Location:

Located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4) (27.85 Acres; R-M Zone).

Request:

Requesting approval of a Specific Design Plan to revise the Section 3 layout to include 140 two-family dwellings, reduce the number of townhouses from 210 to 130, to add several models to the approved architecture for the specific design plan (SDP), and to revise the permit trigger for the approval of the SDP for the Westphalia Central Park.

Council District:

6

Appeal by Date:

6/11/2015

Review by Date:

6/11/2015

Action by Date:

9/21/2015

History:

03/31/2015	M-NCPPC Technical Staff	approval with conditions
05/07/2015	M-NCPPC Planning Board	approval with conditions
06/08/2015	Sitting as the District Council	did not elect to review

Council took no action on this item.

06/11/2015	Person of Record	appealed
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Ms. Colette Goldston filed an appeal of the Planning Board's decision and requested Oral Argument.

07/20/2015

Sitting as the District Council

hearing held; referred for docume

Ruth Grover, M-NCPPC, provided an overview of the Specific Design Plan application. The appellant, Ms. Colette Goldson, testified that her original concerns stated in her June 11, 2015 appeal letter have since been alleviated and therefore, she verbally withdrew her appeal to the application. Marva Jo Camp, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.

Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Toles and Turner).

Attachment(s):

SDP-1003-06_Appeal

[SDP-1003-06 Planning Board Resolution 15-36](#)

SDP-1003-06_PORL

[SDP-1003-06 Technical Staff Report](#)[SDP-1003-06 Waiver Technical Staff Report](#)**ADJOURN**