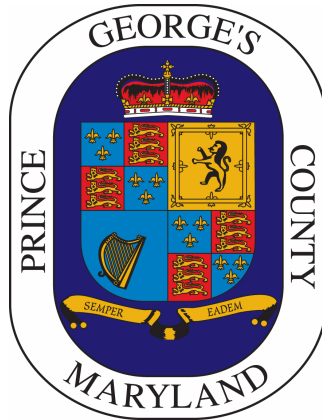


# Prince George's County Council

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



## **Zoning Agenda - Final**

**Monday, February 28, 2022  
10:00 AM**

**Virtual Meeting**

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

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

*Edward P. Burroughs, III, District 8*

*Derrick Leon Davis, District 6*

*Thomas E. Dernoga, District 1*

*Mel Franklin, At-Large*

*Dannielle M. Glaros, District 3*

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

*Jolene Ivey, District 5*

*Rodney C. Streeter, District 7*

*Deni L. Taveras, District 2*

*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. 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.

**VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>**

**10:00 AM CALL TO ORDER - (VIRTUAL MEETING)**

**INVOCATION / MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 02142022](#)

**District Council Minutes Dated February 14, 2022.**

**Attachment(s):**

[District Council Minutes Draft 2-14-2022](#)

**NEW CASE(S)****A-9960-C-01****Manokeek (Development)****Applicant(s):**

Signature Land Holdings, LLC

**Location:**

Located on the east and west side of Manning Road East, approximately 120 feet north of Berry Road (MD 228) and approximately 2,300 feet east of the Indian Head Highway (MD 210)/Berry Road intersection (7.238 Acres; M-X-T Zone).

**Request:**

Request approval of a Zoning Map Amendment for the Amendment of Conditions, deleting Condition 5 (Zoning Ordinance 2-2006) of approval of A-9960 which rezoned the subject property from the R-R (Rural Residential) to the M-X-T (Mixed Use Transportation Oriented) Zone.

**Council District:**

9

**Appeal by Date:**

2/8/2022

**Action by Date:**

5/24/2022

**Opposition:**

None

**History:**

01/24/2022

Zoning Hearing Examiner

approval

02/14/2022

Sitting as the District Council

deferred

*Council deferred item to February 28, 2022 agenda.*

**Attachment(s):**

[A-9960-C-01 Zoning Agenda Item Summary](#)

[A-9960-C-01 - ZHE Notice](#)

[A-9960-C-01 - ZHE Decision](#)

A-9960-C-01 PORL

[A-9960-C - Exhibit List](#)

[A-9960-C-01 Exhibits 1-40](#)

[A-9960-C Transcripts 11-17-2021](#)

**NEW CASE(S) (Continued)****ROSP-4196-01****McDonald's Forest Heights****Applicant(s):**

McDonalds Forest Heights, LLC.

**Location:**

Located on 0.77 acre of C-M (Commercial Miscellaneous) zoned land located in the southeast quadrant of the northernmost intersection of Livingston Road with Indian Head Highway (MD Route 210) and the western boundary abuts the service road in the Indian Head Highway right-of-way (0.77 Acres; C-M Zone).

**Request:**

Requesting approval of a Revision of Site Plan (ROSP) to revise Special Exception 4196 (Alteration, Enlargement, Extension or Reconstruction of a Certified Non-Conforming Use) (Fast Food Restaurant), approved in 1995 to enclose the play area and add additional parking. AC-20004 is a request for Alternative Compliance to Sections 4.2 and 4.7 of the Landscape Manual to allow a reduced bufferyard.

**Council District:**

8

**Appeal by Date:**

2/15/2022

**Action by Date:**

5/31/2022

**Opposition:**

None

**History:**

06/30/2021	M-NCPPC Technical Staff	disapproval
01/31/2022	Zoning Hearing Examiner	approval with conditions
02/14/2022	Sitting as the District Council	deferred

*Council deferred item to February 28, 2022 agenda.*

**Attachment(s):**

[ROSP-4196-01 Zoning Agenda Item Summary](#)

[ROSP-4196-01- ZHE Notice of Decision](#)

[ROSP 4196-01- ZHE Decision](#)

ROSP-4196-01- PORL

[ROSP-4196-01 Technical Staff Report](#)

[ROSP-4196-01-Exhibit List](#)

[ROSP-4196-01-Exhibit 1-39](#)

[ROSP-4196-01 Transcripts 12-01-2021](#)

**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****CDP-9705-04****Cameron Grove (Johnson Sunroom)****Applicant(s):**

Michelle Clancy

**Location:**

Located at 13710 New Acadia Lane, on the south side of New Acadia Lane, approximately 288 feet west of its intersection with Fuller Avenue (0.17 Acres; R-L Zone).

**Request:**

Requesting approval of a Comprehensive Design Plan (CDP) to construct a sunroom at the rear of an existing single-family detached dwelling within the rear yard setback and allow an increase of the total lot coverage by 9 percent.

**Council District:**

6

**Appeal by Date:**

3/17/2022

**Review by Date:**

3/17/2022

**History:**

01/25/2022

M-NCPPC Technical Staff

approval

02/10/2022

M-NCPPC Planning Board

approval

**Attachment(s):**[CDP-9705-04 Zoning Agenda Item Summary](#)[CDP-9705-04 Planning Board Resolution 2022-14 - Signe](#)

CDP-9705-04\_PORL

[CDP-9705-04 Technical Staff Report](#)

**PENDING FINALITY (Continued)**[DSP-07057-05](#)**Woodmore Town Center, Lot 14 Block J (Gibbs Pool)****Applicant(s):**

Livewell Outdoors

**Location:**

Located on the north side of Sir Michael Place, approximately 200 feet southwest of its intersection with Glenarden Parkway (0.14 Acres; M-X-T).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the construction of a pool and hot tub within the rear yard setback of an existing single-family detached house, on Lot 14 Block J.

**Council District:**

5

**Appeal by Date:**

3/17/2022

**Review by Date:**

3/17/2022

**Municipality:**

Glenarden

**History:**

01/26/2022

M-NCPPC Technical Staff

approval

02/10/2022

M-NCPPC Planning Board

approval

**Attachment(s):**[DSP-07057-05 Zoning Agenda Item Summary](#)[DSP-07057-05 Planning Board Resolution 2022-15 - Sign](#)

DSP-07057-05\_PORL

[DSP-07057-05 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-20012****Metro City****Applicant(s):**

Metro City, LLC (Kushner Investment)

**Location:**

Located on the west side of Addison Road South and the east side of Rollins Avenue, approximately 4,000 feet southwest of the intersection of MD 214 (Central Avenue) and Addison Road South (24.80 Acres; M-X-T / D-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for Phase 1 of a mixed-use project consisting of 72 townhouses, 240 multifamily dwelling units for seniors (55 years plus) and a 195-bed assisted living facility.

**Council District:**

7

**Appeal by Date:**

3/17/2022

**Review by Date:**

3/17/2022

**History:**

01/04/2022

M-NCPPC Technical Staff

approval with conditions

02/10/2022

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-20012 Zoning Agenda Item Summary](#)[DSP-20012 Planning Board Resolution 2022-11 - Signed](#)

DSP-20012\_PORL

[DSP-20012 Technical Staff Report](#)



**PENDING FINALITY (Continued)****DSP-21005****Quarles Petroleum Site 407****Applicant(s):**

Quarles Petroleum Inc.

**Location:**

Located in the northwest quadrant of the intersection of Old Marlboro Pike and Grey Eagle Drive, approximately 1,100 feet north of its intersection with Suitland Parkway (0.81 Acres; I-1 / M-I-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for a change of use from an existing gas station/vehicle repair and service station to a commercial fuel depot.

**Council District:**

6

**Appeal by Date:**

3/17/2022

**Review by Date:**

3/17/2022

**History:**

01/11/2022

M-NCPPC Technical Staff

approval with conditions

02/10/2022

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-21005 Zoning Agenda Item Summary](#)[DSP-21005 Planning Board Resolution 2022-12 - Signed](#)

DSP-21005\_PORL

[DSP-21005 Technical Staff Report](#)

**PENDING FINALITY (Continued)****SDP-1603-01****National Capital Business Park****Applicant(s):**

Manekin

**Location:**

Located on the north side of Leeland Road, approximately 3,178 feet west of the intersection of Leeland Road and the southbound US 301 (Robert Crain Highway) (442.30 Acres; R-S / I-1 / R-A Zones).

**Request:**

Requesting approval of a Specific Design Plan (SDP) for the National Capital Business Park, including the proposed street network, sidewalks, utilities, grading, stormwater management (SWM), retaining walls, and directional signage that will servethe employment and institutional uses proposed for the portion of the property in the ResidentialSuburban Development (R-S) Zone.

**Council District:**

4

**Appeal by Date:**

3/3/2022

**Review by Date:**

3/3/2022

**History:**

12/30/2021	M-NCPPC Technical Staff	approval with conditions
01/27/2022	M-NCPPC Planning Board	approval with conditions
02/14/2022	Sitting as the District Council	deferred

*Council deferred item to February 28, 2022 agenda.*

**Attachment(s):**

[SDP-1603-01 Zoning Agenda Item Summary](#)

[SDP-1603-01 Planning Board Resolution 2022-10 Signed](#)

SDP-1603-01\_PORL

[SDP-1603-01 Technical Staff Report](#)

**PENDING FINALITY (Continued)****(b) PLANNING BOARD'S REPRESENTATIVE**[CNU-19490-2021-U](#)**4700 Addison Road****Applicant(s):**

April Mackoff, Clear Channel Outdoor, LLC

**Location:**

Located on Addison Road at intersection w/ Minnesota Ave (3.84 Acres; M-X-T Zone).

**Request:**

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1977.

**Council District:**

5

**Review by Date:**

3/14/2022

**History:**

02/11/2022

M-NCPPC Administrative Certification approval

**Attachment(s):**[CNU-19490-2021 Zoning Agenda Item Summary](#)[CNU-19490-2021 Case File](#)

**PENDING FINALITY (Continued)**[CNU-19619-2021-U](#)**4606 Addison Road****Applicant(s):**

April Mackoff, Clear Channel Outdoor, LLC

**Location:**

Located on Addison Road at intersection w/ Doewood Lane (0.3720 Acres; R-T Zone).

**Request:**

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1974.

**Council District:**

5

**Review by Date:**

3/14/2022

**History:**

02/11/2022

M-NCPPC Administrative Certification approval

**Attachment(s):**

[CNU-19619-2021 Zoning Agenda Item Summary](#)  
[CNU-19619-2021 Case File](#)

**PENDING FINALITY (Continued)**[CNU-21285-2021-U](#)**9408 Livingston Road****Applicant(s):**

April Mackoff, Clear Channel Outdoor LLC

**Location:**

Located on Livingston Rd. NE of intersection w/ Oxon Hill Rd. (0.4870 Acres; C-M Zone).

**Request:**

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1985.

**Council District:**

8

**Review by Date:**

3/14/2022

**History:**

02/11/2022

M-NCPPC Administrative Certification approval

**Attachment(s):**

[CNU-21285-2021 Zoning Agenda Item Summary](#)  
[CNU-21285-2021 Case File](#)

**PENDING FINALITY (Continued)**[CNU-37033-2021-U](#)**15107 SW Robert Crain Highway****Applicant(s):**

April Mackoff, Clear Channel Outdoor, LLC

**Location:**

Located on SW Robert Crain Hwy at Matapeake Business Dr (6.66 Acres: C-M Zone).

**Request:**

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1987.

**Council District:**

9

**Review by Date:**

3/14/2022

**History:**

02/11/2022

M-NCPPC Administrative Certification approval

**Attachment(s):**[CNU-37033-2021 Zoning Agenda Item Summary](#)[CNU-37033-2021 Case File](#)

**PENDING FINALITY (Continued)**[CNU-38204-2021-U](#)**6705 Accokeek Road****Applicant(s):**

April Mackoff, Clear Channel Outdoor, LLC

**Location:**

Located on SW Robert Crain Hwy at Accokeek Road (270.7908 Acres; R-R Zone).

**Request:**

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1965.

**Council District:**

9

**Review by Date:**

3/14/2022

**History:**

02/11/2022

M-NCPPC Administrative Certification approval

**Attachment(s):**[CNU-38204-2021 Zoning Agenda Item Summary](#)[CNU-38204-2021 Case File](#)

**PENDING FINALITY (Continued)**[CNU-39474-2021-U](#)**3816 Old Silver Hill Road****Applicant(s):**

April Mackoff, Clear Channel Outdoor, LLC

**Location:**

Located on Old Silver Hill Road, SE of Colebrooke Drive (0.125 Acres; C-S-C Zone).

**Request:**

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1989.

**Council District:**

7

**Review by Date:**

3/14/2022

**History:**

02/11/2022

M-NCPPC Administrative Certification approval

**Attachment(s):**[CNU-39474-2021 Zoning Agenda Item Summary](#)[CNU-39474-2021 Case File](#)



**PENDING FINALITY (Continued)**[CNU-41464-2021-U](#)**14504 SE Robert Crain Highway****Applicant(s):**

April Mackoff, Clear Channel Outdoor, LLC

**Location:**

Located on SE Robert Crain Hwy at Short Cut Rd. (0.930 Acres; I-1 Zone).

**Request:**

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1987.

**Council District:**

9

**Review by Date:**

3/14/2022

**History:**

02/11/2022

M-NCPPC Administrative Certification approval

**Attachment(s):**[CNU-41464-2021 Zoning Agenda Item Summary](#)[CNU-41464-2021 Case File](#)

**PENDING FINALITY (Continued)**[CNU-42648-2021-U](#)**Pennsy Drive****Applicant(s):**

April Mackoff, Clear Channel Outdoor, LLC

**Location:**

Located on Pennsy Drive near the intersection with 75th Ave. (5.79 Acres; I-1 Zone).

**Request:**

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1991.

**Council District:**

5

**Review by Date:**

3/14/2022

**History:**

02/11/2022

M-NCPPC Administrative Certification approval

**Attachment(s):**[CNU-42648-2021 Zoning Agenda Item Summary](#)[CNU-42648-2021 Case File](#)

**PENDING FINALITY (Continued)**[CNU-42730-2021-U](#)**Baltimore Avenue****Applicant(s):**

April Mackoff, Clear Channel Outdoor, LLC

**Location:**

Located on Baltimore Avenue south of Contee Road (R-R Zone).

**Request:**

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1935.

**Council District:**

1

**Review by Date:**

3/14/2022

**History:**

02/11/2022

M-NCPPC Administrative Certification approval

**Attachment(s):**[CNU-42730-2021 Zoning Agenda Item Summary](#)[CNU-42730-2021 Case File](#)[ADJ27-22](#)**ADJOURNED****10:30 A.M. COMMITTEE OF THE WHOLE - (VIRTUAL MEETING)***(SEE SEPARATE AGENDA)*