



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SE-22002 **Councilmanic District:** 4
Meeting Date: **Zone(s):** RR
Case Name: Stewart Property
Applicant: ESC 8215 Springfield, L.C.
Location: Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).
Request: Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings on approximately 12.01 acres of RR (Rural Residential) zoned land.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approved with Conditions

Planning Board:

Zoning Hearing Examiner: Remand

Municipality:

Opposition: Howard Aldag, Charles Holman, et. al.

LEGAL DEADLINES:

Appeal date: 4/25/2024

Review date: 4/25/2024

Action date: 9/23/2024

Comments:

Staff: Andrew Shelly

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	09/20/2023	approval with conditions
Zoning Hearing Examiner	03/26/2024	remanded

Notes: *The Zoning Hearing Examiner recommended a Remand back to the Office of the Zoning Hearing Examiner in order that the Applicant submit a request for a variance to Section 27-395 (a)(3)(B) 's requirement that the subject property contain 12 contiguous acres, and to make any necessary revisions to the Special Exception Site Plan and other applicable documents. Applicant should also reduce the number of dwelling units to the maximum recommended in the 2022 Master Plan or further address why that is unnecessary. The remand may be limited in*

nature, allowing the incorporation of the prior record.

Sitting as the District Council 04/08/2024 elected to make the final decision

Notes: *Council elected to make final decision on this item (Vote:8-0; Absent: Council Members Blegay, Burroughs and Franklin).*

Aye: 8 Ivey, Harrison, Dernoga, Fisher, Hawkins, Olson, Oriadha and Watson

Absent: 3 Blegay, Burroughs and Franklin

Office of the Clerk of the Council 04/19/2024 mailed

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

Applicant 04/24/2024 filed

Notes: *Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.*

Person of Record 04/25/2024 filed

Notes: *Sean Suhar Esq., attorney for the Persons of Record (Wingate Homeowners Association, Inc) filed Exceptions and Request for Oral Argument Hearing.*

Person of Record 05/09/2024 filed

Notes: *Howard Adlag, Person of Record filed written testimony.*

Sitting as the District Council 05/13/2024 announced hearing date

Applicant 05/31/2024 filed

Notes: *Christopher L. Hatcher Esq., attorney for the applicant filed Notice of Death and Estate of Property Owner - Appointment of Personal Representative.*

Sitting as the District Council 06/03/2024 hearing held; case taken under advisement

Notes: *Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Special Exception (SE) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Chris L. Hatcher Esq., attorney for applicant spoke in support. Sean Suhar Esq., Howard Aldag, Tatjana Aldag, Charles Holman and Andrew Fontanella spoke in opposition. Council took this case under advisement.*

Sitting as the District Council 07/08/2024 referred for document

Notes: *Council referred item to staff for preparation of an order of remand (Vote:6-0 Absent: Council Members Blegay, Burroughs, Harrison and Oriadha).*

Aye: 6 Ivey, Dernoga, Fisher, Hawkins, Olson and Watson

Absent: 4 Harrison, Blegay, Burroughs and Oriadha

Sitting as the District Council 07/15/2024 remanded

Notes: *Council adopted prepared order of remand (Vote:8-0; Absent: Council Member Fisher and Oriadha).*

Aye: 8 Ivey, Harrison, Dernoga, Blegay, Burroughs, Hawkins, Olson and
Watson
Absent: 2 Fisher and Oriadha

Clerk of the Council 07/19/2024 mailed

Notes: *The Notice of Decision of the District Council was mailed to Persons of Record.*

Clerk of the Council 07/22/2024 transmitted

Notes: *Memo transmitted to Maurene E. McNeil, Chief Zoning Hearing Examiner, that the District Council voted to remand the case to the Zoning Hearing Examiner.*

Document(s): SE-22002 Hatcher to Brown (Notice of Death and Estate of Property Owner - Appointment of Personal Representative) 5-31-2024, SE-22002 Presentation Slides, SE-22002 Aldag to Brown (Testimony) 5-9-2024, SE-22002 Suhar to Brown (Exceptions & Request for Oral Argument hearing) 4-25-24, SE-22002 Hatcher to Brown (Exceptions & Request for Oral Argument hearing) 4-24-24, SE-22002 Notice of Oral Argument Hearing, SE-22002 Notice ZHE of Decision, SE-22002 ZHE Decision, SE-22002 ZHE POR List, SE-22002 Technical Staff Report, SE-22002 ZHE Exhibit List, SE-22002 ZHE Exhibits #1-109, SE-22002 Transcripts 12-20-23, SE-22002 PZC Notice of Intention to Participate District Council 6-3-2024