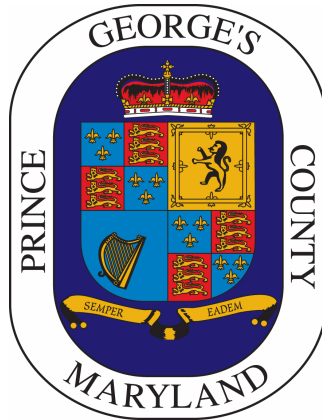


Prince George's County Council

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



Zoning Agenda - Revised*

**Monday, October 28, 2024
10:00 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 10072024](#)

District Council Minutes Dated October 7, 2024

Attachment(s):

[10-07-2024 District Council Minutes Draft](#)

NEW CASE(S)**[ZMA-2023-002](#)****4110 Suit Road****Applicant(s):**

Suit & 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

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](#)

ITEM(S) FOR DISCUSSION**SDP-2304****Saddle Ridge****Applicant(s):**

D.R. Horton, Inc.

Location:

Located on the south side of Floral Park Road, approximately 268 feet west of its intersection with Old Liberty Lane (289.36 Acres; LCD Zone (Prior; R-S Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) for infrastructure improvements, including public streets, water, sewer, storm drain utilities, and Storm Water Management (SWM) facilities.

Council District:

9

Appeal by Date:

8/15/2024

Action by Date:

10/30/2024

History:

05/30/2024	M-NCPPC Technical Staff	approval with conditions
07/11/2024	M-NCPPC Planning Board	approval with conditions
08/15/2024	Person of Record	appealed
	<i>Mark Calhoun, Person of Record filed an appeal of the Planning Boards Decision.</i>	
08/23/2024	Person of Record	filed
	<i>Mark Calhoun, Person of Record, filed written testimony.</i>	
09/03/2024	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/20/2024	Applicant	filed
	<i>Matthew Tedesco, attorney for the applicant, filed a rebuttal to the August 15, 2024 appeal filed by Mark Calhoun.</i>	
09/23/2024	Sitting as the District Council	announced hearing date
10/07/2024	Sitting as the District Council	hearing held; case taken under advisement

Attachment(s):

[SDP-2304 Zoning Agenda Item Summary](#)

[SDP 2304 Presentation Slides](#)

[SDP-2304 Tedesco to Brown Appeal Letter Rebuttal 9-20-](#)

[SDP-2304 Calhoun to Brown Testimony 8-23-2024](#)

[SDP-2304 Calhoun to Brown Appeal Letter 8-15-2024](#)

[SDP-2304 Notice of Oral Argument Hearing](#)

[SDP-2304 Planning Board Resolution](#)

SDP-2304 PORL

[SDP-2304 Technical Staff Report](#)

[SDP-2304 Planning Board Record](#)

[SDP-2304 Transcripts 6-13-2024](#)

[SDP-2304 PZC Notice of Intention to Participate District C](#)

PENDING FINALITY**(a) PLANNING BOARD****CDP-0506-01****Locust Hill****Applicant(s):**

WBLH, LLC

Location:

Located on the north and south sides of Oak Grove Road and west of Leeland Road (MC-600), between Church Road and Collington Branch. There are approximately 395.4 acres south of Oak Grove Road and west of the Pennsylvania Railroad right-of-way (ROW), approximately 30.9 acres south of Leeland Road between the railroad ROW and Collington Branch, and approximately 79.5 acres along the north side of Oak Grove Road between Church Road and the railroad tracks (505.81 Acres; LCD Zone (Prior; R-L Zone).

Request:

Requesting approval of a Comprehensive Design Plan (CDP) to amend CDP-0506 to increase the number of residential units to 706 and to conform with conditions and considerations set forth in Zoning Map Amendment (Basic Plan) A-9975-01-C.

Council District:

6

Appeal by Date:

11/7/2024

Review by Date:

11/7/2024

History:

08/29/2024

M-NCPPC Technical Staff

approval with conditions

10/03/2024

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CDP-0506-01 Zoning Agenda Item Summary](#)[CDP-0506-01 Planning Board Resolution](#)

CDP-0506-01 PORL

[CDP-0506-01 Technical Staff Report](#)

PENDING FINALITY (continued)[DSDS-24001](#)**Steeplechase Business Park****Companion Case(s):** DSP-05044-14**Applicant(s):** ATAPCO BELTSVILLE LLC**Location:** Located on the south side of Alaking Court, approximately 1,000 feet east of its intersection with Hampton Park Boulevard. The subject site address is 9221 and 9241 Alaking Court, Capital Heights, Maryland (2.03 Acres; IE Zone (Prior; I-1 Zone).**Request:** Requesting approval of a Departure from Sign Design Standards (DSDS) for an additional 157.5 square feet of building-mounted signage.**Council District:** 6**Appeal by Date:** 11/21/2024**Review by Date:** 11/21/2024**History:**

09/12/2024 M-NCPPC Technical Staff approval with conditions

10/17/2024 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSDS-24001 Zoning Agenda Item Summary](#)
[DSDS-24001 Planning Board Resolution \(C\)](#)
DSDS-24001 PORL
[DSDS-24001 Technical Staff Report](#)

PENDING FINALITY (continued)[DSP-05044-14](#)**Steeplechase Business Park****Applicant(s):**

ATAPCO BELTSVILLE LLC

Location:

Located on the south side of Alaking Court, approximately 1,000 feet east of its intersection with Hampton Park Boulevard. The subject site address is 9221 and 9241 Alaking Court, Capital Heights, Maryland (2.03 Acres; IE Zone (Prior; I-1 Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for development of a multi-tenant retail building on Parcels 69 and 70.

Council District:

6

Appeal by Date:

11/21/2024

Review by Date:

11/21/2024

History:

09/12/2024

M-NCPPC Technical Staff

approval with conditions

10/17/2024

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-05044-14 Zoning Agenda Item Summary](#)[DSP-05044-14 Planning Board Resolution](#)

DSP-05044-14 PORL

[DSP-05044-14 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-20002 Remand****Giac Son Buddhist Temple****Applicant(s):**

Giac Son Buddhist Temple Corp

Location:

Located in the southeast quadrant of the intersection of MD 197 (Laurel Bowie Road) and Snowden Road (1.64 Acres; RR Zone (Prior; R-R Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for development of a 4,625-square-foot place of worship and will maintain an existing single-family detached dwelling as an accessory parsonage.

Council District:

1

Appeal by Date:

11/7/2024

Review by Date:

11/7/2024

History:

01/08/2023

M-NCPPC Technical Staff

approval with conditions

09/28/2023

M-NCPPC Planning Board

approval with conditions

10/23/2023

Sitting as the District Council

elected to review

Council elected to review this item (Vote: 8-1-1; Absent: Council Member Watson).

11/02/2023

Person of Record

filed

G. Macy Nelson Esq., attorney for Citizen-Protestants filed and Appeal and Request Oral Argument Hearing.

11/02/2023

Person of Record

filed

Barbara Sollner-Webb, Person of Record filed an appeal of the Planning Boards Decision.

12/12/2023

Office of the Clerk of the Council

mailed

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

01/08/2024

Person of Record

filed

Paula Price, Person of Record, filed written testimony.

01/08/2024

Person of Record

filed

Catherine Williams, Person of Record, filed written testimony.

01/08/2024

Person of Record

filed

Tim Carter, Person of Record, filed written testimony.

01/08/2024	Person of Record	filed	<i>Gabrielle Masten, Person of Record, filed written testimony.</i>
01/08/2024	Person of Record	filed	<i>Kenny and Barbara Lammers, Person's of Record, filed written testimony.</i>
01/08/2024	Person of Record	filed	<i>Leah and Teresa Washington, Person's of Record, filed written testimony.</i>
01/08/2024	Person of Record	filed	<i>South Laurel Civic Association, Person of Record, filed written testimony.</i>
01/09/2024	Person of Record	filed	<i>James Hitaffer, Person of Record, filed written testimony.</i>
01/16/2024	Sitting as the District Council	hearing held; referred for document	<i>Joshua Mitchum, M-NCPPC planning staff, provided an overview of the Detailed Site Plan 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. Traci Scudder, attorney for applicant, Ram L. Shrestha, Dawn Nguyen, Minh Diep Nguyen and Vy Do spoke in support. Alex Votaw Esq., Attorney for citizens protestants, Barbara Sollner-Webb and Jeffrey Hitaffer, spoke in opposition. Council referred this item to staff for preparation of a document of remand to the Planning Board. (Vote: 9-0; Absent Council Member Franklin and Oriadha).</i>
01/22/2024	Sitting as the District Council	remanded	<i>Council adopted prepared order of remand (Vote: 10-0; Absent: Council Member Franklin).</i>
01/23/2024	Person of Record	filed	<i>Robert Lammers, Person of Record, filed written testimony.</i>
01/26/2024	Office of the Clerk of the Council	transmitted	<i>Memo transmitted to James Hunt, Division Chief, M-NCPPC Development Review Division, that District Council voted to remand the case to the Planning Board.</i>

04/29/2024	M-NCPPC	transmitted a letter
	<i>Peter A. Shapiro, Chairman of the Prince George's County Planning Board transmitted a letter concerning the Remand Order adopted by the District Council.</i>	
07/15/2024	Sitting as the District Council	authorized for Chair's signature
07/17/2024	Sitting as the District Council	transmitted a letter
	<i>Jolene Ivey, Chair of the Prince George's County Council transmitted a letter to Peter Shapiro concerning the Remand Order adopted by the District Council.</i>	
09/12/2024	M-NCPPC Technical Staff	no action
10/03/2024	M-NCPPC Planning Board	approval with conditions
<u>Attachment(s):</u>	DSP-20002 Zoning Agenda Item Summary DSP-20002 Planning Board Resolution DSP-20002 PORL DSP-20002 Technical Staff Report	

ADJOURN[ADJ94-24](#)**ADJOURN**