

# Prince George's County Council

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



## **Zoning Agenda - Final**

**(In Person) \*\*Approximate time - Immediately following County Council**

**Wednesday, July 5, 2023  
12:00 PM**

**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*

*Sydney J. Harrison, District 9*

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

*Jolene Ivey, District 5*

*Eric C. Olson, District 3*

*Krystal Oriadha, District 7*

*Ingrid S. Watson, District 4*

*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.

**12:00 PM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**INVOCATION / MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 06202023](#)

**District Council Minutes Dated June 20, 2023**

**Attachment(s):**

[6-20-2023 District Council Minutes Draft](#)

**ORAL ARGUMENTS****DSP-22028****Fairwood Square****Applicant(s):**

Timberlake Homes

**Location:**

Located on the southeast quadrant of the intersection of MD 450 (Annapolis Road) and MD 193 (Enterprise Road) (22.29 Acres; RE Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the development of 200 single-family attached (townhouse) dwelling units.

**Council District:**

6

**Appeal by Date:**

5/25/2023

**Review by Date:**

5/25/2023

**Action by Date:**

7/14/2023

**History:**

03/08/2023	M-NCPPC Technical Staff	approval with conditions
04/20/2023	M-NCPPC Planning Board	approval with conditions
05/15/2023	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-0; Absent: Council Members Fisher, Franklin, Hawkins and Oriadha).</i>	
05/19/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
06/05/2023	Sitting as the District Council	announced hearing date
06/12/2023	Person of Record	filed
	<i>Derek J. Baumgardner, Person of Record, filed written testimony.</i>	
06/13/2023	Applicant	filed
	<i>Matthew C. Tedesco Esq., Attorney for applicant, filed a request for Continuance of the Oral Argument Hearing scheduled for June 20, 2023.</i>	
06/14/2023	Clerk of the Council	mailed
	<i>Notice of Request for Continuance of Oral Argument Hearing was mailed to Persons of Record.</i>	

06/20/2023 Sitting as the District Council reconsideration hearing granted  
*After a preliminary procedural discussion by Rajesh Kumar, Principal Counsel to the District Council, Council voted to grant the Applicants request for a continuance and the Oral Argument hearing was continued to July 5, 2023. (Vote: 9-0; Absent: Council Member Fisher and Franklin).*

06/21/2023 Clerk of the Council mailed  
*Notice of Oral Argument Hearing Continuance was mailed to Persons of Record.*

06/27/2023 Applicant filed  
*Matthew C. Tedesco Esq., Attorney for applicant, filed a response to PGCPB Resolution No.: 2023-44; Condition 1.u.*

06/30/2023 M-NCPPC Planning Board transmitted a letter  
*James Hunt, Planning Division Chief, DRD, M-NCPPC, transmitted a letter confirming the applicant satisfied Condition 1.u.*

**Attachment(s):**[DSP-22028 Zoning Agenda Item Summary](#)[DSP-22028 Presentation Slides](#)[DSP-22028 MNCPPC Letter to Council 6-30-2023](#)[DSP-22028 Tedesco to Brown \(Response to PGCPB Reso](#)[DSP-22028 Tedesco to Brown \(Request for Continuance\)](#)[DSP-22028 Baumgardner to Brown \(Testimony\) 6-12-20](#)[DSP-22028 Notice of Oral Argument Hearing Continuanc](#)[DSP-22028 Notice of Request for Continuance](#)[DSP-22028 Notice of Oral Argument Hearing](#)[DSP-22028 Planning Board Resolution](#)

DSP-22028 PORL

[DSP-22028 Technical Staff Report](#)[DSP-22028 Transcripts 4-13-2023](#)[DSP-22028 Transcripts 3-30-2023](#)[DSP-22028 Transcripts 3-23-2023](#)[DSP-22028 Planning Board Record](#)[PZC Notice of Intention to Participate July 5, 2023](#)

**ITEM(S) FOR DISCUSSION****DSP-22022****Hillside at Fort Washington****Applicant(s):**

BGH Fort Washington, LLC

**Location:**

Located in Fort Washington, on the east side of Oxon Hill Road, approximately 200 feet south of its intersection with Joellyn Court (14.11 Acres; RR Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for 64 single-family attached dwelling units.

**Council District:**

8

**Appeal by Date:**

5/25/2023

**Review by Date:**

5/25/2023

**Action by Date:**

7/14/2023

**History:**

03/10/2023	M-NCPPC Technical Staff	approval with conditions
04/20/2023	M-NCPPC Planning Board	approval with conditions
05/08/2023	Sitting as the District Council	deferred
05/15/2023	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-0; Absent: Council Members Franklin, Hawkins and Oriadha).</i>	
05/19/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
06/05/2023	Sitting as the District Council	announced hearing date
06/20/2023	Sitting as the District Council	hearing held; case taken under advisement

*Dominque Lockhart and James Hunt M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Sevag Balian, applicant and David Owens, Fort Washington Forward spoke in support. Council took case under advisement.*

**Attachment(s):**

[DSP-22022 Zoning Agenda Item Summary](#)

[DSP-22022 Presentation Slides](#)

[DSP-22022 Notice of Oral Argument Hearing](#)

[DSP-22022 Planning Board Resolution](#)

DSP-22022 PORL

[DSP-22022 Technical Staff Report](#)

[DSP-22022 Transcript 3-30-2023](#)

[DSP-22022 Planning Board Record](#)

**NEW CASE(S)****[ERR-286](#)****College Park Project, LLC.****Applicant(s):**

College Park Project, LLC

**Location:**

Located at 4604 Knox Road, College Park, Maryland (.25 Acres; R-18 / RMF-20 Zones).

**Request:**

Requesting approval of a Permit Issued in Error (ERR) for validation of City of College Park Use and Occupancy Permit No. 19-1301-U, issued in error on June 7, 2018 (Exhibit 7), for 8 apartment units.

**Council District:**

3

**Appeal by Date:**

7/6/2023

**Review by Date:**

7/21/2023

**Opposition:**

None

**History:**

06/21/2023

Zoning Hearing Examiner

approval

**Attachment(s):**[ERR-286 Zoning Agenda Item Summary](#)[ERR-286 Notice of ZHE Decision](#)[ERR- 286 ZHE Decision](#)

ERR-286 POR List

[ERR- 286 Exhibit List](#)[ERR- 286 Exhibits #1-27](#)



**NEW CASE(S)****[ERR-287](#)****College Park Project, LLC****Applicant(s):**

College Park Project, LLC

**Location:**

Located at 4812A and 4812B College Avenue, College Park, Maryland (1.1355 Acres; R-18 / RMF-20 Zones).

**Request:**

Requesting approval of a Permit Issued in Error (ERR) for validation of the City of College Park Use and Occupancy Permits 20-1299-U and 20-1300-U, issued in error on July 12, 2019 (Exhibit 8), for 32 apartment units.

**Council District:**

3

**Appeal by Date:**

7/6/2023

**Review by Date:**

7/21/2023

**Opposition:**

None

**History:**

06/21/2023

Zoning Hearing Examiner

approval

**Attachment(s):**[ERR-287 Zoning Agenda Item Summary](#)[ERR- 287 Notice of ZHE Decision](#)[ERR-287 ZHE Decision](#)

ERR-287 POR List

[ERR- 287 Exhibit List](#)[ERR-287 Exhibits #1-24](#)

**PENDING FINALITY****(a) PLANNING BOARD****CSP-21001****Linda Lane Property****Applicant(s):**

Curtis Investment Group, Inc.

**Location:**

Located in the southwest quadrant of the intersection of Linda Lane and MD 5 (Branch Avenue) (5.60 Acres; CN / MIO Zones).

**Request:**

Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 105 multifamily units and 104,600 square feet of commercial/retail space. There are two existing single-family detached dwellings and a commercial / office building on the property, which will be razed.

**Council District:**

8

**Appeal by Date:**

7/24/2023

**Review by Date:**

7/24/2023

**History:**

05/17/2023

M-NCPPC Technical Staff

approval with conditions

06/22/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[CSP-21001 Zoning Agenda Item Summary](#)[CSP-21001 Planning Board Resolution](#)

CSP-21001 PORL

[CSP-21001 Technical Staff Report](#)

**PENDING FINALITY (continued)****[DET-2022-018](#)****Bowie Marketplace****Applicant(s):**

BE Bowie Residential LLC

**Location:**

Located on the west side of Superior Lane, approximately 82 feet north of Safety Turn Lane and 720 feet south of its intersection with MD 450 (Annapolis Road) (10.53 Acres; CGO Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DET) for a total of 279,825 square feet of commercial / industrial uses. This includes 275,100 square feet of consolidated storage use, 4,575 square feet of a car wash use, and 150 square feet of an accessory maintenance shed on one parcel, X-12.

**Council District:**

4

**Appeal by Date:**

7/24/2023

**Review by Date:**

7/24/2023

**Municipality:**

City of Bowie

**History:**

05/11/2023

M-NCPPC Technical Staff

approval with conditions

06/22/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DET-2022-018 Zoning Agenda Item Summary](#)[DET-2022-018 Planning Board Resolution](#)

DET-2022-018 PORL

[DET-2022-018 Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-21039****Goodman Heights****Applicant(s):**

LAH Goodman LLC

**Location:**

Located on the north side of Crandall Road, approximately 350 feet east of Gladys Court and 800 feet west of Margie Court (11.76 Acres; RSF-65 Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for construction of recreation facilities owned and operated by a homeowners association.

**Council District:**

5

**Appeal by Date:**

7/24/2023

**Review by Date:**

7/24/2023

**History:**

05/09/2023

M-NCPPC Technical Staff

approval with conditions

06/22/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-21039 Zoning Agenda Item Summary](#)[DSP-21039 Planning Board Resolution](#)

DSP-21039 PORL

[DSP-21039 Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-22023****7010 Greenbelt Road (Greenbelt Square)****Applicant(s):**

Armory Place, LLC

**Location:**

Located north of MD 193 (Greenbelt Road), approximately 150 feet east of its intersection with Lakecrest Drive (4.51 Acres; RMF-20).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for development of 95 age-restricted multifamily condominium units.

**Council District:**

4

**Appeal by Date:**

7/24/2023

**Review by Date:**

7/24/2023

**Municipality:**

Greenbelt

**History:**

05/04/2023

M-NCPPC Technical Staff

approval with conditions

06/22/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-22023 Zoning Agenda Item Summary](#)[DSP-22023 Planning Board Resolution](#)

DSP-22023 PORL

[DSP-22023 Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-22032****Yaman's Estates****Applicant(s):**

Lynette Garcia

**Location:**

Located at 490 Bryan Point Road, in Accokeek, on the south side of Bryan Point Road, approximately 1,400 feet east of its intersection with Farmington Road (.46 Acres; RR Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for one single-family detached dwelling unit.

**Council District:**

9

**Appeal by Date:**

7/24/2023

**Review by Date:**

7/24/2023

**History:**

05/11/2023

M-NCPPC Technical Staff

approval with conditions

06/22/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-22032 Zoning Agenda Item Summary](#)[DSP-22032 Planning Board Resolution](#)

DSP-22032 PORL

[DSP-22032 Technical Staff Report](#)

**PENDING FINALITY (continued)**[DSP-86116-15](#)**Waterside Subdivision, Hill Residence****Applicant(s):**

Tenika Felder, AIA

**Location:**

Located in Fort Washington, on the west side of Waterside Court, near the intersection of Waterside Court and Cagle Place. The site is part of Block A in the Waterside Subdivision at 8215 Waterside Court (.58 Acres; RR / LDO Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for of a two-story, single-family residence and boat pier, along with two variances.

**Council District:**

8

**Appeal by Date:**

7/24/2023

**Review by Date:**

7/24/2023

**History:**

05/04/2023

M-NCPPC Technical Staff

approval with conditions

06/22/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-86116-15 Zoning Agenda Item Summary](#)[DSP-86116-15 Planning Board Resolution](#)

DSP-86116-15 PORL

[DSP-86116-15 Technical Staff Report](#)**ADJOURN**[ADJ69-23](#)**ADJOURN**