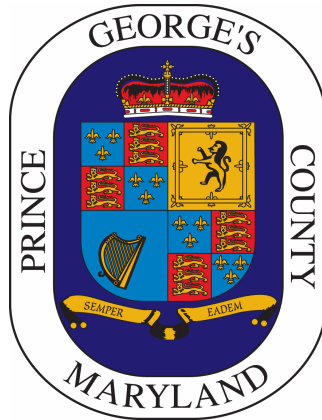


# Prince George's County Council

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



## **Zoning Agenda - Final**

**(In-Person)**

**Monday, July 17, 2023  
10:00 AM**

**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.

**10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**INVOCATION / MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 07062023](#)

**District Council Minutes Dated July 6, 2023**

**Attachment(s):**

[7-6-2023 District Council Minutes Draft](#)

**REFERRED FOR DOCUMENT****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

07/05/2023

Sitting as the District Council

referred for document

*Council referred item to staff for preparation of an approving document, in accordance with the Zoning Hearing Examiner's Decision (Vote: 8-0; Absent: Council Members Blegay, Hawkins and Franklin).*

**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](#)

**REFERRED FOR DOCUMENT (continued)****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

07/05/2023

Sitting as the District Council

referred for document

*Council referred item to staff for preparation of an approving document, in accordance with with the Zoning Hearing Examiner's Decision (Vote: 8-0; Absent: Council Members Blegay, Hawkins and Franklin).*

**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](#)

**ITEM(S) FOR DISCUSSION**[DET-2022-001](#)**Westphalia Business Center 1 and 2****Applicant(s):**

Northpoint Realty Partners, LLC

**Location:**

Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (33.17 Acres; TAC-E / MIO Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DET) for a total of 306,000 square feet of commercial/warehouse uses in two separate buildings on two proposed parcels. A variance to Section 27-4204(d)(3) of the Prince George's County Zoning Ordinance, for the floor area ratio (FAR) requirement for the building on proposed Parcel 32, is also requested.

**Council District:**

6

**Appeal by Date:**

4/13/2023

**Review by Date:**

4/13/2023

**Action by Date:**

5/26/2023

**History:**

02/16/2023	M-NCPPC Technical Staff	approval with conditions
03/09/2023	M-NCPPC Planning Board	approval with conditions
03/27/2023	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-0-1; Abstain: Council Member Franklin; Council Members Burroughs and Hawkins).</i>	
04/04/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
04/13/2023	Person of Record	filed
	<i>Alex Votaw Esq. attorney for Citizen-Protestants filed Exceptions and Request Oral Argument Hearing.</i>	
05/05/2023	Person of Record	filed
	<i>Alex Votaw Esq., attorney for Citizen-Protestants filed written testimony.</i>	
05/08/2023	Sitting as the District Council	announced hearing date

05/15/2023	Sitting as the District Council	hearing held; referred for document
	<i>Jill Kosack and James Hunt, 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. Marva Jo Camp, Esq., attorney for applicant spoke in support. Alex Votaw, Esq., attorney for citizen protestants spoke in opposition. Council referred item to staff for preparation of a disapproving document (Vote: 8-0; Absent: Council Members Franklin, Hawkins and Oriadha).</i>	
05/16/2023	Sitting as the District Council	adopted
	<i>Council adopted the prepared Order of disapproval (Vote 10-0; Absent: Council Member Hawkins).</i>	
06/16/2023	Applicant	filed
	<i>Marva Jo Camp Esq. attorney for the applicant, filed a request for Reconsideration and Amendment of Final Decision.</i>	
07/14/2023	Person of Record	filed
	<i>Alex Votaw Esq., attorney for Citizens Protestant filed opposition to applicants motion for reconsideration</i>	

**Attachment(s):**

[DET-2022-001 Votaw to Brown 7-14-2023](#)  
[DET-2022-001 Zoning Agenda Item Summary](#)  
[DET-2022-001 Camp to Brown \(Request for reconsiderati](#)  
[DET-2022-001 - Presentation Slides](#)  
[DET-2022-001 Votaw to Brown \(Testimony Citizen-Prote](#)  
[DET-2022-001 Votaw to Brown \(Appeal\) 4-13-2023](#)  
[DET-2022-001 Notice of Oral Argument Hearing](#)  
[DET-2022-001 Zoning Agenda Item Summary](#)  
[DET-2022-001 Planning Board Resolution](#)  
 DET-2022-001 PORL  
[DET-2022-001 Technical Staff Report](#)  
[DET-2022-001 Transcripts](#)  
[DET-2022-001 Planning Board Record](#)  
[DET-2022-001 PZC Notice of Intention to Participate](#)

**PENDING FINALITY****(a) PLANNING BOARD****DSP-22024****Discovery District****Applicant(s):**

Brandywine MD Discovery District, LLC

**Location:**

Located in the southeast quadrant of the intersection of US 1 (Baltimore Avenue) and Campus Drive (11.87 Acres; M-U-I / D-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for two mixed-use buildings with approximately 286,390 square feet of office space and 28,626 square feet of commercial retail space.

**Council District:**

3

**Appeal by Date:**

8/2/2023

**Review by Date:**

9/5/2023

**Municipality:**

College Park

**History:**

05/25/2023

M-NCPPC Technical Staff

approval with conditions

06/29/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-22024 Zoning Agenda Item Summary](#)[DSP-22024 Planning Board Resolution](#)

DSP-22024 PORL

[DSP-22024 Technical Staff Report](#)



**PENDING FINALITY (continued)**[SDP-8419-H8](#)**Enfield Chase, Lot 61, Block A Deck****Applicant(s):**

Dean Shillingford

**Location:**

Located in the larger development known as Enfield Chase on a corner lot, at the intersection of Esquilin Terrace and Emory Court. More specifically, the subject property is located at 1501 Emory Court, Bowie, MD 20716 (0.1260 Acres; LCD Zone).

**Request:**

Requesting approval of a Specific Design Plan (SDP) to construct a 12-foot by 12-foot, wooden deck that is elevated two feet high with stairs to grade and a 3-foot, 6-inch railing, at the rear of an existing single-family detached dwelling, extending five to eight feet into the rear yard setback, due to the irregular shape of the lot.

**Council District:**

4

**Appeal by Date:**

8/2/2023

**Review by Date:**

9/5/2023

**Municipality:**

Bowie

**History:**

05/25/2023

M-NCPPC Technical Staff

approval with conditions

06/29/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[SDP-8419-H8 Zoning Agenda Item Summary](#)[SDP-8419-H8 Planning Board Resolution](#)

SDP-8419-H8 PORL

[SDP-8419-H8 Technical Staff Report](#)

**ADJOURN**

[ADJ74-23](#)

**ADJOURN**

**10:30 AM BOARD OF HEALTH - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*