

Prince George's County Council

*County Administration Bldg
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland
20772-3050*



Zoning Agenda

Tuesday, June 17, 2014

11:00 AM

Council Hearing Room

Sitting as the District Council

*Mel Franklin, District 9, Chairman
Will A. Campos, District 2, Vice Chair
Derrick Leon Davis, District 6
Andrea C. Harrison, District 5
Mary A. Lehman, District 1
Eric C. Olson, District 3
Obie Patterson, District 8
Karen R. Toles, District 7
Ingrid 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.

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 on video and audio tapes. 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 interpreters 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.

THE USE OF CELLULAR PHONES IN THE HEARING ROOM IS PROHIBITED

(COUNTY COUNCIL - SEE SEPARATE AGENDA)

CONVENE

PENDING FINALITY

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

[A-6696-07](#)

Heathermore

Applicant(s):

Heathermore Associates, L.P.

Location:

Located on the north side of the eastern terminus of Heathermore Boulevard (12.26 Acres; R-30 / R-P-C Zones).

Request:

Requesting approval of an Official Plan Amendment for Marlton R-P-C to allow townhouses on Parcel 104 as a change in use in accordance with Subtitle 27 of the Prince George's County Code.

Council District:

9

Appeal by Date:

7/10/2014

Review by Date:

7/10/2014

History:

04/24/2014

M-NCPPC Technical Staff

approval with conditions

06/05/2014

M-NCPPC Planning Board

approval with conditions

06/09/2014

Zoning Hearing Examiner

transmitted

Joyce B. Nichols, Zoning Hearing Examiner, transmitted the entire case file for A-6696-07 along with a letter to the Clerk of the Council stating that the case was inadvertently filed with the Zoning Hearing Examiner.

Pursuant to Section 27-158(b)(1)(D)(vii) of the Zoning Ordinance, the District Council may elect to review the Planning Board's decision. If there is no appeal and the Council does not elect to review, the Planning Board's decision will become final.

PENDING FINALITY (Continued)

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

CSP-13009**Chillum Road Shopping Center**

Companion Case(s): DSP-13041

Applicant(s): Chillum Road Shopping Center, LLC

Location: The subject property is located on the south side of Chillum Road (MD 501), approximately 320 feet west of its intersection with Queens Chapel Road (6.94 Acres; M-X-T / T-D-O Zones).

Request: Requesting approval of a Conceptual Site Plan to amend the sign requirements of the 2006 Approved Transit Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone (West Hyattsville TDDP) exclusively for the Chillum Road Shopping Center.

Council District: 2

Appeal by Date: 7/10/2014

Review by Date: 7/10/2014

History:

05/01/2014	M-NCPPC Technical Staff	approval with conditions
06/05/2014	M-NCPPC Planning Board	approval with conditions

PENDING FINALITY (Continued)

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

DSP-13041**Chillum Road Shopping Center**

Companion Case(s): CSP-13009

Applicant(s): Chillum Road Shopping Center, LLC

Location: Located on the south side of Chillum Road (MD 501), approximately 320 feet west of its intersection with Queens Chapel Road (6.94 Acres; M-X-T/D-D-O Zones).

Request: Requesting approval of a Detailed Site Plan to amend the sign requirements of the 2006 Approved Transit Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone (West Hyattsville TDDP) exclusively for the Chillum Road Shopping Center.

Council District: 2

Appeal by Date: 7/10/2014

Review by Date: 7/10/2014

History:

05/01/2014 M-NCPPC Technical Staff approval with conditions

06/05/2014 M-NCPPC Planning Board approval with conditions

PENDING FINALITY (Continued)

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

DSP-13048**Potomac Business Park, Super Walmart****Applicant(s):**

Oxon Hill Associates, LLC

Location:

Located on the southeast corner of the intersection of Oxon Hill Road (MD 414) and Clipper Way (15.44 Acres; I-3 Zone).

Request:

Requesting approval of a Detailed Site Plan for 100,310-square-foot department or variety store combined with a food and beverage store.

Council District:

8

Appeal by Date:

7/10/2014

Review by Date:

7/10/2014

History:

04/24/2014

M-NCPPC Technical Staff

approval with conditions

06/05/2014

M-NCPPC Planning Board

approval with conditions

SDP-1202-01**Canter Creek Phase One, Lots 1-54, Block A; Lots 1-38, Block B; Lots 1-14, Block C****Applicant(s):**

Walton Canter Creek Development LLC

Location:

Located on the west side of Frank Tippet Road, approximately 1,000 feet south of its intersection with Rosaryville Road (24.48 Acres; R-S Zone).

Request:

Requesting approval of a Specific Design Plan for Phase One of the development, which proposes 106 single-family lots and architectural elevations for Lots 1-54, Block A; Lots 1-38, Block B; and Lots 1-14, Block C, to be built by Ryan Homes and Mid-Atlantic Builders.

Council District:

9

Appeal by Date:

7/3/2014

Review by Date:

7/3/2014

History:

05/01/2014

M-NCPPC Technical Staff

approval with conditions

05/29/2014

M-NCPPC Planning Board

approval with conditions

06/13/2014

M-NCPPC Planning Board

approval with conditions

The Planning Board transmitted a corrected Resolution No. 14-46(C).

06/16/2014 Person of Record waived right to appeal

All Persons of Record waived their right to appeal.

06/16/2014 Council Member waived right to appeal

Council Member Franklin wishes to waive Council's right to review. A majority vote of the full Council is required.

ADJOURN