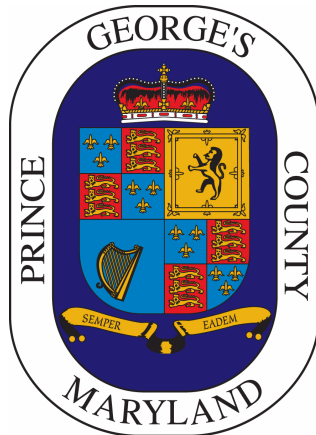


# Prince George's County Council

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



## **Zoning Minutes - Final**

**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)**

**12:19 PM CONVENE**

*District Council Session was convened at 12:19 p.m. with nine members present.*

**Present:**        9 -     Chairman Mel Franklin  
                                     Vice Chair Will Campos  
                                     Council Member Derrick Davis  
                                     Council Member Andrea Harrison  
                                     Council Member Mary Lehman  
                                     Council Member Eric Olson  
                                     Council Member Obie Patterson  
                                     Council Member Karen Toles  
                                     Council Member Ingrid Turner

**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-C, A-9730 & A-9730-C-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:**

*Council took no action on this item.*

**This Official Plan Amendment was not elected to review by Council.**

**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:**

*Council took no action on this item.*

**This Conceptual Site Plan was not elected to review by Council.**

**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:**

*Council took no action on this item.*

**This Detailed Site Plan was not elected to review by Council.**

**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:**

*Council deferred this item to June 30, 2014.*

**This Detailed Site Plan was deferred to June 30, 2014.**

**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:**

*Council waived its right to review this item.*

**Council waived its right to review this Specific Design Plan.**

**12:22 PM ADJOURN**

*The meeting was adjourned at 12:22 p.m.*

Prepared by:

\_\_\_\_\_  
Leonard Moses, Zoning Assistant

Submitted by:

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Redis C. Floyd, Clerk of the Council