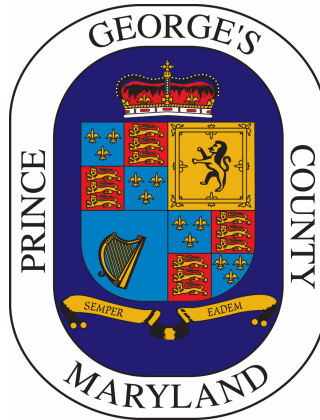


# Prince George's County Council

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



## **Zoning Agenda - Final**

**Monday, January 13, 2025  
10:00 AM**

**Council Hearing Room**

### **Sitting as the District Council**

*Jolene Ivey, Chair, At-Large*

*Edward P. Burroughs, III, Vice Chair, District 8*

*Wala Blegay, District 6*

*Sydney J. Harrison, District 9*

*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 - District 5 (effective: 12/05/2024)*

*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 11182024](#)

**District Council Minutes Dated November 18, 2024**

**Attachment(s):**

[11-18-2024 District Council Minutes Draft](#)

**ORAL ARGUMENTS****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

**Action by Date:**

1/27/2025

**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
	<i>Tim Carter, Person of Record, filed written testimony.</i>	
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
10/28/2024	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote:7-0; Absent: Council Members Burroughs, Hawkins, and Oriadha).</i>	
12/10/2024	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
01/06/2025	Applicant	filed
	<i>Traci Scudder, Attorney for the Applicant, filed written testimony.</i>	

**Attachment(s):**[DSP-20002 Zoning Agenda Item Summary](#)[DSP-20002 Remand-Presentation Slides](#)[DSP-20002 Remand-Notice of Oral Arguments](#)[DSP-20002 Planning Board Resolution](#)

DSP-20002 PORL

[DSP-20002 Technical Staff Report](#)[DSP-20002 Remand Transcripts 9-26-2024](#)[DSP-20002 Remand Planning Board Record](#)[DSP-20002 Remand Scudder to Brown \(Written Testimon](#)

**PENDING FINALITY**

*In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.*

**(a) PLANNING BOARD****[DET-2024-004](#)****Harmony Garden****Applicant(s):**

Potomac Realty Company

**Location:**

Located south of the intersection of Old Baltimore Pike and Ammendale Way (7.75 Acres; CGO Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DET) for the development of the site improvements for 67 single-family attached (townhouse) residential dwelling units.

**Council District:**

1

**Appeal by Date:**

1/9/2025

**Review by Date:**

1/30/2025

**History:**

10/25/2024

M-NCPPC Technical Staff

approval with conditions

12/05/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DET-2024-004-Zoning Agenda Item Summary](#)[DET-2024-004-Planning Board Resolution](#)

DET-2024-004-PORL

[DET-2024-004-Technical Staff Report](#)

**PENDING FINALITY (continued)**[DSP-19031-02](#)[Remand](#)**Popeyes****Applicant(s):**

Three Roads Corner, LLC

**Location:**

Located on the west side of MD 631 (Old Brandywine Road), in the southeast quadrant of its intersection with the confluence of MD 381 (Brandywine Road) and MD 373 (Accokeek Road) (4.427 Acres; CS/CGO Zones (Prior; C-M/C-S-C Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) to develop Parcels 1 and 4 with a 3,484-square-foot food and beverage store, a gas station, and a 982-square-foot car wash. This resolution approves the addition of Parcels 2 and 3 to DSP-19031 and amends that DSP for development of a 2,923-square-foot building to serve as an eating and drinking establishment with drive-through service on Parcel 3. This resolution does not †[approve] make any changes to the development approved for Parcels 1 and 4, pursuant to DSP-19031.

**Council District:**

9

**Appeal by Date:**

1/9/2025

**Review by Date:**

1/30/2025

**History:**

04/11/2024	M-NCPPC Technical Staff	approval with conditions
05/16/2024	M-NCPPC Planning Board	approval with conditions
06/03/2024	Sitting as the District Council	deferred
06/10/2024	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 6-0; Absent: Council Members Burroughs, Franklin, Hawkins, Ivey, Olson).</i>	
06/12/2024	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
07/08/2024	Sitting as the District Council	announced hearing date



07/15/2024	Sitting as the District Council	hearing held; referred for document
	<i>Te-Sheng (Emery) Huang, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) 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. Abdullah H. Hijazi Esq., attorney for applicant spoke in support. Council referred item to staff for preparation of a document of remand to the Planning Board (Vote:6-0-1; Absent: Council Members Burroughs, Fisher, and Oriadha).</i>	
09/09/2024	Sitting as the District Council	remanded
	<i>Council adopted prepared order of remand (Vote:10-0).</i>	
09/16/2024	Office of the Clerk of the Council	mailed
	<i>The Notice of Decision of the District Council was mailed to Persons of Record.</i>	
09/16/2024	Office of the Clerk of the Council	transmitted
	<i>Memo transmitted to Sherri Conner, Acting Division Chief, M-NCPPC Development Review Division, that District Council voted to remand the case to the Planning Board.</i>	
12/05/2024	M-NCPPC Planning Board	approval with conditions
	<b><u>Attachment(s):</u></b>	
	<a href="#">DSP-19031-02- Zoning Agenda Item Summary</a>	
	<a href="#">DSP-19031-02 Remand- Planning Board Resolution</a>	
	DSP-19031-02 Remand-PORL	
	<a href="#">DSP-19031-02 Remand Technical Staff Report</a>	

**PENDING FINALITY (continued)****DSP-20008-01****Hope Village- Phase 2****Applicant(s):**

CBR Woodyard, LLC

**Location:**

Located in the southeast quadrant of the intersection of MD 223 (Woodyard Road) and Marlboro Pike (34.24 Acres; RMF-48/MIO Zones (Prior;M-X-T/M-I-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the development of 249 single-family attached dwelling units, including 3 architectural models, and construction of recreation facilities for Phase 2 of the Hope Village development.

**Council District:**

9

**Appeal by Date:**

1/9/2025

**Review by Date:**

1/30/2025

**History:**

10/31/2024

M-NCPPC Technical Staff

approval with conditions

12/05/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-20008-01-Zoning Agenda Item Summary](#)[DSP-20008-01-Planning Board Resolution](#)

DSP-20008-01-PORL

[DSP-20008-01-Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-23003****Penn Place 1****Applicant(s):**

Penn Place I Owner LLC

**Location:**

Located on the south side of Penn Crossing Drive, east of its intersection with MD 4 (Pennsylvania Avenue) (7.54 Acres; RMF-48 Zone (Prior; M-X-T Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the development of four multifamily buildings containing a total of 168 residential units and 767 square feet of office space.

**Council District:**

7

**Appeal by Date:**

1/9/2025

**Review by Date:**

1/30/2025

**History:**

10/23/2024

M-NCPPC Technical Staff

approval with conditions

12/05/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-23003-Zoning Agenda Item Summary](#)[DSP-23003-Planning Board Resolution](#)

DSP-23003-PORL

[DSP-23003-Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-23019****Swann Crossing****Applicant(s):**

Swann Road Investors, LLC

**Location:**

Located on the north side of Swann Road, approximately 1,400 feet east of its intersection with Silver Hill Road (12.74 Acres; RSF-65 Zone (Prior; R-55/D-D-O Zones).

**Request:**

Requesting the approval of a Detailed Site Plan (DSP) for the development of 57 single-family detached dwellings.

**Council District:**

7

**Appeal by Date:**

1/9/2025

**Review by Date:**

1/30/2025

**History:**

11/07/2024

M-NCPPC Technical Staff

approval with conditions

12/05/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-23019 Zoning Agenda Item Summary](#)[DSP-23019-Planning Board Resolution](#)

DSP-23019-PORL

[DSP-23019-Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-24004****Enclave at Westphalia****Applicant(s):**

Stanley Martin Homes, LLC

**Location:**

Located approximately 3,900 feet north of the intersection of MD 4 (Pennsylvania Avenue) and Woodyard Road (68.79 Acres; RMF-20/MIO Zones (Prior);M-X-T/M-I-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for a residential development consisting of 356 single-family attached (townhouse) dwelling units in the Mixed Use-Transportation Oriented (M-X-T) Zone.

**Council District:**

6

**Appeal by Date:**

1/16/2025

**Review by Date:**

1/30/2025

**History:**

11/07/2024

M-NCPPC Technical Staff

approval with conditions

12/12/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-24004-Zoning Agenda Item Summary](#)[DSP-24004-Planning Board Resolution](#)

DSP-24004-PORL

[DSP-24004-Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-20050-02****Stephen's Crossing at Brandywine****Applicant(s):**

ESC Stephens, L.C.

**Location:**

Located in the northeastern quadrant of the intersection of Mattawoman Drive and MD 381 (Brandywine Road) (89.50 Acres; RMF-48 Zone (Prior; M-X-T Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) amendment application to convert the 116 approved two-over-two units to 65 townhouse units and revise the approved eight townhouse lots along Beane Court (approved Lots 7–14, Block B) into 10 lots (approved Lots 7–16, Block B), for an additional two townhouse units. In total, this DSP adds an additional 67 townhouse units to the overall development. This DSP also approves minor roadway realignment of Corn Tassel Lane and Ferndale Farm Lane (two private streets running parallel to Cattail Way) and lengthening of private street Beane Court. In addition, this DSP seeks to revise the intersection of Cattail Way and Mattawoman Drive for the construction of a roundabout.

**Council District:**

9

**Appeal by Date:**

1/16/2025

**Review by Date:**

1/30/2025

**History:**

11/01/2024

M-NCPPC Technical Staff

approval with conditions

12/12/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-20050-02-Zoning Agenda Item Summary](#)[DSP-20050-02-Planning Board Resolution](#)

DSP-20050-02-PORL

[DSP-20050-02-Technical Staff Report](#)

**PENDING FINALITY (continued)****[SDP-0610-H7](#)****Oak Creek Club, Lot 4 Block A****Applicant(s):**

CUSTOM WORKS, INC.

**Location:**

Located in the northwest quadrant of the intersection of Oak Grove Road and Church Road on the north side of Shannock Lane, approximately 160 feet west of its intersection with Sangerville Circle (.30 Acres; LCD Zone (Prior; R-L Zone).

**Request:**

Requesting approval of a Specific Design Plan (SDP) to construct a 20-foot by 12-foot covered porch and 12-foot by 8-foot deck at the rear of the existing dwelling.

**Council District:**

6

**Appeal by Date:**

1/16/2025

**Review by Date:**

1/30/2025

**History:**

11/20/2024

M-NCPPC Technical Staff

approval

12/12/2024

M-NCPPC Planning Board

approval

**Attachment(s):**[SDP-0610-H7-Zoning Agenda Item Summary](#)[SDP-0610-H7-Planning Board Resolution](#)

SDP-0610-H7-PORL

[SDP-0610-H7-Technical Staff Report](#)

**PENDING FINALITY (continued)****[SDP-2302](#)****Woodside Village-Meadows at Westmore****Applicant(s):**

Stanley Martin Homes

**Location:**

Located on the south side of Westphalia Road, approximately 2,000 feet from its intersection with Ritchie Marlboro Road (63.35 Acres; LCD/MIO Zones (Prior; R-M/M-I-O Zones).

**Request:**

Requesting approval of a Specific Design Plan (SDP) for the development of 14 single-family detached and 262 attached residential dwelling units, for a total of 276 dwelling units.

**Council District:**

6

**Appeal by Date:**

12/6/2024

**Review by Date:**

1/30/2025

**History:**

09/19/2024

M-NCPPC Technical Staff

approval with conditions

10/24/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[SDP-2302-Zoning Agenda Item Summary](#)[SDP-2302-Planning Board Resolution](#)

SDP-2302-PORL

[SDP-2302-Technical Staff Report](#)



**PENDING FINALITY (continued)****SDP-2205****Parkland and Rock Creek****Applicant(s):**

Stanley Martin Homes, LLC

**Location:**

Located on the north side of Westphalia Road, approximately one-third of a mile west of its intersection with Ritchie Marlboro Road, in Upper Marlboro, Maryland (156.87 Acres; LCD/MIO Zones (Prior; R-M/L-A-C/M-I-O Zones).

**Request:**

Requesting approval of a Specific Design Plan (SDP) for the physical site improvements necessary for development of 514 dwelling units, consisting of 416 single-family attached and 98 single-family detached dwelling units.

**Council District:**

6

**Appeal by Date:**

1/9/2025

**Review by Date:**

1/30/2025

**History:**

10/25/2024

M-NCPPC Technical Staff

approval with conditions

12/05/2024

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[SDP-2205- Zoning Agenda Item Summary](#)[SDP-2205-Planning Board Resolution](#)

SDP-2205-PORL

[SDP-2205-Technical Staff Report](#)**ADJOURN****ADJ4-25****ADJOURN****EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)****EX 01132025**

Motion to convene in Executive Session pursuant to Section 3-305(b)(1), General Provisions Article, Annotated Code of Maryland, in order to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction, specifically...