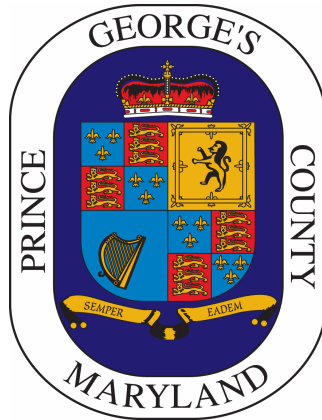


# Prince George's County Council

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



## **Zoning Agenda - Final** **(In-Person)**

**Thursday, July 6, 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.

**10:00 AM PLANNING HOUSING & ECONOMIC DEVELOPMENT COMMITTEE - (COUNCIL HEARING ROOM)**

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

**INVOCATION / MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 07052023](#)

**District Council Minutes Dated July 5, 2023**

**Attachment(s):**

[7-5-2023 District Council Minutes Draft](#)

**REFERRED FOR DOCUMENT****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
	<i>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.</i>	
07/05/2023	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Council Members Blegay, Harrison, Hawkins and Franklin).</i>	

**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](#)

**REFERRED FOR DOCUMENT (Continued)****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                      continued at a later date  
*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.*
- 07/05/2023                      Sitting as the District Council                      hearing held; referred for document  
*Andrew Shelly 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. Matthew Tedesco, attorney for applicant spoke in support. Derek J. Baumgardner Esq., Sandy Rinck, Sean E. Suhar, Carol Boyer, Stacy Blake-Davis, Ellica Alsalaam, and Taalib Alsalaam spoke in opposition. Council referred item to staff for preparation of an disapproving document (Vote: 8-0; Absent: Council Members Harrison, Hawkins and Franklin).*

**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](#)

**ADJOURN**

[ADJ72-23](#)

**ADJOURN**

**1:30 PM HEALTH, HUMAN SERVICES & PUBLIC SAFETY COMMITTEE WHOLE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*