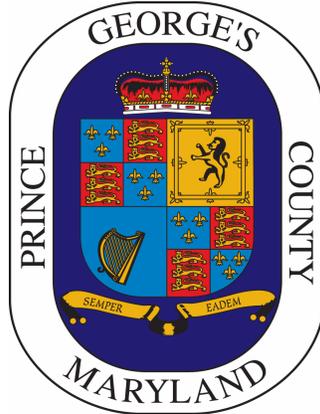


# Prince George's County Council

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



## **Zoning Agenda - Final**

**(Approximate Time - immediately following County Council Session)**

**Tuesday, September 28, 2021  
12:30 PM**

**Virtual Meeting**

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

*Calvin S. Hawkins, II, Chair, At-Large*

*Monique Anderson-Walker, District 8*

*Derrick Leon Davis, District 6*

*Thomas E. Dernoga, District 1*

*Mel Franklin, At-Large*

*Dannielle M. Glaros, District 3*

*Sydney J. Harrison, District 9*

*Jolene Ivey, District 5*

*Rodney C. Streeter, District 7*

*Deni L. Taveras, Vice Chair, District 2*

*Todd M. Turner, District 4*

*Robert J. Williams, Jr., Council Administrator*

**RULES OF COURTESY (VIRTUAL)**

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 ensure 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.

**VIRTUAL DISTRICT COUNCIL MEETINGS**

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19" and the Prince George's County State of Emergency Declarations, the District Council is operating under emergency procedures. As authorized by CB-33-2020 hearings will be conducted virtually and in accordance with District Council Rules of Procedure.

**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. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify. Persons of Record wishing to give oral argument on a specific case should register with the Clerk of the Council by email to [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178 by 3:00 p.m. on the day BEFORE the meeting.

**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. Five (5) minute rebuttal from the side requesting hearing
5. Five (5) minute rebuttal from the side favoring decision
6. Comments by the People's Zoning Counsel

**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. State your name and address for the record and 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/LIVE>  
PLEASE SILENCE ALL CELLULAR PHONES DURING THE MEETING.

**VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>**

**12:30 PM CALL TO ORDER - (VIRTUAL MEETING)**

*(Approximate Time - immediately following County Council Session)*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 09202021](#)

**District Council Minutes dated September 20, 2021**

**Attachment(s):**

[DRAFT District Council Minutes dated 09-20-2021](#)

[MINDC 09212021](#)

**District Council Minutes dated September 21, 2021**

**Attachment(s):**

[DRAFT District Council Minutes dated 09-21-2021](#)

**REFERRED FOR DOCUMENT****DSP-20015****Freeway Airport****Applicant(s):**

Freeway Realty, LLC

**Location:**

Located on the west side of Church Road and in the southwest quadrant of its intersection with US 50 (John Hanson Highway)(131.50 Acres; R-A Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for 416 single-family attached (townhouse) lots and 93 single-family detached lots, for a total of 509 lots.

**Council District:**

6

**Appeal by Date:**

7/1/2021

**Review by Date:**

7/1/2021

**Action by Date:**

9/29/2021

**History:**

04/20/2021	M-NCPPC Technical Staff	approval with conditions
05/27/2021	M-NCPPC Planning Board	approval with conditions
06/14/2021	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 8-0-1; Absent: Council Members Dernoga and Ivey; Abstained: Council Member Anderson-Walker).</i>	
06/30/2021	Person of Record	appealed
	<i>Carol Boyer, et al. appealed the Planning Board's decision and requested Oral Argument</i>	
07/13/2021	Sitting as the District Council	announced hearing date
07/19/2021	Applicant	filed
	<i>Robert J. Antonetti Jr. Esq., attorney for the applicant, filed a reply to the 6/30/2021 appeal and Requested to Dismiss and Opposition to Appeal.</i>	
08/06/2021	Clerk of the Council	mailed
	<i>Notice of District Council Hearing Scheduled for Monday, September 13, 2021 was mailed to all Persons of Record.</i>	

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09/02/2021	Person of Record	filed
	<i>James Riley, Person of Record, filed written testimony for Oral Argument Hearing scheduled for September 13, 2021.</i>	
09/03/2021	Person of Record	filed
	<i>Carol Boyer, Person of Record, filed written testimony for the Oral Argument Hearing Scheduled for September 13, 2021.</i>	
09/03/2021	Person of Record	filed
	<i>Charles Rones, Persons of Record, filed written testimony for the Oral Argument Hearing Scheduled for September 13, 2021.</i>	
09/13/2021	Sitting as the District Council	hearing held; case taken under advisement
	<i>Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Henry Zhang, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Carol Boyer, James Riley, Charles Rones and Johnathan Brown spoke in opposition. Robert J. Antonetti, Jr., Esq., Attorney for the applicant spoke in support. Council took this case under advisement.</i>	
09/20/2021	Sitting as the District Council	motion failed
	<i>Council motion failed to refer item to staff for preparation of an approving document for this item (Vote: 5-3; Absent: Council Members Glaros, Streeter and Turner).</i>	
09/20/2021	Sitting as the District Council	reconsidered
	<i>Council reconsidered this item (Vote 9-0 Absent: Council Members Streeter and Turner).</i>	
09/21/2021	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-3; Nay: Council Members Anderson-Walker, Dernoga, and Ivey; Absent: Council Member Streeter).</i>	

**Attachment(s):**

[DSP-20015 Zoning Agenda Item Summary](#)

[DSP-20015 Presentation Slides](#)

[DSP-20015 Charles Rones \(email\) Testimony 9-3-21](#)

[DSP-20015 Carol Boyer Testimony for Motion to Dismiss](#)

[DSP-20015 Carol Boyer \(email\) Statement on DSP-20015](#)

[DSP-20015 James Riley Letter 2021-09-02 signed DSP](#)

[DSP-20015 James Riley \(email\) Letter 2021-09-02 signed](#)

[DSP-20015 Notice of District Council Oral Argument](#)

[DSP-20015 Antonetti to Brown Motion to Dismiss and O](#)

[DSP-20015 Antonetti \(email\) to Brown Motion to Dismiss](#)

[DSP-20015 Carol Boyer to Brown 6-30-21](#)

[DSP-20015 Planning Board Resolution 2021-62 Signed](#)

[DSP-20015\\_PORL](#)

[DSP-20015 Technical Staff Report](#)

[DSP-20015 PLB Transcripts 05-06-2021](#)

[DSP-20015 Planning Board Record](#)

[PZC Notice of Intention to Participate District Council 9-1](#)

[ADJ49-21](#)

**ADJOURN**