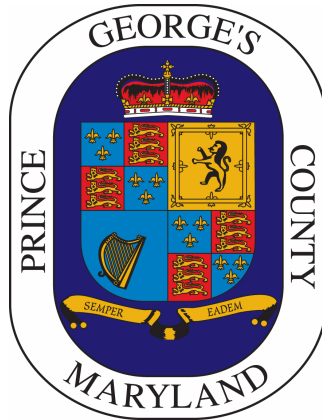


Prince George's County Council

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



Zoning Agenda - Revised*

(In-Person)

Monday, January 22, 2024

10:00 AM

Council Hearing Room

Sitting as the District Council

Jolene Ivey, Chair, District 5

Sydney J. Harrison, Vice Chair, District 9

Wala Blegay, District 6

Edward P. Burroughs, III, District 8

Thomas E. Dernoga, District 1

Wanika Fisher, District 2

Mel Franklin, At-Large

Calvin S. Hawkins, II, At-Large

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.

9:30 AM AGENDA BRIEFING - (ROOM 2027)

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 01162024](#)

District Council Minutes Dated January 16, 2024

Attachment(s):

[1-16-2024 District Council Minutes Draft](#)

ORAL ARGUMENTS**CDP-22002****Dobson Farms****Applicant(s):**

D.R. Horton, Inc.

Location:

Located on the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway) (581.06 Acres; LCD Zone (Prior R-S Zone)).

Request:

Requesting approval of Comprehensive Design Plan (CDP) for a residential development, with a mix of housing types consisting of up to 1,106 dwelling units.

Council District:

9

Appeal by Date:

11/9/2023

Review by Date:

11/9/2023

Action by Date:

1/22/2024

History:

08/24/2023 M-NCPPC Technical Staff approval with conditions

10/05/2023 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:6-4; Absent: Council Member Watson).

12/12/2023 Clerk of the Council mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

12/21/2023 Clerk of the Council mailed

Notice of Rescheduled Oral Argument Hearing was mailed to Persons of Record.

01/16/2024 Sitting as the District Council announced hearing date

Attachment(s):

[CDP-22002 Zoning Agenda Item Summary](#)

[CDP-22002 Presentation Slides](#)

[CDP-22002 Rescheduled Notice of Oral Argument Hearin](#)

[CDP-22002 Planning Board Resolution](#)

CDP 22002 PORL

[CDP-22002 Technical Staff Report](#)

[CDP-22002 Planning Board Record](#)

[CDP-22002 Transcripts 09-14-2023](#)

[CDP-22002 Transcripts 09-07-2023](#)

MANDATORY REVIEW (Using Oral Argument Procedures)[DSP-04054-07](#)**Bellefonte****Applicant(s):**

Clinton Self Storage LLC.

Location:

Located on the north side of MD 223 (Woodyard Road), at its intersection with Louie Pepper Drive (7.64 Acres; I E / M I O Zones (Prior I-4 / M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the addition of 19,440 square feet of additional consolidated storage via two buildings on Lot 159, and a variance to Section 27-472(d)(1) of the prior Prince George's County Zoning Ordinance, regarding the maximum floor area ratio (FAR) permitted.

Council District:

9

Appeal by Date:

1/18/2024

Action by Date:

2/29/2024

Comment(s):

Mandatory Review:

{District Council review of this case is required by Zoning Ordinance No. 5-1991 (ZMA A-9758-C)}

History:

11/02/2023	M-NCPPC Technical Staff	approval with conditions
12/14/2023	M-NCPPC Planning Board	approval with conditions
12/21/2023	Clerk of the Council	mailed
	<i>Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.</i>	
01/16/2024	Sitting as the District Council	announced hearing date

Attachment(s):

[DSP-04054-07 Zoning Agenda Item Summary](#)

[DSP-04054-07 Presentation Slides](#)

[DSP-04054-07 Notice of Mandatory Review Hearing](#)

[DSP-04054-07 Planning Board Resolution](#)

DSP-04054-07 PORL

[DSP-04054-07 Technical Staff Report](#)

[DSP-04054-07 Transcripts 11-30-2023](#)

[DSP-04054-07 Transcripts 11-9-2023](#)

[DSP-04054-07 Planning Board Record](#)

REFERRED FOR DOCUMENT**CDP-22002****Dobson Farms****Applicant(s):**

D.R. Horton, Inc.

Location:

Located on the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway) (581.06 Acres; LCD Zone (Prior R-S Zone)).

Request:

Requesting approval of Comprehensive Design Plan (CDP) for a residential development, with a mix of housing types consisting of up to 1,106 dwelling units.

Council District:

9

Appeal by Date:

11/9/2023

Review by Date:

11/9/2023

Action by Date:

1/22/2024

History:

08/24/2023

M-NCPPC Technical Staff

approval with conditions

10/05/2023

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:6-4; Absent: Council Member Watson).

12/12/2023

Clerk of the Council

mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

12/21/2023

Clerk of the Council

mailed

Notice of Rescheduled Oral Argument Hearing was mailed to Persons of Record.

01/16/2024

Sitting as the District Council

announced hearing date

Attachment(s):

[CDP-22002 Zoning Agenda Item Summary](#)

[CDP-22002 Presentation Slides](#)

[CDP-22002 Rescheduled Notice of Oral Argument Hearin](#)

[CDP-22002 Planning Board Resolution](#)

CDP 22002 PORL

[CDP-22002 Technical Staff Report](#)

[CDP-22002 Planning Board Record](#)

[CDP-22002 Transcripts 09-14-2023](#)

[CDP-22002 Transcripts 09-07-2023](#)

REFERRED FOR DOCUMENT (continued)**DSP-20002****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:

11/2/2023

Review by Date:

11/2/2023

Action by Date:

1/22/2024

History:

08/24/2023	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
	<i>Council elected to review this item (Vote: 8-1-1; Absent: Council Member Watson).</i>	
11/02/2023	Person of Record	filed
	<i>G. Macy Nelson Esq., attorney for Citizen-Protestants filed and Appeal and Request Oral Argument Hearing.</i>	
11/02/2023	Person of Record	filed
	<i>Barbara Sollner-Webb, Person of Record filed an appeal of the Planning Boards Decision.</i>	
12/12/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
01/08/2024	Person of Record	filed
	<i>Paula Price, Person of Record, filed written testimony.</i>	
01/08/2024	Person of Record	filed
	<i>Catherine Williams, Person of Record, filed written testimony.</i>	

01/08/2024	Person of Record	filed
	<i>Tim Carter, 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>	

Attachment(s):[DSP-20002 Zoning Agenda Item Summary](#)[DSP-20002 Presentation Slides](#)[DSP-20002 Hitaffer to Brown \(Written Testimony\)](#)[DSP-20002 Price to Brown \(Written Testimony\)](#)[DSP-20002 Williams to Brown \(Written Testimony\)](#)[DSP-20002 Carter to Brown \(Written Testimony\)](#)[DSP-20002 Notice of Oral Argument Hearing](#)[DSP-20002 Nelson to Brown \(Appeal and Request for Ora](#)[DSP-20002 Sollner-Webb to Brown \(Appeal Letter\) 11-2-](#)[DSP-20002 Planning Board Resolution](#)

DSP-20002 PORL

[DSP-20002 Technical Staff Report](#)[DSP-20002 Planning Board Record](#)[DSP-20002 Transcripts 09-07-2023](#)[DSP-20002 Transcripts 07-27-2023](#)[DSP-20002 Transcripts 06-22-2023](#)

REFERRED FOR DOCUMENT (continued)[DSP-89056-03](#)**Forestville Commercial Center****Applicant(s):**

ALG Forestville, LLC

Location:

Located in the southeast quadrant of the intersection of Fernham Lane and Cryden Way. (9.4773 Acres; IE/MIO Zone (Prior I-1/D-D-O/M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) to amend the Development District Overlay (D-D-O) Zone.

Council District:

6

Appeal by Date:

1/4/2024

Action by Date:

2/29/2024

Comment(s):

Mandatory Review:
{District Council review of this case is required by Prior Zoning Ordinance Section 27-548.26(b)}

Municipality:

District Heights

History:

10/26/2023	M-NCPPC Technical Staff	approval with conditions
11/30/2023	M-NCPPC Planning Board	approval with conditions
12/12/2023	Clerk of the Council	mailed
	<i>Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.</i>	
01/16/2024	Sitting as the District Council	hearing held; referred for document

Emery Huang, 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. Thomas Haller, Esq., attorney for applicant spoke in support. Council referred item to staff for preparation of an approving document, with conditions.

Attachment(s):

[DSP-89056-03 Zoning Agenda Item Summary](#)

[DSP-89056-03 Presentation Slides](#)

[DSP-89056-03 Notice of Mandatory Review Hearing](#)

[DSP-89056-03 Planning Board Resolution](#)

DSP-89056-03_PORL

[DSP-89056-03 Technical Staff Report](#)

[DSP-89056-03 Transcripts 1-09-2023](#)

[DSP-89056-03 Planning Board Record](#)

PENDING FINALITY**(a) PLANNING BOARD****[SDP-0318-H3](#)****The Preserve at Piscataway, Lot 81 B****Applicant(s):**

Gislaine Mitchell

Location:

Located at 2908 Brentland Court, Accokeek, Maryland (0.24 Acres; LCD (Prior R-L) Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) to construct a 12-foot by 34-foot composite deck, with stairs at the rear of an existing single-family detached dwelling within the rear yard setback.

Council District:

9

Appeal by Date:

11/27/2023

Review by Date:

2/20/2024

Comment(s):

This case was originally transmitted on October 24, 2023 and retransmitted on January 19, 2024 to comply with affidavit requirements.

History:

10/05/2023

M-NCPPC Technical Staff

approval with conditions

10/19/2023

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-0318-H3 Zoning Agenda Item Summary](#)[SDP-0318-H3 Planning Board Resolution](#)

SDP-0318-H3 PORL

[SDP-0318-H3 Technical Staff Report](#)

PENDING FINALITY (continued)**CSP-21001 Remand****Linda Lane Property****Applicant(s):**

Curtis Investment Group, Inc.

Location:

Located in the southwest quadrant of the intersection of Linda Lane and MD 5 (Branch Avenue) (5.60 Acres; CN Zone (Prior M-X-T/ M I O Zones).

Request:

Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 105 multifamily units and 104,600 square feet of commercial/retail space. Remand Hearing

Council District:

8

Appeal by Date:

2/8/2024

Review by Date:

2/8/2024

History:

05/17/2023	M-NCPPC Technical Staff	approval with conditions
06/22/2023	M-NCPPC Planning Board	approval with conditions
07/05/2023	Sitting as the District Council	elected to review

Council elected to review this item (Vote: 8-0; Absent: Council Members Blegay, Hawkins and Franklin).

08/01/2023	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/11/2023	Sitting as the District Council	hearing held; referred for document
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Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment 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. Monique Taylor, Tony Wilson and Belinda Watson spoke in opposition. Council referred this item to staff for preparation of a document of remand to the Planning Board. (Vote: 6-0; Absent: Council Members Hawkins, Franklin, Fisher, Ivey and Oriadha).

09/25/2023	Sitting as the District Council	remanded
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Council adopted prepared order of remand (Vote:8-0 Absent: Council Members Franklin, Harrison, Hawkins).

09/29/2023	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>	
09/29/2023	Clerk of the Council	mailed
	<i>The Notice of Decision of the District Council was mailed to Persons of Record.</i>	
11/20/2023	M-NCPPC Technical Staff	approval with conditions
01/04/2024	M-NCPPC Planning Board	approval with conditions
01/16/2024	Sitting as the District Council	deferred
<u>Attachment(s):</u>	CSP-21001 Remand Zoning Agenda Item Summary CSP-21001 Remand Planning Board Resolution CSP-21001 Remand PORL CSP-21001 Remand Technical Staff Report	

EXECUTIVE SESSION – (1ST FLOOR EXECUTIVE CONFERENCE ROOM)[EX 01162024](#)

Motion to convene in Executive Session pursuant to Section 3-305(b)(1)(i), (7), and (8), General Provisions Article, Annotated Code of Maryland, in order to discuss the appointment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction; and to consider pending or potential litigation and to consult with counsel to seek legal advice, specifically: (1) to consider designation of a Vice Chair of the County Board of Appeals in accordance with law; (2) to receive an update concerning Administration staffing; and (3) to be briefed by counsel as to, and to discuss, the status of cases in the Circuit Court for Prince George's County, Maryland, the Appellate Court of Maryland, and the Supreme Court of Maryland, to maintain confidentiality regarding the current status of ongoing litigation and as to the Council's position on pending litigation.

ADJOURN[ADJ7-24](#)**ADJOURN****1:30 PM EDUCATION & WORKFORCE DEVELOPMENT COMMITTEE- (COMMITTEE ROOM 2027)**