

# Prince George's County Council

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



## **Zoning Agenda - Final**

**Accessible in a Hybrid Manner -- Both Virtually and In-Person**

**Monday, April 11, 2022  
10:00 AM**

**Council Hearing Room**

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

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

*Edward P. Burroughs, III, District 8*

*Derrick Leon Davis, District 6*

*Thomas E. Dernoga, District 1*

*Mel Franklin, At-Large*

*Dannielle M. Glaros, District 3*

*Sydney J. Harrison, Vice Chair, District 9*

*Jolene Ivey, District 5*

*Rodney C. Streeter, District 7*

*Deni L. Taveras, District 2*

*Todd 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. 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 CALL TO ORDER - (COUNCIL HEARING ROOM)**

**INVOCATION / MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 03282022](#)

**District Council Minutes Dated March 28, 2022**

**Attachment(s):**

[District Council Minutes Draft 3-28-2022](#)

**NEW CASE(S)**

*In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131.01 (c)(2).*

[CSP-10002 Amend Conditions](#)

**Queens Chapel Town Center (CSP-10002 / DSP-10011)**

**Companion Case(s):** DSP-10011 Amend Conditions

**Applicant(s):** Queens Chapel Town Center, LLC

**Location:** Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville, Maryland (6.05 Acres; M-X-T / R-55 / T-D-O Zones).

**Request:** Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.

**Council District:** 2

**Appeal by Date:** 4/11/2022

**Action by Date:** 7/25/2022

**Opposition:** The City of Hyattsville, et. al.

**History:**

03/25/2022 Zoning Hearing Examiner approval with conditions

04/08/2022 Applicant appealed

*Daniel F. Lynch Esq., attorney for the applicant filed an appeal of the Zoning Hearing Examiner's decision.*

04/08/2022 Person of Record appealed

*E. I. Cornbrooks, IV Esq., attorney for Person of Record, The City of Hyattsville filed an appeal of the Zoning Hearing Examiner's decision.*

**Attachment(s):**

[CSP-10002 Amend Conditions Zoning Agenda Item Sumr](#)  
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal L](#)  
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown A](#)  
[CSP-10002-DSP-10011 Lynch to Brown Appeal Letter 04](#)  
[CSP-10002-DSP-10011 Lynch-Spell to Brown Appeal em](#)  
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZI](#)  
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decisi](#)  
[CSP 10002 & DSP-10011 Amend Conditions POR](#)  
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)  
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-](#)  
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

**NEW CASE(S) (Continued)**

[DSP-10011 Amend Conditions](#)

**Queens Chapel Town Center (CSP-10002 / DSP-10011)**

**Companion Case(s):** CSP-10002 Amend Conditions

**Applicant(s):** Queens Chapel Town Center, LLC

**Location:** Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville (6.05 Acres; M-X-T / R-55 / T-D-O Zones).

**Request:** Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.

**Council District:** 2

**Appeal by Date:** 4/11/2022

**Action by Date:** 7/25/2022

**Opposition:** The City of Hyattsville, et. al.

**History:**

03/25/2022	Zoning Hearing Examiner	approval with conditions
04/08/2022	Applicant	appealed
	<i>Daniel F. Lynch Esq., attorney for the applicant filed an appeal of the Zoning Hearing Examiner's decision.</i>	
04/08/2022	Person of Record	appealed
	<i>E. I. Cornbrooks, IV Esq., attorney for Person of Record, The City of Hyattsville filed an appeal of the Zoning Hearing Examiner's decision.</i>	

**Attachment(s):**

[DSP-10011 Amend Conditions Zoning Agenda Item Summ](#)  
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal L](#)  
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown A](#)  
[CSP-10002 & DSP-10011 Lynch to Brown Appeal Letter](#)  
[CSP-10002 & DSP-10011 Lynch-Spell to Brown Appeal e](#)  
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decisi](#)  
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZI](#)  
[CSP 10002 & DSP-10011 Amend Conditions POR](#)  
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)  
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-](#)  
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

**REFERRED FOR DOCUMENT**[A-9973-C-01](#)**Woodside Village****Applicant(s):**

Westphalia Meadows, LLC/Woodside Village

**Location:**

Located on the south side of Westphalia Road and west of Ritchie Marlboro Road, Accokeek, Maryland (63.30 Acres; R-M Zone).

**Request:**

Requesting approval for the Amendment of Basic Plan of A-9973 which rezoned the Subject Property from the R-A (Rural Agricultural) to the R-M (Residential-Medium) Zone.

**Council District:**

6

**Appeal by Date:**

2/16/2022

**Action by Date:**

7/1/2022

**Opposition:**

Terry Goolsby et al.

**History:**

09/15/2021	M-NCPPC Technical Staff	approval with conditions
02/01/2022	Zoning Hearing Examiner	approval with conditions
02/09/2022	Person of Record	appealed

*Andrea Allen Persons of Record, filed exceptions to the Zoning Hearing Examiner Decision.*

02/14/2022	Sitting as the District Council	no action
02/23/2022	Clerk of the Council	mailed

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

03/22/2022	Applicant	filed
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*Thomas H. Haller, Esq., attorney for the applicant, filed a reply to the 2/9/2022 appeal and requested the Zoning Hearing Examiner's decision be affirmed.*

03/28/2022	Sitting as the District Council	referred for document
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*Thomas Sievers, M-NCPPC planning staff, provided an overview of the Amendment of Basic Plan application and along with Jeremy Hurlbutt, Supervisor, M-NCPPC, responded to questions. Thomas Haller, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council referred this item to staff for an approving document.*



**Attachment(s):**

[A-9973-C-01 Zoning Agenda Item Summary](#)

[A-9973-01 Presentation Slides](#)

[A-9973-C-01 Notice of Oral Argument Hearing](#)

[A-9973-C-01 Haller to Brown Response to Exception 3-22](#)

[A-9973-C-01 Allen to Brown Appeal email 2-9-2022](#)

[A-9973-C-01 - ZHE Notice](#)

[A-9973-C-01 - ZHE Decision](#)

A-9973-01 - PORL

[A-9973-01 Technical Staff Report](#)

[A-9973-01 -Exhibit List](#)

[A-9973-01 Exhibits 1-52](#)

[A-9973-01 Transcripts 12-01-2021](#)

**ITEM(S) FOR DISCUSSION**[CDP-9306-05](#)**Preserve At Piscataway (Bailey's Village)****Applicant(s):**

NVR MS Cavalier Preserve, LLC

**Location:**

Located south of Floral Park Road, at its intersection with St. Mary's View Road (19.98 Acres; L-A-C Zone).

**Request:**

Requesting approval to amend the previously approved Comprehensive Design Plan (CDP) to remove commercial, retail, office, and multifamily uses and replace with 26 single-family attached dwelling units within the Local Activity Center (L-A-C)- Zone, known as Bailey's Village, Preserve at Piscataway.

**Council District:**

9

**Appeal by Date:**

2/24/2022

**Review by Date:**

2/24/2022

**Action by Date:**

4/25/2022

**History:**

12/22/2021	M-NCPPC Technical Staff	disapproval
01/20/2022	M-NCPPC Planning Board	approval
02/14/2022	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 10-0).</i>	
02/24/2022	Person of Record	appealed
	<i>G. Macy Nelson, attorney for Citizen-Protestants file an appeal and request for Oral Argument Hearing.</i>	
02/25/2022	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
03/28/2022	Sitting as the District Council	hearing held; case taken under advisement

*Henry Zhang, M-NCPPC planning staff, provided an overview of the Comprehensive Design Plan application. G. Macy Nelson, Esq., attorney for Citizen-Protestants, spoke in opposition. Andre Gingles, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.*

**Attachment(s):**

[CDP-9306-05 Zoning Agenda Item Summary](#)

[CDP-9306-05 Presentation Slides](#)

[CDP-9306-05 Notice of Oral Argument Hearing](#)

[CDP-9306-05 Nelson to Brown Appeal 2-24-22](#)

[CDP-9306-05 Planning Board Resolution](#)

CDP-9306-05\_PORL

[CDP-9306-05 Technical Staff Report](#)

[CDP-9306-05 Transcripts](#)

[CDP-9306-05 Planning Board Record](#)

**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) PLANNING BOARD****CDP-2101****Parkland and Rock Creek****Applicant(s):**

Stanley Martin Companies, LLC

**Location:**

Located north of Westphalia Road, south of Ritchie Marlboro Road, approximately 1,790 feet west of their intersection, west of the Preserve at Westphalia, in Upper Marlboro, Maryland (R-M / L-A-C / M-I-O).

**Request:**

Requesting approval of a Comprehensive Design Plan (CDP) to develop a 156.87-acre site with up to 770 residential dwelling units, including 350–440 single-family attached dwellings (townhouses), 130–170 single-family detached dwellings, and 110–160 age-restricted multifamily dwelling units, as well as approximately 6,000 square feet of commercial/retail space.

**Council District:**

6

**Appeal by Date:**

5/5/2022

**Review by Date:**

5/5/2022

**History:**

02/17/2022

M-NCPPC Technical Staff

approval with conditions

03/31/2022

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[CDP-2101 Zoning Agenda Item Summary](#)[CDP-2101 Planning Board Resolution 2022-29 - Signed](#)

CDP-2101\_PORL

[CDP-2101 Technical Staff Report](#)

**PENDING FINALITY (Continued)**[DDS-682](#)**Clinton Church of Christ****Applicant(s):**

Gutschick, Little, &amp; Weber

**Location:**

Located in the northwest quadrant of the intersection of MD 381 (Brandywine Road) and Den Lee Drive (3.43 Acres; R-80 Zone).

**Request:**

Requesting approval of a Departure from Design Standards (DDS) from Section 4.7, Buffering Incompatible Uses, of the 2010 Prince George's County Landscape Manual (Landscape Manual) for a church or similar place of worship. Per Table 4.7-1 of the Landscape Manual, a church is considered a medium-impact use. The one-family detached dwellings to the north and west require a Type C bufferyard between the two uses. The applicant requested a reduction from the required 40-foot building setback to 13.5 feet, and the 30-foot landscape bufferyard to vary from 0 to 30 feet. The only proposed modifications to the property are to adjust the driveway and parking areas to accommodate the new use. This includes widening the existing driveway and entrance, as well as striping the parking spaces.

**Council District:**

9

**Appeal by Date:**

5/5/2022

**Review by Date:**

5/5/2022

**History:**

02/22/2022

M-NCPPC Technical Staff

approval with conditions

03/31/2022

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DDS-682 Zoning Agenda Item Summary](#)[DDS-682 Planning Board Resolution 2022-33 - Signed](#)

DDS-682\_PORL

[DDS-682 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-20045****Marlboro Crossroads, Starbucks****Applicant(s):**

ShopCore Properties, LP

**Location:**

Located within a portion of the overall Marlboro Crossroads shopping center (10.54 Acres; C-S-C Zone)

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the renovation of an existing 2,628-square-foot bank building, to use as an eating and drinking establishment with drive-through service within an existing integrated shopping center known as Marlboro Crossroads on Parcel A.

**Council District:**

9

**Appeal by Date:**

5/5/2022

**Review by Date:**

5/5/2022

**History:**

02/22/2022

Clerk of the Council

approval with conditions

03/31/2022

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-20045 Zoning Agenda Item Summary](#)[DSP-20045 Planning Board Resolution 2022-32 - Signed](#)

DSP-20045\_PORL

[DSP-20045 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-21009****Dash In at Marlboro Pike #1552****Applicant(s):**

Dash in Food Stores, Inc.

**Location:**

Located in the southwest quadrant of the intersection of MD 725 (Marlboro Pike) and US 301 (Robert Crain Highway) (2.60 Acres; I-1 Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) to construct a 4,508-square-foot food and beverage store, gas station, and a 3,216-square-foot car wash.

**Council District:**

9

**Appeal by Date:**

4/21/2022

**Review by Date:**

4/21/2022

**History:**

02/10/2022

M-NCPPC Technical Staff

approval with conditions

03/17/2022

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-21009 Zoning Agenda Item Summary](#)[DSP-21009 Planning Board Resolution 2022-26 - Signed](#)

DSP-21009 PORL

[DSP-21009 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-21012****Spirit of God Deliverance Church****Applicant(s):**

Annette Dreher

**Location:**

Located in the southwest and southeast corners of the intersection of Westphalia Road and Rock Spring Drive (5.28 Acres; R-R / R-M / C-S-C / M-I-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the construction of an 18, 112-square-foot church with 126 parking spaces within the Military Installation Overlay (M-I-O) Zone.

**Council District:**

6

**Appeal by Date:**

4/28/2022

**Review by Date:**

4/28/2022

**History:**

02/16/2022

M-NCPPC Technical Staff

approval with conditions

03/24/2022

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-21012 Zoning Agenda Item Summary](#)[DSP-21012 Planning Board Resolution 2022-31 - Signed](#)

DSP-21012\_PORL

[DSP-21012 Technical Staff](#)



**PENDING FINALITY (Continued)****DSP-21015****Sycamore Hill Assisted Living Facility****Applicant(s):**

Presidential Care, LLC

**Location:**

Located in the southeast quadrant of the intersection of Vista Grande Drive and Lottsford Vista Road, approximately 1,000 feet south of its intersection with US 50 (John Hanson Highway) (7.91 Acres; R-R Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the development of an adult day care center for 15 people and assisted living facility with 63 units for 78 people.

**Council District:**

5

**Appeal by Date:**

5/5/2022

**Review by Date:**

5/5/2022

**History:**

02/24/2022

M-NCPPC Technical Staff

approval with conditions

03/31/2022

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-21015 Zoning Agenda Item Summary](#)[DSP-21015 Planning Board Resolution 2022-34 - Signed](#)

DSP-21015\_PORL

[DSP-21015 Technical Staff Report](#)**ADJ51-22****ADJOURNED****1:30 PM EDUCATION & WORKFORCE DEVELOPMENT COMMITTEE - (VIRTUAL MEETING)***(SEE SEPARATE AGENDA)*