

# Prince George's County Council

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



## **Zoning Agenda - Final**

**Monday, July 17, 2017**

**1:30 PM**

**Council Hearing Room**

## **Sitting as the District Council**

*Derrick Leon Davis, District 6, Chairman*

*Mel Franklin, District 9*

*Dannielle M. Glaros, District 3, Vice Chairwoman*

*Andrea C. Harrison, District 5*

*Mary A. Lehman, District 1*

*Obie Patterson, District 8*

*Deni L. Taveras, District 2*

*Karen R. Toles, District 7*

*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.

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 interpreters 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.

**1:00 PM AGENDA BRIEFING - (ROOM 2027)**

**1:30 PM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**INVOCATION**

*Edwin H. Brown, Jr., County Employee*

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 07102017](#)

**District Council Minutes dated July 10, 2017**

**Attachment(s):**

[7-10-2017 District Council Minutes DRAFT](#)

[MINDC  
0415-1119-2013](#)

**District Council Minutes dated April 15, 2013 thru November 19,  
2013**

**Attachment(s):**

[0415-1119-2013\\_District Council Minutes\\_DRAFT](#)

**ORAL ARGUMENTS**[SE-4760](#)**Verizon Wireless - Glenarden****Applicant(s):**

Verizon Wireless - Glenarden

**Location:**

Located on the south side of Landover Road (MD 202), approximately 600 feet west of Martin Luther King, Jr., Highway (MD 704), also identified as 7781 Landover Road, Landover, Maryland (1.53 Acres; R-35 Zone).

**Request:**

Requesting approval for a Special Exception to remove and replace a 95-foot-high monopole to support wireless telecommunication antennas on privately-owned land not meeting the minimum 2.5-acre requirement pursuant to Section 27-445.04(a)(3)(C) of the Prince George's County Code.

**Council District:**

5

**Appeal by Date:**

6/2/2017

**Review by Date:**

6/2/2017

**Action by Date:**

10/31/2017

**Opposition:**

None

**History:**

11/17/2016	M-NCPPC Technical Staff	approval
12/08/2016	M-NCPPC Planning Board	no motion to consider
05/03/2017	Zoning Hearing Examiner	approval with conditions
05/08/2017	Sitting as the District Council	did not elect to make the final decision

*Council took no action on this item.*

06/02/2017	Person of Record	appealed
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*Ms. Alice Robinson, President, Landover, Revitalization Coalition, filed an appeal in opposition to the proposal and requested Oral Argument.*

06/19/2017	Sitting as the District Council	announced hearing date
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**Attachment(s):**[SE-4760 Zoning AIS](#)[SE-4760 Zoning Hearing Examiner Decision](#)

SE-4760 PORL

**NEW CASE(S)****A-10037****American Rescue Workers****Applicant(s):**

American Rescue Workers, Inc.

**Location:**

Located on the east side of Ritchie Road, approximately 2,200 feet north of its intersection with Walker Mill Road, also identified as 716 Ritchie Road, Capital Heights, Maryland (10.60 Acres; R-R / M-I-O Zones).

**Request:**

Requesting approval of a Zoning Map Amendment to rezone approximately 10.60 acres of land from the R-R (Rural Residential) / M-I-O (Military Installation Overlay) to the I-2 (Heavy Industrial) / M-I-O Zone.

**Council District:**

6

**Appeal by Date:**

7/13/2017

**Action by Date:**

11/13/2017

**Opposition:**

Joyce Brown, et. al.

**History:**

04/04/2017

M-NCPPC Technical Staff

disapproval

*Staff recommended Disapproval of rezoning to the I-2 Zone.*

04/04/2017

M-NCPPC Technical Staff

approval

*Staff recommended Approval of rezoning to the I-1 Zone.*

06/13/2017

Zoning Hearing Examiner

approval

*Disapproval of rezoning from the R-R Zone to the I-2 Zone, and Approval of rezoning from R-R Zone to the I-1 Zone.*

**Attachment(s):**[A-10037 Zoning AIS](#)[A-10037 Zoning Hearing Examiner Decision](#)

A-10037 PORL

**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.*

**PLANNING BOARD****DSP-07034-09****Brickyard MARC Planned Community****Applicant(s):**

CalAtlantic Group, Inc.

**Location:**

Located on the east side of Muirkirk Road, northeast of its intersection with Baltimore Avenue (US 1). More specifically, the site is located on the northwest side of Brickyard Boulevard, at the intersection of Brickyard Boulevard and Brickyard Station Drive. The site is directly adjacent to the MARC station on the southern boundary of the site and to the north by the stormwater management pond and community center (12.71 Acres; I-2 Zone).

**Request:**

Requesting approval for a Detailed Site Plan proposing to develop the subject property with 188 single-family attached (townhouses) lots, in lieu of the previously approved 440 multifamily residential building with ground floor retail, which were part of the original approved Preliminary Plan of Subdivision PPS 4-07053 and Detailed Site Plan DSP-07034. This application also includes a Variance from Section 27-475.06.02 for an existing monopole.

**Council District:**

1

**Appeal by Date:**

8/2/2017

**Review by Date:**

9/5/2017

**Comment(s):**

Council Member Lehman wishes to waive Council's right to review. A majority vote of the full Council is required.

**History:**

06/20/2017	M-NCPPC Technical Staff	approval with conditions
06/29/2017	M-NCPPC Planning Board	approval with conditions
07/10/2017	Sitting as the District Council	did not elect to review

*Council took no action on this item.*

**Attachment(s):**

[DSP-07034-09 Zoning AIS](#)

[DSP-07034-09 Planning Board Resolution 17-89](#)

DSP-07034-09\_PORL

[DSP-07034-09 Technical Staff Report](#)

**ADJOURN**

**2:30 PM BRIEFING - ZONING ORDINANCE RE-WRITE - (COUNCIL HEARING ROOM)**

[BR 07172017](#)

**ZONING ORDINANCE RE-WRITE**

Don Elliott, Director, Clarion Associates

Craig Richardson, Director, Clarion Associates

Derick Berlage, Chief, Countywide Planning Division, M-NCPPC

Chad Williams, Project Manager, Countywide Planning Division,  
M-NCPPC

Brittney Drakeford, Outreach Specialist, Countywide Planning Division,  
M-NCPPC

**7:00 PM - TOWN HALL MEETING, ZONING ORDINANCE REWRITE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*