

Prince George's County Council

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



Zoning Agenda - Final

**Monday, January 11, 2021
10:00 AM**

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 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>

10:00 AM CALL TO ORDER - (VIRTUAL MEETING)

INVOCATION / MOMENT OF SILENCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 11162020](#)

District Council Minutes dated November 16, 2020

Attachment(s):

[DRAFT District Council Minutes dated 11-16-2020](#)

NEW CASE(S)[A-8589-04](#)**Bowie New Town Center (Former "Sears Parcel")
(Basic Plan Amendment)****Applicant(s):**

Seritage SRC Finance, LLC

Location:

Located on the northwest side of Evergreen Parkway and on the south side of MD 197 (Collington Road), though it does not extend to the intersection of these two roads. (10.81 Acres; M-A-C Zone).

Request:

Requesting approval of an amendment of the Basic Plan for Bowie New Town Center as it pertains to the former Sears Parcel, also identified as Lot 6 in PPS 4-03121. In particular Applicant seeks: removal/revision of certain conditions of approval and considerations set forth in A-8589-C; affirmation of the available/unallocated commercial and office square footage approved in A-8589-C; and, an increase to the permitted residential density cap in the M-A-C (Major Activity Center) Zone.

Council District:

4

Appeal by Date:

1/2/2021

Action by Date:

2/15/2021

Municipality:

City of Bowie

Opposition:

None

History:

08/05/2020	M-NCPPC Technical Staff	approval with conditions
10/01/2020	M-NCPPC Planning Board	approval with conditions
12/18/2020	Zoning Hearing Examiner	approval with conditions

Attachment(s):

[A-8589-C-04 Zoning Agenda Item Summary](#)
[A-8589-C-04 - Seritage Bowie Town Center Notice of De](#)
[A-8589-C-04 Seritage Bowie Town Center ZHE Decison](#)
A-8589-C-04 - Seritage Bowie Town Center PORL
[A-8589-C-04 Technical Staff Report](#)
[A-8589-C-04 Planning Board Resolution 2020-134 - SIGI](#)

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 (c)(2).

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) ZONING HEARING EXAMINER

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

[SE-4823](#)**Catholic Cemeteries of the Archdiocese of Washington DC
Resurrection Cemetery****Applicant(s):**

Catholic Cemeteries of the Archdiocese

Location:

Located on the southeastside of Woodyard Road, approximately 0.7 miles southwest of its intersection with RosaryvilleRoad, also described as 8000 Woodyard Road, Clinton (100.51 Acres; .O-S Zone).

Request:

Requesting permission to use approximately 100.5108 acres of land in the O-S (Open Space) M-I-O (Military Installation Overlay) Zones for a Cemetery.

Council District:

9

Appeal by Date:

1/8/2021

Review by Date:

2/1/2021

Opposition:

None

History:

08/25/2020

M-NCPPC Technical Staff

approval with conditions

12/09/2020

Zoning Hearing Examiner

approval

Attachment(s):[SE-4823 Zoning Agenda Item Summary](#)[SE-4823 ZHE Zoning Case Summary](#)[SE-4823 ZHE Notice of Decision](#)[SE-4823 ZHE Decision](#)

SE-4823 PORL

[SE-4823 Technical Staff Report](#)[SE-4823 Exhibit List](#)

PENDING FINALITY (Continued)[SE-4832](#)**7-Eleven****Applicant(s):**

7-11 Eleven Inc.

Location:

Located on the north side of Marlboro Pike at the northeast quadrant of its intersection with Boones Lane (C-S-C / M-I-O).

Request:

Requesting approval of a Special Exception (SE) to raze an existing Food or Beverage Store and Car Wash and redevelop the site with a Gas Station and Food or Beverage Store (2.20 Acres; C-S-C / M-I-O Zones).

Council District:

6

Appeal by Date:

12/24/2020

Review by Date:

1/25/2021

Opposition:

None

History:

07/16/2020

M-NCPPC Technical Staff

approval with conditions

11/24/2020

Zoning Hearing Examiner

approval with conditions

Attachment(s):[SE-4832 Zoning Agenda Item Summary](#)[SE-4832 Notice of ZHE Decision](#)[SE-4832 ZHE Decision](#)

SE-4832 PORL

[SE-4832 Technical Staff Report](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD****CDP-9503-H2****Bealle Hill Forest, Lot 4, Block D****Applicant(s):**

Corrine Anyanwu

Location:

Located at 314 Farmhouse Road, on the east end of the cul-de-sac, within the Bealle Hill Forest Subdivision (0.47 Acres; R-L Zone).

Request:

Requesting approval of Comprehensive Design Plan (CDP) to construct a 16-foot by 20-foot open deck attached to the rear of an existing single-family detached dwelling within the rear yard setback.

Council District:

9

Appeal by Date:

1/7/2021

Review by Date:

2/1/2021

History:

11/03/2020

M-NCPPC Technical Staff

approval

12/03/2020

M-NCPPC Planning Board

approval

Attachment(s):[CDP-9503-H2 Zoning Agenda Item Summary](#)[CDP-9503-H2 Planning Board Resolution](#)

CDP-9503-H2_PORL

[CDP-9503-H2 Technical Staff Report](#)

PENDING FINALITY (Continued)[DPLS-482](#)**Bishop McNamara High School****Companion Case(s):** DSDS-709**Applicant(s):** Bishop McNamara High School**Location:** Located on the north side of Marlboro Pike, approximately 75 feet east of Xavier Lane (14.53 Acres; C-S-C / R-55 / M-I-O Zones).**Request:** Requesting approval of a Departure from Parking and Loading Spaces (DPLS), to reduce the minimum number of required off-street parking spaces by 70 spaces.**Council District:** 6**Appeal by Date:** 12/17/2020**Review by Date:** 1/18/2021**History:**

10/07/2020 M-NCPPC Technical Staff approval

12/11/2020 M-NCPPC Planning Board approval

Attachment(s): [DPLS-482 Zoning Agenda Item Summary](#)
[DPLS-482 Planning Board Resolution 2020-150](#)
DPLS-482 PORL
[DPLS-482 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSDS-709****Bishop McNamara High School****Companion Case(s):** DPLS-482**Applicant(s):** Bishop McNamara High School**Location:** Located on the north side of Marlboro Pike, approximately 75 feet east of Xavier Lane (14.53 Acres; C-S-C / R-55 / M-I-O Zones).**Request:** Requesting approval of a Departure from Sign Design Standard (DSDS), in order to allow a sign area that is 3 square feet larger than the allowable sign area, for a total of 51 square feet, and to allow a second rooftop sign along the site frontage.**Council District:** 6**Appeal by Date:** 12/17/2020**Review by Date:** 1/18/2021**History:**

10/07/2020 M-NCPPC Technical Staff approval

11/12/2020 M-NCPPC Planning Board approval

Attachment(s): [DSDS-709 Zoning Agenda Item Summary](#)
[DSDS-709 Planning Board Resolution 2020-151](#)
DSDS-709 PORL
[DSDS-709 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-07031-04](#)**Melford Property POD 6****Applicant(s):**

Encompass Health

Location:

Located in the northeastern quadrant of the intersection of MD 3 (Robert Crain Highway) and US 50/US 301 (John Hanson Highway) (38.88 Acres; M-X-T Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for a 61,809-square-foot inpatient rehabilitation facility on proposed Lot 5 in Pod 6.

Council District:

4

Appeal by Date:

1/7/2021

Review by Date:

2/1/2021

Municipality:

Bowie

History:

10/20/2020

M-NCPPC Technical Staff

approval with conditions

12/03/2020

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-07031-04 Zoning Agenda Item Summary](#)[DSP-07031-04 Planning Board Resolution](#)

DSP-07031-04_PORL

[DSP-07031-04 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19045****Royal Farms Greenbelt****Applicant(s):**

RF Greenbelt RE LLC

Location:

Located on the north side of MD 193 (Greenbelt Road), approximately 635 feet east of its intersection with Walker Drive (4.07 Acres; C-O Zones).

Request:

Requested approval of a Detailed Site Plan (DSP) for the development of a 4,649-square-foot food and beverage store, a gas station, and a separate 4,368-square-foot commercial building

Council District:

4

Appeal by Date:

12/17/2020

Review by Date:

1/18/2021

History:

09/30/2020

M-NCPPC Technical Staff

approval with conditions

11/12/2020

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-19045 Zoning Agenda Item Summary](#)[DSP-19045 Planning Board Resolution 2020-154](#)

DSP-19045 PORL

[DSP-19045 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19077****Central Ave. Exxon****Applicant(s):**

Alliance Energy LLC

Location:

Located in the northeast quadrant of the intersection of MD 214 (Central Avenue) and Addison Road, across from the Addison Road Metro Station, at 6400 Central Avenue (0.58 Acres; C-S-C / D-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for installation of signage on the canopy columns and validation of the previously constructed gasoline canopy and canopy signage within the build-to line.

Council District:

7

Appeal by Date:

1/7/2021

Review by Date:

2/1/2021

History:

10/21/2020

M-NCPPC Technical Staff

approval with conditions

12/03/2020

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-19077 Zoning Agenda Item Summary](#)[DSP-19077 Planning Board Resolution](#)

DSP-19077_PORL

[DSP-19077 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-20006****Checkers Laurel****Applicant(s):**

Mar Chek, Inc.

Location:

Located on the east side of US 1 (Baltimore Avenue), approximately 400 feet north of its intersection with Mulberry Street. (0.84 Acres; C-S-C / R-55).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the development of a 1,170-square-foot eating and drinking establishment with drive-through service, specifically a Checkers.

Council District:

1

Appeal by Date:

12/24/2020

Review by Date:

1/25/2021

History:

10/14/2020

M-NCPPC Technical Staff

approval with conditions

11/19/2020

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-20006 Zoning Agenda Item Summary](#)[DSP-20006 - Planning Board Resolution](#)

DSP-20006_PORL

[DSP-20006 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-20016****PMG Brooks Drive****Companion Case(s):** DDS-670**Applicant(s):** PMIG**Location:** Located at 2000 Brooks Drive, in the southwest quadrant of the intersection of Brooks Drive and Marlboro Pike (0.60 Acres; C-M Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 3,000-square-foot food and beverage store and a gas station with six multi-product dispensers.**Council District:** 7**Appeal by Date:** 1/14/2021**Review by Date:** 2/1/2021**History:**

11/03/2020 M-NCPPC Technical Staff approval with conditions

12/10/2020 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSP-20016 Zoning Agenda Item Summary](#)
[DSP-20016 Planning Board Resolution 2020-170](#)
DSP-20016 PORL
[DSP-20016 Technical Staff Report](#)

PENDING FINALITY (Continued)**DDS-670****PMG Brooks Drive****Companion Case(s):** DSP-20016**Applicant(s):** PMIG**Location:** Located at 2000 Brooks Drive, in the southwest quadrant of the intersection of Brooks Drive and Marlboro Pike (0.60 Acres; C-M Zone).**Request:** Requesting approval of a Departure from Design Standards, (DDS), for a reduction in the standard parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet.**Council District:** 7**Appeal by Date:** 1/14/2021**Review by Date:** 2/1/2021**History:**

11/03/2020 M-NCPPC Technical Staff approval

12/10/2020 M-NCPPC Planning Board approval

Attachment(s): [DDS-670 Zoning Agenda Item Summary](#)
[DDS-670 Planning Board Resolution 2020-171](#)
DDS-670_PORL
[DDS-670 Technical Staff Report](#)**PENDING FINALITY (Continued)****DSP-20017****Royal Farms #381 Walker Mill Road****Applicant(s):** Two Farms, Inc.**Location:** Located in the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road (7.67 Acres; I-1 / M-I-O).**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of a 4,649 square-foot food and beverage store, gas station, and a 1,248 square-foot car wash.**Council District:** 6**Appeal by Date:** 1/14/2021**Review by Date:** 2/1/2021**History:**

10/27/2020 M-NCPPC Technical Staff approval with conditions

12/10/2020

M-NCPPC Planning Board

approval with conditions

Attachment(s):

[DSP-20017 Zoning Agenda Item Summary](#)

[DSP-20017 Planning Board Resolution 2020-165](#)

DSP-20017_PORL

[DSP-20017 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-20026](#)**Woodyard Station, Phase 2****Applicant(s):**

TAC Woodyard, LLC

Location:

Located on the north side of MD 223 (Woodyard Road), approximately 2,100 feet west of its intersection with MD 5 (Branch Avenue) (5.53 Acres; M-X-T / M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for development of 46 multifamily dwelling units and a 112-unit apartment housing for the elderly (senior apartments).

Council District:

9

Appeal by Date:

1/7/2021

Review by Date:

2/1/2021

History:

10/21/2020

M-NCPPC Technical Staff

approval with conditions

12/03/2020

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-20026 Zoning Agenda Item Summary](#)[DSP-20026 Planning Board Resolution](#)

DSP-20026_PORL

[DSP-20026 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-20036](#)**Two Town Center**
(Expedited Transit Oriented Development Project)**Companion Case(s):** DDS-673**Applicant(s):** Two Town Center, LLC**Location:** Located on the north side of Capital Gateway Drive, in the northeast quadrant of its intersection with Britannia Way. The site is also within the Development District Overlay (D-D-O) Zone designated by the Southern Green Line Station Area Sector Plan and SMA.**Request:** Requesting approval of a Detailed Site Plan for a 260,360-square-foot, two-story office building, a 290-space parking garage, and associated site improvements.**Council District:** 8**Appeal by Date:** 1/21/2021**Review by Date:** 2/1/2021**History:**

12/01/2020 M-NCPPC Technical Staff approval with conditions

12/17/2020 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSP-20036 Zoning Agenda Item Summary](#)
[DSP-20036 Planning Board Resolution 2020-178](#)
DSP-20036 PORL
[DSP-20036 Technical Staff Report](#)

PENDING FINALITY (Continued)**DDS-673****Two Town Center****Companion Case(s):** DSP-20036**Applicant(s):** Two Town Center, LLC**Location:** Located on the north side of Capital Gateway Drive, in the northeast quadrant of its intersection with Britannia Way. The site is also within the Development District Overlay (D-D-O) Zone designated by the Southern Green Line Station Area Sector Plan and SMA.**Request:** Requesting approval of a Departure from Design Standards (DDS) a reduction in the size of standard parking spaces to 9 feet by 19 feet for both structured and surface parking spaces.**Council District:** 8**Appeal by Date:** 1/21/2021**Review by Date:** 2/1/2021**History:**

12/01/2020 M-NCPPC Technical Staff approval

12/17/2020 M-NCPPC Planning Board approval

Attachment(s): [DDS-673 Zoning Agenda Item Summary](#)
[DDS-673 Planning Board Resolution 2020-177](#)
DDS-673 PORL
[DDS-673 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 25, 2021 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

A-10051

Carozza Property

Applicant(s):

Maria Volpe and Sandra Carey

Location:

Located in the southwest quadrant of the interchange of MD 4 (Pennsylvania Avenue) and MD 223 (Woodyard Road), on the north side of Marlboro Pike (60.02 Acres; R-R Zone).

Request:

Requesting approval for the rezoning of approximately 60.02 acres of R-R (Rural Residential) zoned land to the M-X-T (Mixed Use – Transportation Oriented) Zone within the M-I-O (Military Installation Overlay) Zone.

Council District:

9

Appeal by Date:

9/21/2020

Action by Date:

3/1/2021

Opposition:

None

History:

10/17/2019

M-NCPPC Technical Staff

disapproval

08/20/2020

Zoning Hearing Examiner

remanded

The Zoning Hearing Examiner recommended a Remand back to the Office of the Zoning Hearing Examiner, with conditions.

09/21/2020

Applicant

appealed

Russell W. Shipley, Esq., attorney for the applicant, filed exceptions to the Zoning Hearing Examiner Decision and requested a hearing.

10/05/2020

Sitting as the District Council

elected to review

Council elected to review (Vote: 9-0; Absent: Council Members Franklin and Hawkins).

12/18/2020

Clerk of the Council

mailed

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

Attachment(s): [A-10051 Zoning Agenda Item Summary](#)
 [A-10051 ZHE- Decison](#)
 [A-10051 Technical Staff Report](#)
 A-10051 PORL
 A-10051 Color Power Point Presentation

ADJOURN