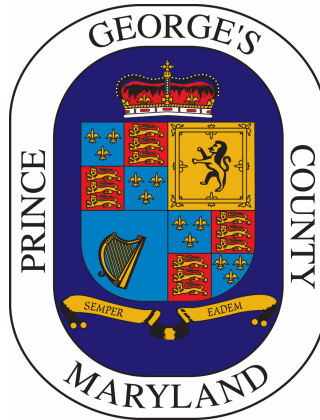


Prince George's County Council

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



Zoning Agenda - Revised*

(In-Person)

Monday, February 12, 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 - (COMMITTEE HEARING ROOM 2027)

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

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 01222024](#)

District Council Minutes Dated January 22, 2024

Attachment(s):

[1-22-2024 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT

[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
01/22/2024	Sitting as the District Council	referred for document

Hyojun Garland, 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. Matthew Tedesco Esq., attorney for applicant spoke in support. Council referred item to staff for preparation of an approving document (Vote: 10-0; Absent: Council Member Franklin).

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](#)

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**SE-2022-002****Glenn Dale Self Storage (Arcland Duvall Street)****Applicant(s):**

Arcland Property Company, LLC

Location:

Located in the southwest quadrant of the intersection of Glenn Dale Boulevard and MD 564 (Lanham-Severn Road) (3.34 Acres; CS Zone (Prior C-M Zone).

Request:

Request approval of a Special Exception (SE) to use approximately 3.34 acres of land in the CS (Commercial Service) Zone located at 10810 and 10812 Duvall Street, Glenn Dale, Maryland for a Consolidated Storage facility.

Council District:

4

Appeal by Date:

2/20/2024

Review by Date:

2/20/2024

Opposition:

Sean Suhar

History:

01/18/2024

Zoning Hearing Examiner

approval with conditions

01/18/2024

M-NCPPC Technical Staff

approval with conditions

Attachment(s):[SE-2022-002 Zoning Agenda Item Summary](#)[SE 2022-002 Notice of ZHE Decision](#)[SE 2022-002 ZHE Decision](#)

SE-2022-002 PORL

[SE-2022-002 Technical Staff Report](#)[SE-2022-002 Exhibit List](#)[SE-2022-002 Exhibits #1-52](#)[SE-2022-002 Transcripts](#)

PENDING FINALITY (continued)**(b) PLANNING BOARD**

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.

DET-2022-017**Upper Marlboro Self-Storage****Applicant(s):**

GP Upper Marlboro, LLC

Location:

Located in the northeast quadrant of the intersection of US 301 (Robert Crain Highway) and MD 4 (Pennsylvania Avenue) (10.71 Acres; C G O Zone (Prior C-S-C Zone).

Request:

Requesting approval of a Detailed Site Plan (DET) for development of a 157,500- square-foot consolidated storage facility.

Council District:

9

Appeal by Date:

2/29/2024

Review by Date:

2/29/2024

History:

12/20/2023

M-NCPPC Technical Staff

approval with conditions

01/25/2024

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DET-2022-017 Zoning Agenda Item Summary](#)[DET-2022-017 Planning Board Resolution](#)

DET-2022-017 PORL

[DET-2022-017 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-21037****Glenwood Hills****Applicant(s):**

Glenwood Hills Venture, LLC

Location:

Located south of MD 214 (Central Avenue), approximately 700 feet west of its intersection with Shady Glen Drive (133.45 Acres; RMF-48 / RSF-65 Zones (Prior; M-X-T / R-55 / M-I-O Zones).

Request:

Requesting approval a Detailed Site Plan (DSP) for development of a 524 multifamily residential and 126 single-family attached (townhouse) dwellings, 49,000 square feet of retail, and 775,000 square feet of industrial uses.

Council District:

6

Appeal by Date:

2/29/2024

Review by Date:

2/29/2024

History:

12/21/2023

M-NCPPC Technical Staff

approval with conditions

01/25/2024

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-21037 Zoning Agenda Item Summary](#)[DSP-21037 Planning Board Resolution](#)

DSP-21037 PORL

[DSP-21037 Technical Staff Report](#)

PENDING FINALITY (continued)**(c) PLANNING BOARD'S REPRESENTATIVE**[CNU-05388-2023-U](#)**8121 Ardwick Ardmore Road Hyattsville****Applicant(s):**

Eastern Outdoor Advertising Co.

Location:

Located on the intersection of Ardwick Ardmore Road and John Hansen Highway (2.93 Acres; I E Zone).

Request:

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This outdoor advertising sign was erected in 1998.

Council District:

5

Review by Date:

3/6/2024

History:

02/05/2024

M-NCPPC Administrative Certification approval

Attachment(s):[CNU-05388-2023-U Zoning Agenda Item Summary](#)[CNU-05388-2023-U Case File](#)

PENDING FINALITY (continued)[CNU-13054-2023-U](#)**4242 Andalusia Lane Capitol Heights****Applicant(s):**

Clear Channel Outdoor

Location:

Located on the right of Kenilworth Ave running southwest, approximately 480 feet northwest of the Intersection with Eastern Avenue (.0730 Acres; I-1 Zone).

Request:

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This outdoor advertising sign was erected in 1963.

Council District:

5

Review by Date:

3/6/2024

History:

02/05/2024

M-NCPPC Administrative Certification approval

Attachment(s):[CNU-13054-2023-U Zoning Agenda Item Summary](#)[CNU-13054-2023-U Case File](#)

PENDING FINALITY (continued)[CNU-13055-2023-U](#)**7911 Cedarville Road Brandywine****Applicant(s):**

Clear Channel Outdoor

Location:

Located to the east of Robert Crain Highway running north, approximately 1490 feet southeast of the intersection with Cedarville Road (52.57 Acres; C-S-C Zone).

Request:

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This outdoor advertising sign was erected in 1965.

Council District:

9

Review by Date:

3/6/2024

History:

02/05/2024

M-NCPPC Administrative Certification approval

Attachment(s):[CNU-13055-2023-U Zoning Agenda Item Summary](#)[CNU-13055-2023-U Case File](#)

PENDING FINALITY (continued)[CNU-13056-2023-U](#)**16415 Old Central Avenue Upper Marlboro****Applicant(s):**

Clear Channel Outdoor

Location:

Located on the intersection of Old Central Ave and Route 301(2.15 Acres; C S Zone).

Request:

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This outdoor advertising sign was erected in 1965.

Council District:

4

Review by Date:

3/6/2024

History:

02/05/2024

M-NCPPC Administrative Certification approval

Attachment(s):

[CNU-13056-2023-U Zoning Agenda Item Summary](#)
[CNU 13056-2023-U Case File](#)

PENDING FINALITY (continued)[CNU-15160-2023-U](#)**11504 East Maple Avenue Beltsville****Applicant(s):**

Kurt Rutherford

Location:

Located on the Northwest side of East Maple Ave., approximately 300 ft north of the intersection of East Maple and Odell Road (5,250 Acres; I-2 Zone).

Request:

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This outdoor advertising sign was erected in 1998.

Council District:

1

Review by Date:

3/6/2024

History:

02/05/2024

M-NCPPC Administrative Certification approval

Attachment(s):[CNU-15160-2023-U Zoning Agenda Item Summary](#)[CNU-15160-2023-U Case File](#)

PENDING FINALITY (continued)[CNU-36134-2022-U](#)**2300 Robert Crain Highway Upper Marlboro****Applicant(s):**

Eastern Outdoor, Kurt Rutherford

Location:

Located on the intersection of Swanson Road and Crain Highway (23.40 Acres; O-S Zone).

Request:

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This outdoor advertising sign was erected in 2000.

Council District:

9

Review by Date:

3/6/2024

History:

02/05/2024

M-NCPPC Administrative Certification approval

Attachment(s):[CNU-36134-2022-U Zoning Agenda Item Summary](#)[CNU-36134-2022-U Case File](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON FEBRUARY 26, 2024 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-21001 Remand

Suffrage Point

Applicant(s):

Werrlein WSSC, LLC

Location:

Located on the west side of 40th Place, at its intersection with Gallatin Street. (4.66 Acres; RSF-65 Zone (Prior R-55 and D-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) to develop 41 single-family attached dwelling units on the lower parcel of the project formerly known as Magruder Pointe.

Council District:

2

Appeal by Date:

1/4/2024

Review by Date:

1/30/2024

Action by Date:

3/18/2024

Municipality:

Hyattsville

History:

12/22/2022	M-NCPPC Technical Staff	approval with conditions
03/02/2023	M-NCPPC Planning Board	approval with conditions
03/13/2023	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 10-0; Absent: Council Member Franklin)</i>	
03/20/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
04/10/2023	Sitting as the District Council	announced hearing date
04/16/2023	Person of Record	filed
	<i>Julie Wolf, Person of Record, filed written testimony.</i>	
04/16/2023	Person of Record	filed
	<i>Greg Smith, Person of Record, filed a request to reschedule Oral Argument Hearing, extend the deadline for written submissions, and correct deficiencies in the public record.</i>	

04/17/2023	Person of Record	filed
	<i>Save Our Sustainable Hyattsville, inc., Persons of Record filed exceptions and written testimony.</i>	
04/20/2023	Person of Record	filed
	<i>City of Hyattsville, Persons of Record, filed a request to reschedule Oral Argument Hearing.</i>	
04/24/2023	Sitting as the District Council	continued at a later date
	<i>Jill Kosack, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Stan Brown, People's Zoning Counsel, provided a procedural overview of the case. Case was continued to the May 8, 2023, District Council Hearing. (Vote: 8-0; Absent: Council Member Burroughs, Franklin and Harrison)</i>	
04/25/2023	Sitting as the District Council	announced hearing date
04/27/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing Continuance was mailed to all Persons of Record.</i>	
04/30/2023	Person of Record	filed
	<i>Daniel Broder, Person of Record, filed written testimony.</i>	
05/01/2023	Person of Record	filed
	<i>Irene Marsh, Person of Record, filed written testimony.</i>	
05/01/2023	Person of Record	filed
	<i>Allison Kole Person of Record, filed written testimony.</i>	
05/08/2023	Sitting as the District Council	case taken under advisement
	<i>Jill Kosack and Sherri Conner, 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. Norman Rivera Esq. attorney for the applicant spoke in support. Holly Simmons representative of the City of Hyattsville, Julie Wolf and Greg Smith spoke in opposition. Council took case under advisement.</i>	
05/09/2023	Sitting as the District Council	referred for document
	<i>Council referred this item to staff for preparation of a document of remand to the Planning Board (Vote: 6-0; Absent: Council Members Burroughs, Franklin, Harrison, Hawkins, and Watson).</i>	

05/11/2023	Sitting as the District Council	remanded
	<i>Council adopted the prepared order of remand (Vote: 8-0; Absent: Council Members Burroughs, Franklin, and Harrison).</i>	
05/16/2023	Clerk of the Council	mailed
	<i>The Notice of Decision of the District Council was mailed to Persons of Record.</i>	
05/16/2023	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>	
10/17/2023	M-NCPPC Technical Staff	approval with conditions
11/30/2023	M-NCPPC Planning Board	approval with conditions
01/16/2024	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).</i>	
01/24/2024	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	

Attachment(s):[DSP-21001 Zoning Agenda Item Summary](#)[DSP-21001 Remand Notice of Oral Argument Hearing](#)[DSP-21001 Remand Planning Board Resolution](#)

DSP-21001 Remand PORL

[DSP-21001 Remand Technical Staff Report](#)[DSP-21001 Remand Transcripts 11-2-2023](#)[DSP-21001 Remand Transcripts 10-5-2023](#)[DSP-21001 Remand Planning Board Record](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON FEBRUARY 26, 2024 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

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

Action by Date:

3/22/2024

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

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

09/11/2023

Sitting as the District Council

hearing held; referred for document

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
	<i>Council adopted prepared order of remand (Vote:8-0 Absent: Council Members Franklin, Harrison, Hawkins).</i>	
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
01/22/2024	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote:9-0-1; Nay: Council Member Hawkins; Absent: Council Member Franklin).</i>	
01/24/2024	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	

Attachment(s):[CSP-21001 Remand Zoning Agenda Item Summary](#)[CSP-21001 Remand Transcripts 12-7-2023](#)[CSP-21001 Remand Planning Board Record](#)[CSP-21001 Remand Notice of Oral Argument Hearing](#)[CSP-21001 Remand Planning Board Resolution](#)

CSP-21001 Remand PORL

[CSP-21001 Remand Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON FEBRUARY 26, 2024 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DDS-649

Riverdale Laundromat (Wildercroft)

Applicant(s):

NPKS LLC

Location:

Located on the south side of Riverdale Road, approximately 1,000 feet east of its intersection with US 295 (Baltimore-Washington Parkway) (.629 Acres; CGO Zone)(Prior C-A Zone).

Request:

Requesting approval of a Departure from Design Standards (DDS) for a 37.2-foot departure for a 12.8-foot offset from a residential zone (Multifamily Medium Density Residential (R-18)) located to the west of the property.

Council District:

3

Appeal by Date:

2/8/2024

Review by Date:

2/8/2024

Action by Date:

3/18/2024

History:

11/21/2023	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	elected to review
	<i>Council elected to review this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).</i>	
01/24/2024	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	

Attachment(s):

[DDS-649 Zoning Agenda Item Summary](#)
[DDS-649 Notice of Oral Argument Hearing](#)
[DDS-649 Planning Board Resolution](#)
 DDS-649 PORL
[DDS-649 Technical Staff Report](#)
[DDS-649 Transcripts](#)
[DDS-649 Planning Board Record](#)

ADJOURN

[ADJ14-24](#)

ADJOURN

EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)

[EX 02122024](#)

Motion to convene in executive session to consult with counsel to seek legal advice and to discuss pending or potential litigation in accordance with section 3-305(b)(7, 8), General Provisions Article, Annotated Code of Maryland more specifically, to receive a litigation update for the Prince George's County Office of Law.