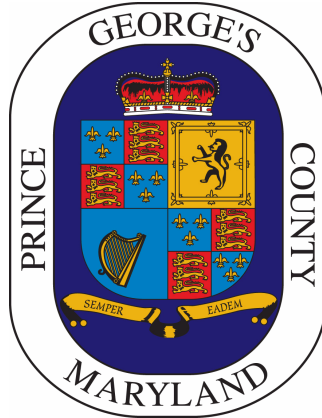


# Prince George's County Council

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



## **Zoning Agenda - Final**

**Monday, February 24, 2020  
10:00 AM**

**Council Hearing Room**

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

*Todd M. Turner, Council Chair, District 4*

*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*

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

*Jolene Ivey, District 5*

*Rodney C. Streeter, District 7*

*Deni L. Taveras, District 2*

*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.

**9:30 AM AGENDA BRIEFING - (ROOM 2027)**

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

**INVOCATION**

*Ms. Christine A. Osei, M-NCPPC Employee*

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 02112020](#)

**District Council Minutes dated February 11, 2020**

**Attachment(s):**

[02-11-2020 District Council Minutes DRAFT](#)

**MANDATORY REVIEW (Using Oral Argument Procedures)****DSP-19039****NSR Properties****Applicant(s):**

NSR Properties, LLC

**Location:**

Located in the southwest quadrant of the intersection of MD 410 (East West Highway) and Belcrest Road (0.86 Acres; M-U-I / T-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for an amendment to the list of allowed uses to permit a new gas station on the subject property. Construction of site improvements for a new gas station, drive-up automated teller machine (ATM), and 9,592-square-foot building to include a food and beverage store and office use.

**Council District:**

2

**Appeal by Date:**

2/13/2020

**Action by Date:**

3/23/2020

**Comment(s):**

Mandatory Review:

District Council review of this case is required by Section 27-548.09.01 (b) of the Zoning Ordinance.

**Municipality:**

City of Hyattsville

**History:**

11/26/2019

M-NCPPC Technical Staff

disapproval

*Disapproval of an amendment to the list of allowed uses to permit a new gas station on the subject property.*

11/26/2019

M-NCPPC Technical Staff

approval with conditions

*Approval of construction of site improvements to include a food and beverage store and office use while removing the gas station and associated site improvements.*

01/09/2020

M-NCPPC Planning Board

disapproval

*Disapproval of the property owner's request to add gas station to the list of permitted uses to allow a new gas station on the subject property.*

01/09/2020

M-NCPPC Planning Board

approval with conditions

*Approval of construction of site improvements to include a food and beverage store and office use while removing the gas station and associated site improvements.*

01/23/2020 Clerk of the Council mailed  
*Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.*

01/28/2020 Sitting as the District Council announced hearing date  
*Council announced the hearing date.*

01/30/2020 Applicant appealed  
*Daniel F. Lynch, Esq., attorney for the applicant, filed an appeal to the Planning Board's decision and requested the District Council approve the gas station, food and beverage store, and office building with amendments.*

**Attachment(s):**

[DSP-19039 Planning Board Resolution 19-137](#)

[DSP-19039 Corrected Planning Board Resolution](#)

DSP-19039\_PORL

[DSP-19039 Technical Staff Report](#)

**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.*

**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-4811****Contee Estate Assisted Living, LLC. / Marie Abayomi-Cole****Applicant(s):**

Contee Estate Assisted Living, LLC. / Marie Abayomi-Cole

**Location:**

Located on the south side of Veronica Lane, approximately 200 feet southeast of its intersection with Contee Road also identified as 7111 Veronica Lane, Laurel, Maryland 20707 (1.32 Acres; R-R Zone).

**Request:**

Requesting approval of a Special Exception (SE) for a Congregate Living Facility to serve up to sixteen (16) residents in a 7,431-square-foot single-family detached dwelling on approximately 1.32 acres of land in the R-R (Rural Residential) Zone.

**Council District:**

1

**Appeal by Date:**

3/16/2020

**Review by Date:**

3/16/2020

**Opposition:**

Jennifer Krochmal, et. al.

**History:**

08/28/2019 M-NCPPC Technical Staff approval with conditions

09/12/2019 M-NCPPC Planning Board no motion to consider

02/14/2020 Zoning Hearing Examiner approval with conditions

**Attachment(s):**[SE-4811 ZHE Decision](#)

SE-4811 PORL

[SE-4811 Technical Staff Report](#)

**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****CDP-9403-H1****Hampton Subdivision Lot 40, Block H****Applicant(s):**

Michelle Clancy

**Location:**

Located at 8211 Grayhawk Court, on the eastern end of the Grayhawk Court cul-de-sac, approximately 300 feet east of its intersection with Poppy Hill Court ( 0.22 Acres; R-S Zone).

**Request:**

Requesting approval of a Comprehensive Design Plan (CDP) to construct a 14-foot by 15-foot sunroom addition to the rear of an existing single-family detached dwelling within the rear yard setback.

**Council District:**

9

**Appeal by Date:**

1/9/2020

**Review by Date:**

3/9/2020

**Comment(s):**

This case was originally transmitted on December 10, 2019 to the Council, but was returned and retransmitted on February 7, 2020 in order to satisfy affidavit requirements.

**History:**

11/05/2019

M-NCPPC Technical Staff

approval

12/05/2019

M-NCPPC Planning Board

approval

**Attachment(s):**[CDP-9403-H1 Planning Resolution 19-128](#)

CDP-9403-H1\_PORL

[CDP-9403-H1 Technical Staff Report](#)

**PENDING FINALITY (Continued)**

*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 (Continued)****[DSP-18054](#)****PMG 8600 Ardwick-Ardmore Road****Companion Case(s):** DPLS-464**Applicant(s):** PMIG 1027, LLC**Location:** Located at 8600 Ardwick-Ardmore Road, at the northeast corner of its intersection with MD 704 (Martin Luther King Jr. Highway) (1.04 Acres; I-1 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) to construct a proposed gas station and a 2,400-square-foot food and beverage store on a 1.04-acre lot.**Council District:** 5**Appeal by Date:** 3/12/2020**Review by Date:** 3/12/2020**History:**

12/31/2019 M-NCPPC Technical Staff approval with conditions

02/06/2020 M-NCPPC Planning Board approval with conditions

**Attachment(s):** [DSP-18054 Planning Board Resolution 20-05](#)

DSP-18054 PORL

[DSP-18054 Technical Staff Report](#)



**PENDING FINALITY (Continued)**

*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 (Continued)****[DPLS-464](#)****PMG 8600 Ardwick-Ardmore Road****Companion Case(s):** DSP-18054**Applicant(s):** PMIG 1027, LLC**Location:** Located at 8600 Ardwick-Ardmore Road, at the northeast corner of its intersection with MD 704 (Martin Luther King Jr. Highway) (1.04 Acres; I-1 Zone).**Request:** Requesting approval of a Departure from Parking and Loading Spaces (DPLS) which is requested from the requirements of Section 27-582(a) of the Prince George's County Zoning Ordinance, to provide a reduced number of loading spaces.**Council District:** 5**Appeal by Date:** 3/12/2020**Review by Date:** 3/12/2020**History:**

12/31/2019 M-NCPPC Technical Staff disapproval

02/06/2020 M-NCPPC Planning Board disapproval

**Attachment(s):** [DPLS-464 Planning Board Resolution 20-06](#)

DPLS-464\_PORL

[DPLS-464 Technical Staff Report](#)

**PENDING FINALITY (Continued)**

*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 (Continued)****DSP-19025****Northgate****Applicant(s):**

8430 Baltimore Avenue, LLC

**Location:**

Located on the west side of US 1 (Baltimore Avenue), at its intersection with Quebec Street, in the City of College Park. The site is also subject to the Development District Overlay (D-D-O) Zone standards found in the 2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment (Central US 1 Corridor Sector Plan and SMA) (2.05 Acres; M-U-I Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) to construct a single building with 296 multifamily dwelling units; 1,084 square feet of commercial retail space; and an interior, two-level, parking garage.

**Council District:**

3

**Appeal by Date:**

3/12/2020

**Review by Date:**

3/12/2020

**Municipality:**

City of College Park

**History:**

01/15/2020

M-NCPPC Technical Staff

approval with conditions

02/06/2020

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-19025 Planning Board Resolution 20-13](#)

DSP-19025\_PORL

[DSP-19025 Technical Staff Report](#)

**CASE(S) SCHEDULED FOR MANDATORY REVIEW ON MARCH 23, 2020 AT 1:30 P.M.**

*Hearing Dates & Times Subject to Change*

**DSP-19001**

**JSF Annapolis Road**

**Applicant(s):**

JSF Management, LLC

**Location:**

Located on the south side of MD 450 (Annapolis Road) at its intersection with 68th Avenue (1.09 Acres; M-U-I / D-D-O Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) to allow a consolidated storage use and construct a 133,000-square-foot building, with associated approximately 1,830 square feet of office/retail use.

**Council District:**

5

**Appeal by Date:**

3/18/2020

**Review by Date:**

3/18/2020

**Comment(s):**

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

**Municipality:**

Town of Landover Hills

**History:**

12/23/2019

M-NCPPC Technical Staff

disapproval

02/13/2020

M-NCPPC Planning Board

approval with conditions

*Planning Board recommends APPROVAL on alternative development district standards and APPROVAL, with CONDITIONS of Detailed Site Plan DSP-19001 and Type 2 Tree Conservation Plan TCP2-034-2019.*

02/13/2020

M-NCPPC Planning Board

no recommendation

*Planning Board recommends NO POSITION on the property owner's request to permit a consolidated storage use on the subject site.*

**ADJOURN**

[ADJ15-20](#)

**ADJOURN**

**EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)**

[EX 02242020](#)

Motion to convene in executive session to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State and to consult with counsel to seek legal advice and to discuss pending or potential litigation in accordance with section 3-305(b)(4), (7), and (8), General Provisions Article, Annotated Code of Maryland.

**BRIEFING – (ROOM 2027)**

[BR 02242020](#)

**FY 2021 LEGISLATIVE BRANCH BUDGET**