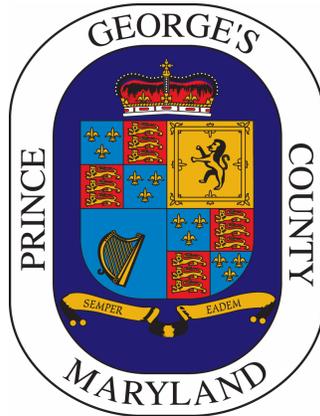


Prince George's County Council

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



Zoning Agenda - Final

**Monday, February 14, 2022
10:00 AM**

Virtual Meeting

Sitting as the District Council

*Calvin S. Hawkins, II, Chair, At-Large
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
Vacant - District 8 (effective: 11/8/2021)*

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.

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

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

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 02082022](#)

District Council Minutes Dated February 8, 2022.

Attachment(s):

[District Council Minutes Draft 2-8-2022](#)

NEW CASE(S)[A-9960-C-01](#)**Manokeek (Development)****Applicant(s):**

Signature Land Holdings, LLC

Location:

Located on the east and west side of Manning Road East, approximately 120 feet north of Berry Road (MD 228) and approximately 2,300 feet east of the Indian Head Highway (MD 210)/Berry Road intersection (7.238 Acres; M-X-T Zone).

Request:

Request approval of a Zoning Map Amendment for the Amendment of Conditions, deleting Condition 5 (Zoning Ordinance 2-2006) of approval of A-9960 which rezoned the subject property from the R-R (Rural Residential) to the M-X-T (Mixed Use Transportation Oriented) Zone.

Council District:

9

Appeal by Date:

2/8/2022

Action by Date:

5/24/2022

Opposition:

None

History:

01/24/2022

Zoning Hearing Examiner

approval

Attachment(s):[A-9960-C-01 Zoning Agenda Item Summary](#)[A-9960-C-01 - ZHE Notice](#)[A-9960-C-01 - ZHE Decision](#)

A-9960-C-01 PORL

[A-9960-C - Exhibit List](#)[A-9960-C-01 Exhibits 1-40](#)[A-9960-C Transcripts 11-17-2021](#)

NEW CASE(S) (Continued)**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.

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

NEW CASE(S) (Continued)**ROSP-4196-01****McDonald's Forest Heights****Applicant(s):**

McDonalds Forest Heights, LLC.

Location:

Located on 0.77 acre of C-M (Commercial Miscellaneous) zoned land located in the southeast quadrant of the northernmost intersection of Livingston Road with Indian Head Highway (MD Route 210) and the western boundary abuts the service road in the Indian Head Highway right-of-way (0.77 Acres; C-M Zone).

Request:

Requesting approval of a Revision of Site Plan (ROSP) to revise Special Exception 4196 (Alteration, Enlargement, Extension or Reconstruction of a Certified Non-Conforming Use) (Fast Food Restaurant), approved in 1995 to enclose the play area and add additional parking. AC-20004 is a request for Alternative Compliance to Sections 4.2 and 4.7 of the Landscape Manual to allow a reduced bufferyard.

Council District:

8

Appeal by Date:

2/15/2022

Action by Date:

5/31/2022

Opposition:

None

History:

06/30/2021

M-NCPPC Technical Staff

disapproval

01/31/2022

Zoning Hearing Examiner

approval with conditions

Attachment(s):[ROSP-4196-01 Zoning Agenda Item Summary](#)[ROSP-4196-01- ZHE Notice of Decision](#)[ROSP 4196-01- ZHE Decision](#)

ROSP-4196-01- PORL

[ROSP-4196-01 Technical Staff Report](#)[ROSP-4196-01-Exhibit List](#)[ROSP-4196-01-Exhibit 1-39](#)[ROSP-4196-01 Transcripts 12-01-2021](#)

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-4834****Royal Farms #411 (Kent Village)****Applicant(s):**

RF Landover, LLC

Location:

Located in the southwest quadrant of the intersection of Landover Road (MD 202) and Kent Town Place (4.49 Acres; C-S-C Zone).

Request:Requesting approval of a Special Exception (SE) to construct a Gas Station and related 4,649-square foot Food or Beverage Store on 1.72-acres¹ of an assemblage of land containing approximately 4.48 acres of land in the C-S-C (Commercial Shopping Center) Zone.**Council District:**

5

Appeal by Date:

3/3/2022

Review by Date:

3/3/2022

Opposition:

None

History:

07/14/2021

M-NCPPC Technical Staff

approval with conditions

02/01/2022

Zoning Hearing Examiner

approval with conditions

Attachment(s):[SE-4834 Zoning Agenda Item Summary](#)[SE-4834 -Notice of Decision](#)[SE-4834 -ZHE Decision](#)

SE-4834 - PORL

[SE-4834 - Technical Staff Report](#)[SE-4834 - Exhibit List](#)[SE-4834 - Exhibit 1-54](#)[SE 4834 - Transcripts 10-20-2021](#)[SE-4834 Transcripts 10-06-2021](#)

PENDING FINALITY (Continued)

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.

(b) PLANNING BOARD**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

History:

12/22/2021

M-NCPPC Technical Staff

disapproval

01/20/2022

M-NCPPC Planning Board

approval

Attachment(s):[CDP-9306-05 Zoning Agenda Item Summary](#)[CDP-9306-05 Planning Board Resolution](#)

CDP-9306-05_PORL

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

PENDING FINALITY (Continued)**[DSDS-714](#)****Steeplechase Business Park, Parcels 65 and 66****Companion Case(s):** DPLS-494; DSP-16009-02**Applicant(s):** Atapco Richie Interchange, Inc.**Location:** Located in the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court (2.70 Acres; I-1 / M-I-O Zones).**Request:** Requesting approval of a Departure from Sign Design Standards (DSDS) for an additional 137 square feet of building-mounted signage and one additional freestanding sign.**Council District:** 6**Appeal by Date:** 3/3/2022**Review by Date:** 3/3/2022**History:**

12/21/2021 M-NCPPC Technical Staff approval

01/27/2022 M-NCPPC Planning Board approval

Attachment(s): [DSDS-714- Zoning Agenda Item Summary](#)
[DSDS-714 Planning Board Resolution 2022-05 Signed](#)
DSDS-714_PORL
[DSDS-714 Technical Staff Report](#)

PENDING FINALITY (Continued)[DPLS-494](#)**Steeplechase Business Park, Parcels 65 and 66****Companion Case(s):** DSDS-714; DSP-16009-02**Applicant(s):** Atapco Richie Interchange, Inc**Location:** Located in the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court (2.70 Acres; I-1 / M-I-O Zones).**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) for the reduction of 33 parking spaces and one loading space.**Council District:** 6**Appeal by Date:** 3/3/2022**Review by Date:** 3/3/2022**History:**

12/21/2021 M-NCPPC Technical Staff approval

01/27/2022 M-NCPPC Planning Board approval

Attachment(s): [DPLS-494 Zoning Agenda Item Summary](#)
[DPLS-494 Planning Board Resolution 2022-04 Signed](#)
DPLS-494 PORL
[DPLS-494 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-16009-02](#)**Steeplechase Business Park, Parcels 65 and 66****Companion Case(s):** DPLS-494; DSDS-714**Applicant(s):** Atapco Richie Interchange, Inc.**Location:** Located in the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court (2.70 Acres; I-1 / M-I-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) requests approval for the construction of a 5,200-square-foot multitenant commercial building for retail, service, and restaurant uses within the Light Industrial (I-1) and Military Installation Overlay (M-I-O) Zone.**Council District:** 6**Appeal by Date:** 3/3/2022**Review by Date:** 3/3/2022**History:**

12/21/2021 M-NCPPC Planning Board approval with conditions

01/27/2022 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSP-16009-02 Zoning Agenda Item Summary](#)
[DSP-16009-02 Planning Board Resolution 2022-03 Signec](#)
DSP-16009-02 PORL
[DSP-16009-02 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSDS-715****Medstar Southern Hospital Center****Applicant(s):**

Medstar Southern Maryland Hospital Center

Location:

Located in the southeast quadrant of the intersection of MD 5 and Surratts Road (11.12 Acres; R-R Zone).

Request:

Requesting approval of a Departure from Sign Design Standards (DSDS) to construct one freestanding monument sign for an institutional use (hospital) that will replace two existing signs. Lot 8 is improved with one monument sign and one pylon sign.

Council District:

9

Appeal by Date:

3/10/2022

Review by Date:

3/10/2022

History:

12/22/2021

M-NCPPC Technical Staff

approval

02/03/2022

M-NCPPC Planning Board

approval

Attachment(s):[DSDS-715 Zoning Agenda Item Summary](#)[DSDS-715-Planning Board Resolution 2022-09 - Signed](#)

DSDS-715_PORL

[DSDS-715 Technical Staff Report](#)

PENDING FINALITY (Continued)**[SDP-1603-01](#)****National Capital Business Park****Applicant(s):**

Manekin

Location:

Located on the north side of Leeland Road, approximately 3,178 feet west of the intersection of Leeland Road and the southbound US 301 (Robert Crain Highway) (442.30 Acres; R-S / I-1 / R-A Zones).

Request:

Requesting approval of a Specific Design Plan (SDP) for the National Capital Business Park, including the proposed street network, sidewalks, utilities, grading, stormwater management (SWM), retaining walls, and directional signage that will serve the employment and institutional uses proposed for the portion of the property in the Residential Suburban Development (R-S) Zone.

Council District:

4

Appeal by Date:

3/3/2022

Review by Date:

3/3/2022

History:

12/30/2021

M-NCPPC Technical Staff

approval with conditions

01/27/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-1603-01 Zoning Agenda Item Summary](#)[SDP-1603-01 Planning Board Resolution 2022-10 Signed](#)

SDP-1603-01_PORL

[SDP-1603-01 Technical Staff Report](#)**[ADJ9-22](#)****ADJOURN****10:30 A.M. COMMITTEE OF THE WHOLE - (Virtual Meeting)***(SEE SEPARATE AGENDA)*