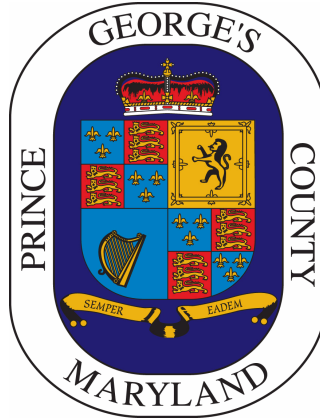


Prince George's County Council

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



Zoning Agenda - Revised*

**Tuesday, July 16, 2024
9:45 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

Calvin S. Hawkins, II, At-Large

Eric C. Olson, District 3

Krystal Oriadha, District 7

Ingrid S. Watson, District 4

Vacant - At-Large (effective: 06/15/2024)

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 - (ROOM 2027)

9:45 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07152024](#)

District Council Minutes Dated July 15, 2024

Attachment(s):

[7-15-2024 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT**DSP-23012****Walker Mill Self- Storage****Applicant(s):**

Walker Mill Road Project, LLC

Location:

Located on the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road (7.67 Acres; I E/ MIO Zones (Prior; I-1/ M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) to develop the property with up to 107,122 square feet of building for up to 104,122 square feet of consolidated storage use (plus 1,250 square feet of ancillary office space) and up to 1,750 square feet of retail and/or community space, as well as up to 28 parking spaces designated for RV/camping trailers as an accessory use.

Council District:

6

Appeal by Date:

7/5/2024

Review by Date:

7/5/2024

Action by Date:

9/6/2024

History:

04/05/2024

M-NCPPC Technical Staff

approval with conditions

05/30/2024

M-NCPPC Planning Board

approval with conditions

06/07/2024

Office of the Clerk of the Council

mailed

Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.

07/08/2024

Sitting as the District Council

hearing held; case taken under advisement

Emory Huang M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) 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 Gordan Esq., attorney for applicant spoke in support. (Council took case under advisement).

07/15/2024

Sitting as the District Council

referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0 Absent: Council Members Fisher and Oriadha).

Attachment(s):

[DSP-23012 Zoning Agenda Item Summary](#)

[DSP-23012 Presentation Slides](#)

[DSP-23012 Notice of Mandatory Review](#)

[DSP-23012 Planning Board Resolution](#)

DSP-23012 PORL

[DSP-23012 Technical Staff Report](#)

[DSP-23012 Transcripts 4-11-2024](#)

[DSP-23012 Transcripts 5-16-2024](#)

[DSP-23012 Planning Board Record](#)

[DSP-23013 PZC Notice of Intention to Participate District](#)

REFERRED FOR DOCUMENT**DSP-23029****Cube Smart****Applicant(s):**

CUBESMART, L.P.

Location:

Located 1,000 feet southwest from the intersection of US 1 (Baltimore Avenue) and Cherry Lane and is within the Avondale Industrial Park (11.88 Acres; I-1 Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) to convert approximately 55,936 square feet of an existing warehouse use into a consolidated storage use, creating 409 consolidated storage units. No new gross floor area, lighting, or signage was proposed with this application.

Council District:

1

Appeal by Date:

6/20/2024

Review by Date:

6/20/2024

Action by Date:

9/10/2024

History:

04/11/2024	M-NCPPC Technical Staff	approval with conditions
05/16/2024	M-NCPPC Planning Board	approval with conditions
06/03/2024	Sitting as the District Council	deferred
06/10/2024	Sitting as the District Council	elected to review

Council elected to review this item (Vote: 6-0; Absent: Council Members Burroughs, Franklin, Hawkins, Ivey, Olson).

06/12/2024	Office of the Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

07/08/2024	Sitting as the District Council	announced hearing date
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07/15/2024	Sitting as the District Council	referred for document
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Joshua Mitchum, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) 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. Arthur J. Horne, attorney for applicant spoke in support. Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Members Fisher and Oriadha).

Attachment(s):

[DSP-23029 Zoning Agenda Item Summary](#)

[DSP-23029 Presentation Slides](#)

[DSP-23029 Notice of Oral Argument Hearing](#)

[DSP-23029 Planning Board Resolution](#)

DSP-23029 PORL

[DSP-23029 Technical Staff Report](#)

[DSP-23029 Transcripts 4-25-2024](#)

[DSP-23029 Planning Board Record](#)

[DSP-23029 PZC Notice of Intention to Participate District](#)

ADJOURN

[ADJ73-24](#)

ADJOURN

10:00 AM COUNTY COUNCIL - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)