



# Prince George's County Council

Sitting as the District Council

## Zoning Agenda Item Summary

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**Case No.:** SDP-1803 Remand                      **Councilmanic District:** 9  
**Meeting Date:** 3/29/2021                      **Zone(s):** L-A-C  
**Case Name:** 7-Eleven at Brandywine Village (Remand)  
**Applicant:** 7-Eleven, Inc.  
**Location:** Located at the northwest corner of the intersection of Chadds Ford Drive and US 301 (Robert Crain Highway) (1.14 Acres; L-A-C Zone).  
**Request:** Requesting approval of a Specific Design Plan (SDP) for a 3,062-square-foot food and beverage store and a gas station in the Local Activity Center (L-A-C) Zone.

### Companion

**Case(s):**

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### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

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### LEGAL DEADLINES:

**Appeal date:** 2/18/2021

**Review date:** 2/18/2021

**Action date:** 4/12/2021

*Comments:*

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**Staff:** Adam Bossi

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### HISTORY:

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<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>
M-NCPPC Technical Staff	07/01/2020	approval with conditions
M-NCPPC Planning Board	09/10/2020	approval with conditions
Sitting as the District Council	09/21/2020	deferred
Sitting as the District Council	10/05/2020	elected to review
Clerk of the Council	10/07/2020	mailed
<b>Notes:</b> Notice of Oral Argument Hearing was mailed to Persons of Record.		
Person of Record	10/15/2020	appealed
<b>Notes:</b> William Piermattei and Suhani Chitalia, attorneys for appellants, filed an appeal of the Planning Board's Decision.		
Sitting as the District Council	10/26/2020	announced hearing date

Sitting as the District Council	11/09/2020	hearing held; case taken under advisement
Sitting as the District Council	11/10/2020	referred for document
Sitting as the District Council	11/16/2020	remanded

**Notes:** *Council adopted the prepared order of remand to the Planning Board (Vote: 9-0; Absent: Council Members Franklin and Hawkins).*

M-NCPPC Technical Staff	12/31/2020	approval with conditions
M-NCPPC Planning Board	01/14/2021	approval with conditions
Sitting as the District Council	01/25/2021	deferred

**Notes:** *Council deferred this item.*

Sitting as the District Council	02/09/2021	elected to review
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**Notes:** *Council elected to review this item (10-0: Absent: Council Member Franklin).*

Aye:	10	Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner
Absent:	1	Franklin

Clerk of the Council	02/17/2021	mailed
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**Notes:** *Notice of Oral Argument Hearing was mailed to Persons of Record.*

Sitting as the District Council	03/08/2021	announced hearing date
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Sitting as the District Council	03/22/2021	hearing held; case taken under advisement
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**Notes:** *Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. William Piermattei, Jacqueline Kapinos, and Min Hei (Michelle) Kim, University of Maryland Environmental Law Clinic, attorneys for persons of record, along with Valerie Davis, Jamila Balamani, and Jennifer Jackson spoke in opposition. Arthur J. Horne, Esq., Attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.*

Sitting as the District Council	03/29/2021	
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**Document(s):** SDP-1803 Remand Presentation Slides, SDP-1803 Remand\_Notice of Oral Argument Hearing, SDP-1803 Remand Planning Board Resolution 2020-131(A), SDP-1803 Remand PORL, SDP-1803 Remand Technical Staff Report, SDP-1803 Remand\_Transcripts, SDP-1803 District Council Order of Remand, SDP-1803\_Planning Board Record\_Remand, SDP-1803 Planning Board Record