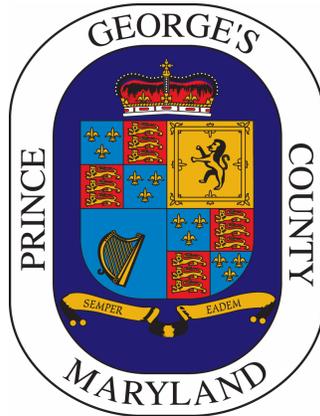


# Prince George's County Council

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



## **Zoning Agenda - Revised\***

**(In-Person)**

**Monday, June 5, 2023**

**10:00 AM**

**Committee Hearing Room 2027**

## **Sitting as the District Council**

*Thomas E. Dernoga, Chair, District 1*

*Wala Blegay, Vice Chair, District 6*

*Edward P. Burroughs, III, District 8*

*Wanika Fisher, District 2*

*Mel Franklin, At-Large*

*Sydney J. Harrison, District 9*

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

*Jolene Ivey, District 5*

*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.

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

**INVOCATION / MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 05302023](#)

**District Council Minutes Dated May 30, 2023**

**Attachment(s):**

[5-30-2023 District Council Minutes Draft](#)

**REFERRED FOR DOCUMENT**[SE-4852](#)**Westgate Apartments****Applicant(s):**

Westgate at Laurel, LLC

**Location:**

Located on the north side of Gorman Avenue (MD 198), approximately 600 feet east of its intersection with Van Dusen Road and identified as 8100-8216 Gorman Avenue, Laurel, Maryland (9.22 acres; RMF-20 Zone).

**Request:**

Requesting approval of a Special Exception (SE) to alter a certified Nonconforming Use (Multifamily Dwellings known as “Westgate at Laurel Apartments”).

**Council District:**

1

**Appeal by Date:**

3/3/2023

**Review by Date:**

3/3/2023

**Action by Date:**

7/3/2023

**Opposition:**

{None}

**History:**

10/04/2022	M-NCPPC Technical Staff	approval with conditions
02/01/2023	Zoning Hearing Examiner	approval with conditions
02/13/2023	Sitting as the District Council	deferred
	<i>Council deferred item to February 27, 2023 District Council meeting.</i>	
02/27/2023	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 10-0; Absent: Council Member Franklin).</i>	
03/06/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
03/20/2023	Clerk of the Council	mailed
	<i>Notice of Rescheduled Oral Argument Hearing was mailed to Persons of Record.</i>	
04/25/2023	Sitting as the District Council	announced hearing date

05/08/2023                      Sitting as the District Council                      case taken under advisement

*Dominique Lockhart and Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Special Exception 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. Nathaniel Forman Esq., attorney for applicant spoke in support. Council took case under advisement.*

05/15/2023                      Sitting as the District Council                      referred for document

*Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner's decision (Vote: 8-0; Absent: Council Members Franklin, Hawkins and Oriadha).*

**Attachment(s):**

[SE-4852 Zoning Agenda Item Summary](#)

[SE-4852 Presentation Slides](#)

[SE 4852 Notice of Rescheduled Oral Argument Hearing](#)

[SE 4852 Notice of Oral Argument Hearing](#)

[SE 4852 Notice of ZHE Decision](#)

[SE-4852 ZHE Decision](#)

SE-4852\_PORL

[SE-4852 Technical Staff Report](#)

[SE-4852 ZHE Exhibit List](#)

[SE-4852 Exhibits #1-35](#)

SE-4852 ZHE Transcripts

[SE-4852 ZHE Transcripts](#)

[PZC Notice of Intention to Participate District Council 5-8](#)

**PENDING FINALITY****(a) PLANNING BOARD****DSP-15021-01****Hyattsville Brightseat Road****Applicant(s):**

Hyattsville Brightseat Road RE LLC

**Location:**

Located on the northeast side of the intersection of Brightseat Road and Medical Center Drive (5.30 Acres; IE Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for a revision to DSP-15021, to replace one 4-story, 124-room hotel building with a 4,050-square-foot gas station and food or beverage store, specifically, a 7-Eleven store.

**Council District:**

5

**Appeal by Date:**

6/22/2023

**Review by Date:**

6/22/2023

**History:**

04/05/2023

M-NCPPC Technical Staff

approval with conditions

05/18/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-15021-01 Zoning Agenda Item Summary](#)[DSP-15021-01 Planning Board Resolution](#)

DSP-15021-01 PORL

[DSP-15021-01 Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-21034****Advance Auto****Applicant(s):**

Central Property Group, LLC

**Location:**

Located at the northwest corner of the intersection of MD 214 (Central Avenue) and Norair Avenue (1.14 Acres; LTO-E / CGO / MIO Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for construction of a one-story, 6,889-square-foot building for a vehicle parts or tire store.

**Council District:**

5

**Appeal by Date:**

6/22/2023

**Review by Date:**

6/22/2023

**History:**

04/18/2023

M-NCPPC Technical Staff

approval with conditions

05/18/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-21034 Zoning Agenda Item Summary](#)[DSP-21034 Planning Board Resolution 2023-51 - Signed](#)

DSP-21034\_PORL

[DSP-21034 Technical Staff Report](#)

**PENDING FINALITY (continued)**[SDP-0002-H14](#)**Cameron Grove Phase Two, Lot 83, Block A****Applicant(s):**

Stoneridge Outdoor Living, LLC

**Location:**

Located in the larger development known as the Cameron Grove Phase Two development, on the west side of Pine Ridge Court cul-de-sac, approximately 250 feet south of its intersection with New Acadia Lane (0.27 Acres; LCD Zone).

**Request:**

Requesting approval of a Specific Design Plan (SDP) for the addition of a 10-foot by 16.25-foot sunroom, at grade, to an existing single-family detached dwelling located in the Cameron Grove development.

**Council District:**

6

**Appeal by Date:**

6/22/2023

**Review by Date:**

6/22/2023

**History:**

03/22/2023

M-NCPPC Technical Staff

approval

05/18/2023

M-NCPPC Planning Board

approval

**Attachment(s):**[SDP-0002-H14 Zoning Agenda Item Summary](#)[SDP-0002-H14 Planning Board Resolution 2023-48 - Sign](#)

SDP-0002-H14\_PORL

[SDP-0002-H14 Technical Staff Report](#)

**PENDING FINALITY (continued)**[SDP-0609-H7](#)**Balmoral, Lot 21, Block E****Applicant(s):**

Michelle Clancy

**Location:**

Located in the larger development known as Balmoral Phase 2 on the west side of US 301 (Robert Crain Highway), in the southwest quadrant of the intersection of Cauncer Court and Perthshire Place (0.19 Acres; LCD Zone).

**Request:**

Requesting approval of a Specific Design Plan (SDP) for construction of a 12-foot by 20-foot, irregular-shaped deck that is elevated 8 feet high from the grade, with a 3-foot, 6-inch railing, at the rear of an existing single-family detached dwelling, extending 6 feet into the rear yard setback.

**Council District:**

6

**Appeal by Date:**

6/22/2023

**Review by Date:**

6/22/2023

**History:**

04/17/2023

M-NCPPC Technical Staff

approval

05/18/2023

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[SDP-0609-H7 Agenda Item Summary](#)[SDP-0609-H7 Planning Board Resolution](#)

SDP-0609-H7 PORL

[SDP-0609-H7 Technical Staff Report](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JUNE 20, 2023 AT 10:00 A.M.***Hearing Dates & Times Subject to Change***DSP-22022****Hillside at Fort Washington****Applicant(s):**

BGH Fort Washington, LLC

**Location:**

Located in Fort Washington, on the east side of Oxon Hill Road, approximately 200 feet south of its intersection with Joellyn Court (14.11 Acres; RR Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for 64 single-family attached dwelling units.

**Council District:**

8

**Appeal by Date:**

5/25/2023

**Review by Date:**

5/25/2023

**Action by Date:**

7/14/2023

**History:**

03/10/2023	M-NCPPC Technical Staff	approval with conditions
04/20/2023	M-NCPPC Planning Board	approval with conditions
05/08/2023	Sitting as the District Council	deferred
05/15/2023	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-0; Absent: Council Members Franklin, Hawkins and Oriadha).</i>	
05/19/2023	Clerk of the Council	mailed

*Notice of Oral Argument Hearing was mailed to Persons of Record.***Attachment(s):**[DSP-22022 Notice of Oral Argument Hearing](#)[DSP-22022 Zoning Agenda Item Summary](#)[DSP-22022 Planning Board Resolution](#)

DSP-22022 PORL

[DSP-22022 Technical Staff Report](#)[DSP-22022 Planning Board Record](#)[DSP-22022 Transcript 3-30-2023](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JUNE 20, 2023 AT 10:00 A.M.***Hearing Dates & Times Subject to Change***DSP-22028****Fairwood Square****Applicant(s):**

Timberlake Homes

**Location:**

Located on the southeast quadrant of the intersection of MD 450 (Annapolis Road) and MD 193 (Enterprise Road) (22.29 Acres; RE Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the development of 200 single-family attached (townhouse) dwelling units.

**Council District:**

6

**Appeal by Date:**

5/25/2023

**Review by Date:**

5/25/2023

**Action by Date:**

7/14/2023

**History:**

03/08/2023

M-NCPPC Technical Staff

approval with conditions

04/20/2023

M-NCPPC Planning Board

approval with conditions

05/15/2023

Sitting as the District Council

elected to review

*Council elected to review this item (Vote: 8-0; Absent: Council Members Fisher, Franklin, Hawkins and Oriadha).*

05/19/2023

Clerk of the Council

mailed

*Notice of Oral Argument Hearing was mailed to Persons of Record.***Attachment(s):**[DSP-22028 Notice of Oral Argument Hearing](#)[DSP-22028 Zoning Agenda Item Summary](#)[DSP-22028 Planning Board Resolution](#)

DSP-22028 PORL

[DSP-22028 Technical Staff Report](#)[DSP-22028 Planning Board Record](#)[DSP-22028 Transcripts 3-23-2023](#)[DSP-22028 Transcripts 3-30-2023](#)[DSP-22028 Transcripts 4-13-2023](#)**ADJOURN**

[ADJ61-23](#)

**ADJOURN**