



Prince George's County Council

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

Zoning Agenda

Sitting as the District Council

Mel Franklin, District 9, Chairman
Derrick Leon Davis, District 6, Vice Chair
Dannielle M. Glaros, District 3
Andrea C. Harrison, District 5
Mary A. Lehman, District 1
Obie Patterson, District 8
Deni L. Taveras, District 2
Karen R. Toles, District 7
Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Tuesday, March 10, 2015

1:30 PM

Council Hearing Room

DISTRICT COUNCIL ADDITIONS

4:10 PM CONVENE

[SE/VSE-4738](#)

Applicant(s):

Location:

Request:

Council District:

Appeal by Date:

Review by Date:

Action by Date:

Municipality:

Opposition:

History:

Potomac Business Park

Oxon Hill Associates, LLC

Located on the south side of Oxon Hill Road (MD 414) at Clipper Way (formerly Felker Avenue), approximately 400 feet east of the intersection of Oxon Hill Road and Indian Head Highway (MD 210) (15.44 Acres; I-3 Zone).

Requesting approval of a Special Exception for a department or variety store in the I-3 Zone with over 85,000 square feet with food and beverage component.

8

9/4/2014

9/30/2014

3/30/2015

Forest Heights

Karen Egloff et. al.

01/08/2014	M-NCPPC Technical Staff	approval with conditions
01/23/2014	M-NCPPC Planning Board	no motion to consider
08/05/2014	Zoning Hearing Examiner	disapproval
09/04/2014	Applicant	appealed
	<i>Andre Gingles, Esquire, Attorney for the Applicant, filed exceptions to the decision of the Zoning Hearing Examiner and requested Oral Argument.</i>	
09/08/2014	Sitting as the District Council	elected to make the final decision
	<i>Council elected to make the final decision on this item (Vote: 9-0).</i>	
01/05/2015	Person of Record	filed
	<i>G. Macy Nelson, Esquire, Attorney for citizens, filed a memorandum in support of the Hearing Examiner's decision and in opposition to the Applicants exceptions filed to the decision of the Zoning Hearing Examiner.</i>	
01/12/2015	Sitting as the District Council	hearing held; case taken under advisement
	<i>Chairman Franklin announced that Oral Argument hearings for SE/VSE-4738 Potomac Business Park and DSP-13048 Potomac Business Park, Super Walmart would be held in tandem. Tom Lockard and Jill Kosack, M-NCPPC planning staff, provided an overview of the Special Exception and Detailed Site Plan applications. Andre Gingles, Esq., Attorney for the applicant, Robert Ross, Jacoline Key, Arдания Williams and Nathaniel Bryant spoke in support. Nicole Nelson, G. Macy Nelson, Nancy Sierra, Patricia Monroe, and Paulette Chambers Brown spoke in opposition. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.</i>	
03/09/2015	Sitting as the District Council	referred for document
	<i>Under discussion, Council Member Patterson outlined his concerns with the application, which included proximity to neighborhood schools and traffic/transportation issues.</i>	
	<i>Council referred item to staff for preparation of a disapproving document (vote: 9-0).</i>	

Attachment(s): [SE 4738 District Council Final Decision 03102015](#)
 SE-4738 Opposition Response to Exceptions
 SE/VSE-4738 Appeal Letter
[SE/VSE-4738 Zoning Hearing Examiner Decision](#)
 SE/VSE-4738 letter from Hirsch to Epps-Webb
 SE-4738 PORL
[SE-4738 Technical Staff Report](#)

Backup: Order of Denial

DSP-13048

Potomac Business Park, Super Walmart

Applicant(s): Oxon Hill Associates, LLC
Location: Located on the southeast corner of the intersection of Oxon Hill Road (MD 414) and Clipper Way (15.44 Acres; I-3 Zone).
Request: Requesting approval of a Detailed Site Plan for 100,310-square-foot department or variety store combined with a food and beverage store.
Council District: 8
Appeal by Date: 7/10/2014
Review by Date: 7/10/2014
Action by Date: 3/13/2015

History:

04/24/2014	M-NCPPC Technical Staff	approval with conditions
06/05/2014	M-NCPPC Planning Board	approval with conditions
06/17/2014	Sitting as the District Council	deferred

Council deferred this item to June 30, 2014.

06/30/2014	Sitting as the District Council	elected to review
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Council elected to review this item (Vote: 8-0; Absent: Council Member Campos).

01/12/2015 Sitting as the District Council hearing held; case taken under advisement

Chairman Franklin announced that Oral Argument hearings for SE/VSE-4738 Potomac Business Park and DSP-13048 Potomac Business Park, Super Walmart would be held in tandem. Tom Lockard and Jill Kosack, M-NCPPC planning staff, provided an overview of the Special Exception and Detailed Site Plan applications. Andre Gingles, Esq., Attorney for the applicant, Robert Ross, Jacoline Key, Arдания Williams and Nathaniel Bryant spoke in support. Nicole Nelson, G. Macy Nelson, Nancy Sierra, Patricia Monroe, and Paulette Chambers Brown spoke in opposition. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.

03/09/2015 Sitting as the District Council referred for document
Council referred item to staff for preparation of a disapproving document (vote: 9-0).

Attachment(s):

[DSP 13048 District Council Final Decision 03102015](#)

[DSP-13048 Planning Board Resolution 14-48](#)

DSP-13048_PORL

[DSP-13048 Technical Staff Report](#)

Backup: Order of Denial

4:14 PM ADJOURN