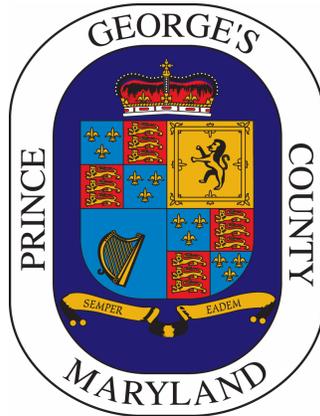


Prince George's County Council

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



Zoning Agenda - Revised*

**Tuesday, April 30, 2024
10:45 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

Mel Franklin, At-Large

Calvin S. Hawkins, II, At-Large

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.

9:30 AM AGENDA BRIEFING - (ROOM 2027)

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

10:45 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 04082024](#)

District Council Minutes Dated April 8, 2024

Attachment(s):

[4-8-2024 District Council Minutes Draft](#)

ITEM(S) FOR DISCUSSION

[SE-2022-002](#)

Glenn Dale Self Storage (Arcland Duvall Street)

Applicant(s):

Arcland Property Company, LLC

Location:

Located in the southwest quadrant of the intersection of Glenn Dale Boulevard and MD 564 (Lanham-Severn Road) (3.34 Acres; CS Zone (Prior C-M Zone).

Request:

Requesting approval of a Special Exception (SE) to use approximately 3.34 acres of land in the CS (Commercial Service) Zone located at 10810 and 10812 Duvall Street, Glenn Dale, Maryland for a Consolidated Storage facility.

Council District:

4

Appeal by Date:

2/20/2024

Review by Date:

2/20/2024

Action by Date:

6/7/2024

Opposition:

Sean Suhar

History:

09/21/2023

M-NCPPC Technical Staff

approval with conditions

01/18/2024

Zoning Hearing Examiner

approval with conditions

02/12/2024

Sitting as the District Council

elected to make the final decision

Council elected to review this item (Vote:10-0-1; Abstain: Council Member Franklin).

02/15/2024

Clerk of the Council

mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

02/22/2024

Applicant

filed

Matthew Tedesco Esq., attorney for the applicant filed a request to extend the 70-day Oral Argument Hearing action period in order to reschedule the Oral Argument Hearing pursuant to Section 27-3604(d)(10)(F) of the Zoning Ordinance.

03/05/2024

Sitting as the District Council

granted hearing extension date

Council extended the time to hold a hearing for up to 45 additional days (Vote: 7-0; (Absent: Council Member Blegay, Fisher, Franklin and Harrison).

04/08/2024

Sitting as the District Council

hearing held; case taken under
advisement

Dominique Lockhart, 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. Matthew Tedesco Esq., attorney for applicant spoke in support. Council took case under advisement.

Attachment(s):[SE-2022-002 Zoning Agenda Item Summary](#)[SE-2022-002 Presentation Slides](#)[SE-2022-002 Rescheduled Notice of Oral Argument Heari](#)[SE 2022-002 Tedesco to Brown \(Request for extension &](#)[SE-2022-002 Notice of Oral Argument Hearing](#)[SE 2022-002 Notice of ZHE Decision](#)[SE 2022-002 ZHE Decision](#)

SE-2022-002 PORL

[SE-2022-002 Technical Staff Report](#)[SE-2022-002 Exhibit List](#)[SE-2022-002 Transcripts](#)[PZC Notice of Intention to Participate District Council 4-8](#)

PENDING FINALITY

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.

(a) PLANNING BOARD[CSP-98012-02](#)[Amended](#)**National Harbor (Amended)****Applicant(s):**

The Peterson Companies L. C.

Location:

Located southwest of the intersection of the Capital Beltway (I-95/495) and Indian Head Highway (MD 210), west of Oxon Hill Road, and north of Fort Foote Road, in Planning Area 80 and Council District 8. The specified parcels being added to the development are located on the west side of Oxon Hill Road, opposite its intersection with Careybroke Lane (537.17 Acres; RTO-L-C/RTO-L-E/RR Zones (Prior; M-X-T/R-M/R-R Zones).

Request:

Requesting approval of a Conceptual Site Plan (CSP) to add 3.14 acres of land (Parcels 41, 42, and 71) to the National Harbor waterfront entertainment/retail complex for the purpose of expanding the complex.

Council District:

8

Appeal by Date:

5/16/2024

Review by Date:

5/16/2024

History:

02/08/2024

M-NCPPC Technical Staff

approval with conditions

04/11/2024

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CSP-98012-02 Zoning Agenda Item Summary](#)[CSP-98012-02 Planning Board Resolution \(Amended\)](#)

CSP-98012-02 PORL (Amended)

[CSP-98012-02 Technical Staff Report \(Amended\)](#)

PENDING FINALITY (continued)[DSP-22040](#)**Walker Mill Business Park, Lots 6 & 7****Applicant(s):**

Sagres Land Development LLC

Location:

Located on the west side of Walker Mill Road, approximately 650 feet north of its intersection with Rochelle Avenue. Specifically, the address is 6541 and 6562 Prosperity Court, Capitol Heights, Maryland 20743, in Planning Area 75B and Council District 07 (3.68 Acres; I E Zone (Prior I-1 Zone)).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the retention of the existing temporary structures on-site and construction of a new 4,900-square-foot contractor office building, with both indoor and outdoor storage capabilities, as well as repair and maintenance of equipment.

Council District:

7

Appeal by Date:

5/23/2024

Review by Date:

5/23/2024

Municipality:

Capitol Heights

History:

03/14/2024

M-NCPPC Technical Staff

approval with conditions

04/18/2024

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-22040 Zoning Agenda Item Summary](#)[DSP-22040 Planning Board Resolution](#)

DSP-22040 PORL

[DSP-22040 Technical Staff Report](#)**ADJOURN**[ADJ44-24](#)**ADJOURN**