

Prince George's County Council

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



Zoning Agenda - Revised*

**Monday, October 7, 2024
10:00 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)

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

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 09232024](#)

District Council Minutes Dated September 23, 2024

Attachment(s):

[9-23-2024 District Council Minutes Draft](#)

ORAL ARGUMENTS**SDP-2304****Saddle Ridge****Applicant(s):**

D.R. Horton, Inc.

Location:

Located on the south side of Floral Park Road, approximately 268 feet west of its intersection with Old Liberty Lane (289.36 Acres; LCD Zone (Prior; R-S Zone)).

Request:

Requesting approval of a Specific Design Plan (SDP) for infrastructure improvements, including public streets, water, sewer, storm drain utilities, and Storm Water Management (SWM) facilities

Council District:

9

Appeal by Date:

8/15/2024

Action by Date:

10/30/2024

History:

05/30/2024	M-NCPPC Technical Staff	approval with conditions
07/11/2024	M-NCPPC Planning Board	approval with conditions
08/15/2024	Person of Record	appealed
	<i>Mark Calhoun, Person of Record filed an appeal of the Planning Boards Decision.</i>	
08/23/2024	Person of Record	filed
	<i>Mark Calhoun, Person of Record, filed written testimony.</i>	
09/03/2024	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/20/2024	Applicant	filed
	<i>Matthew Tedesco, attorney for the applicant, filed a rebuttal to the August 15, 2024 appeal filed by Mark Calhoun.</i>	
09/23/2024	Sitting as the District Council	announced hearing date

Attachment(s):

[SDP-2304 Zoning Agenda Item Summary](#)

[SDP 2304 Presentation Slides](#)

[SDP-2304 Tedesco to Brown Appeal Letter Rebuttal 9-20-](#)

[SDP-2304 Calhoun to Brown Testimony 8-23-2024](#)

[SDP-2304 Calhoun to Brown Appeal Letter 8-15-2024](#)

[SDP-2304 Notice of Oral Argument Hearing](#)

[SDP-2304 Planning Board Resolution](#)

SDP-2304 PORL

[SDP-2304 Technical Staff Report](#)

[SDP-2304 Planning Board Record](#)

[SDP-2304 Transcripts 6-13-2024](#)

[SDP-2304 PZC Notice of Intention to Participate District C](#)

REFERRED FOR DOCUMENT[DSP-23034](#)**9395 Lanham Dunkin****Applicant(s):**

GN Seabrook LLC

Location:

Located on the south side of MD 564 (Lanham-Severn Road), approximately 910 feet west of its intersection with Seabrook Road (0.61 Acres; NAC Zone (Prior; C-M Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) to retrofit an existing, vacant 2,427-square-foot structure with a drive through, as well as the associated site improvements for an eating and drinking establishment with a drive-through service.

Council District:

3

Appeal by Date:

7/25/2024

Action by Date:

10/15/2024

History:

05/14/2024	M-NCPPC Technical Staff	approval with conditions
06/20/2024	M-NCPPC Planning Board	approval with conditions
07/08/2024	Sitting as the District Council	deferred
07/15/2024	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-0; Absent: Council Members Fisher and Oriadha).</i>	
08/08/2024	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/09/2024	Sitting as the District Council	hearing held; case taken under advisement
	<i>Hyojung Garland, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Tedesco, Esq., attorney for 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. This Detailed Site Plan hearing was held and the case was taken under advisement.</i>	
09/23/2024	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of an approving document, with conditions (Vote:8-0; Absent: Council Member Fisher and Harrison).</i>	

Attachment(s):

[DSP-23034 Zoning Agenda Item Summary](#)

[DSP-23034 Presentation Slides](#)

[DSP-23034 Notice of Oral Argument Hearing](#)

[DSP-23034 Planning Board Resolution](#)

DSP-23034 PORL

[DSP-23034 Technical Staff Report](#)

[DSP-23034 Transcripts 5-30-2024](#)

[DSP-23034 Planning Board Record](#)

[DSP-23034 PZC Notice of Intention to Participate District](#)

EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)

[EX 10072024](#)

Motion to convene in Executive Session pursuant to Section 3-305(b)(1), General Provisions Article, Annotated Code of Maryland, in order to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction, specifically to consider and discuss the appointment(s) for the Prince George's County Cannabis Reinvestment and Restoration Board.

ADJOURN

[ADJ81-24](#)

ADJOURN