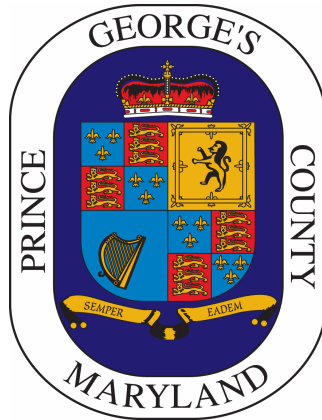


Prince George's County Council

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



Zoning Agenda - Final

**Monday, November 18, 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 11122024](#)

District Council Minutes Dated November 12, 2024

Attachment(s):

[11-12-2024 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT**[ZMA-2022-005](#)****Hyde Landing****Applicant(s):**

Hyde Field Acquisition, LLC

Location:

Located in the northwest and northeast quadrants of the intersection of Piscataway Road (MD 223) and Steed Road (425.45 Acres; LCD Zone).

Request:

Requesting approval of a Zoning Map Amendment (ZMA) for the rezoning of approximately 425.45 acres of land in the LCD (Legacy Comprehensive Design) Zone to the R-PD (Residential Planned Development) Zone for the development of a maximum of 1,288 single-family attached and two-family dwelling units.

Council District:

9

Appeal by Date:

11/12/2024

Action by Date:

3/10/2025

Opposition:

Dominick Camp, et.al

History:

02/01/2024	M-NCPPC Technical Staff	approval with conditions
10/08/2024	Zoning Hearing Examiner	approval with conditions
11/12/2024	Sitting as the District Council	referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0 Absent: Council Members Burroughs and Dernoga).

Attachment(s):[ZMA-2022-005 Zoning Agenda Item Summary](#)[ZMA-2022-005 Notice of ZHE Decision Corrected](#)[ZMA-2022-005-ZHE Decision Corrected](#)

ZMA-2022-005 POR List

[ZMA-2022-005 Exhibit List](#)[ZMA-2022-005- Exhibits #1-44](#)[ZMA-2022-005 Technical Staff Report](#)

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**[DDS-24001](#)****New Carrollton Multifamily IV**

Companion Case(s): DSP-22030

Applicant(s): New Carrollton Developer, LLC

Location: Located south of the intersection of MD 950 (Garden City Drive) and Corporate Drive (15.79 Acres; RTO-H-C Zone (Prior; M-X-T/T-D-O Zones).

Request: Requesting approval of a Departure from Design Standards (DDS) for approval of a departure from Section 27-558(a) of the prior Prince George's County Zoning Ordinance, for a reduction in the size of standard parking spaces, from 9.5 feet by 18 feet to 8.5 feet by 18 feet for both structured and surface parking spaces.

Council District: 5

Appeal by Date: 11/7/2024

Review by Date: 1/15/2025

History:

09/05/2024 M-NCPPC Technical Staff approval

10/03/2024 M-NCPPC Planning Board approval

Attachment(s): [DDS-24001 Zoning Agenda Item Summary](#)

[DDS-24001 Planning Board Resolution](#)

DDS-24001 PORL

[DDS-24001 Technical Staff Report](#)

PENDING FINALITY (continued)

[DSP-22030](#)

New Carrollton Multifamily IV

Applicant(s):

New Carrollton Developer, LLC

Location:

Located south of the intersection of MD 950 (Garden City Drive) and Corporate Drive (15.79 Acres; RTO-H-C Zone (Prior; M-X-T/T-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) to develop four multifamily buildings, consisting of 364 units, and one 2-level parking structure on Parcels 11–15.

Council District:

5

Appeal by Date:

11/7/2024

Review by Date:

1/15/2025

History:

09/05/2024

M-NCPPC Technical Staff

approval with conditions

10/03/2024

M-NCPPC Planning Board

approval with conditions

Attachment(s):

[DSP-22030 Zoning Agenda Item Summary](#)

[DSP-22030 Planning Board Resolution](#)

DSP-22030 PORL

[DSP-22030 Technical Staff Report](#)

ADJOURN

[ADJ102-24](#)

ADJOURN