

Prince George's County Council

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



Zoning Agenda - Final

(Continued at 1:30 PM)

**Monday, October 5, 2020
12:00 PM**

VIRTUAL MEETING

Sitting as the District Council

Todd M. Turner, Council Chair, District 4

Monique Anderson-Walker, District 8

Derrick Leon Davis, District 6

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, District 9

Calvin S. Hawkins, II, Vice Chair, At-Large

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, District 2

Robert J. Williams, Jr., Council Administrator

RULES OF COURTESY (VIRTUAL)

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. To ensure 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.

VIRTUAL DISTRICT COUNCIL MEETINGS

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19" and the Prince George's County State of Emergency Declarations, the District Council is operating under emergency procedures. As authorized by CB-33-2020 hearings will be conducted virtually and in accordance with District Council Rules of Procedure.

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. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify. Persons of Record wishing to give oral argument on a specific case should register with the Clerk of the Council by email to clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178 by 3:00 p.m. on the day BEFORE the meeting.

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. Five (5) minute rebuttal from the side requesting hearing
5. Five (5) minute rebuttal from the side favoring decision
6. Comments by the People's Zoning Counsel

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. State your name and address for the record and 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/LIVE>
PLEASE SILENCE ALL CELLULAR PHONES DURING THE MEETING.

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

12:00 PM CALL TO ORDER - (VIRTUAL HEARING)

INVOCATION / MOMENT OF SILENCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 09212020](#)

District Council Minutes dated September 21, 2020

Attachment(s):

[09-21-2020 District Council Minutes DRAFT](#)

12:00 PM MANDATORY REVIEW (Using Oral Argument Procedures)

The following hearing was Continued from Monday, September 21, 2020.

DSP-06001-03

The Commons at Addison Road Metro

Applicant(s):

6301 Central Avenue, LLC

Location:

Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and Addison Road, across from the Addison Road Metro Station, at 6301 Central Avenue (2.98 Acres; C-S-C / R-55 / D-D-O).

Request:

Requested approval of an amendment to a Detailed Site Plan (DSP) for a mixed-use building including 193 multifamily dwelling units and 11,000 square feet of ground-floor commercial uses.

Council District:

7

Appeal by Date:

8/17/2020

Action by Date:

10/30/2020

Comment(s):

Mandatory Review:

District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance.

History:

03/26/2020	M-NCPPC Technical Staff	approval with conditions
04/30/2020	M-NCPPC Planning Board	approval with conditions
06/03/2020	Person of Record	appealed
	<i>Bradley E. Heard, Person of Record, appealed the Planning Board's decision.</i>	
08/13/2020	Clerk of the Council	mailed
	<i>Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.</i>	
08/17/2020	Applicant	appealed
	<i>Christopher L. Hatcher, attorney for the applicant, appealed the Planning Board's decision.</i>	
09/14/2020	Sitting as the District Council	announced hearing date

09/14/2020 Applicant filed
Christopher L. Hatcher, attorney for the applicant, filed a letter in opposition to Mr. Bradley Heard's Petition for Appeal from the Planning Board's Final Decision.

09/21/2020 Sitting as the District Council continued at a later date
After a preliminary procedural discussion, Council voted to grant Appellant's request for a continuance and the Mandatory Review hearing was continued to October 5, 2020 at 12:00pm (Vote: 10-1; Against: Council Member Hawkins).

09/21/2020 Clerk of the Council mailed
Courtesy notice of District Council hearing continuation was mailed to Persons of Record.

09/28/2020 Person of Record filed
Bradley E. Heard, Person of Record, filed a Corrected Brief, Presentation and Proposed Order.

Attachment(s):

[DSP-06001-03 Zoning Agenda Item Summary](#)
[DSP-06001-03 Heard to Brown Correspondence 0928202](#)
 DSP-06001-03 District Council Notice of Hearing_ Contin
[DSP-06001-03 Response Letter Hatcher to Brown](#)
 DSP-06001-03 Appeal Letter Heard to Brown
[DSP-06001-03 District Council Notice of Hearing](#)
 DSP-06001-03 Appeal Letter Hatcher to Brown
[DSP-06001-03 Planning Board Resolution No. 2020-59](#)
 DSP-06001-03_POR List
[DSP-06001-03 Technical Staff Report](#)
[DSP-06001-03 Transcripts Continuance Request \(3-5-20\)](#)
[SDP-0007-03 Planning Board Exhibits](#)

1:30 PM ORAL ARGUMENTS**CNU-26029-2019****E&K International Food Market****Applicant(s):**

Ebrima Jallow

Location:

Located on the west side of Livingston Road, approximately 0.3 miles north of Oxon Hill Road (0.25 Acres; C-M Zone).

Request:

Requesting approval of a Certification of a Nonconforming Use (CNU) for a food or beverage store.

Council District:

8

Appeal by Date:

8/17/2020

Review by Date:

9/21/2020

Action by Date:

10/26/2020

History:

03/19/2020

M-NCPPC Technical Staff

approval

It is recommended that Certification of Nonconforming Use CNU-26029-2019, E&K International Food Market, be APPROVED for the southern unit of the building known as 9317 Livingston Road.

03/19/2020

M-NCPPC Technical Staff

disapproval

It is recommended that Certification of Nonconforming Use CNU-26029-2019, E&K International Food Market, be DENIED for the northern first floor unit of the building known as 9315 Livingston Road.

04/23/2020

M-NCPPC Planning Board

approval

07/27/2020

Sitting as the District Council

elected to review

Council elected to review (Vote: 11-0).

08/17/2020

Applicant

filed

Ebrima Jallow, applicant, filed a request to withdraw the CNU26029-2019 E & K International Food Market, LLC application.

09/03/2020

Clerk of the Council

mailed

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

09/21/2020

Sitting as the District Council

announced hearing date

Attachment(s):

[CNU-26029-2019 Zoning Agenda Item Summary](#)

CNU-26029-2019 Applicant email to Brown 9302020

[CNU-26029-2019 Transcripts](#)

CNU-26029-2019 Applicant Withdrawal Request

CNU-26029-2019 Applicant Withdrawal Request email

CNU-26029-2019 Applicant Withdrawal Request initial et

CNU-26029-2019 District Council Hearing Notice

[CNU-26029-2019 Planning Board Resolution](#)

CNU-26029-2019_POR List

[CNU-26029-2019 Technical Staff Report](#)

1:30 PM ORAL ARGUMENTS (Continued)**SDP-0007-03****Amazon.com Services****Applicant(s):**

Amazon.com Services, LLC.

Location:

Located in the northeastern quadrant of the intersection of Queens Court and Prince George's Boulevard (28.01 Acres; E-I-A Zones).

Request:

Requesting approval of an amendment to a Specific Design Plan (SDP) to increase the land area covered by pavement for parking, loading, and circulation for a warehouse and distribution facility.

Council District:

4

Appeal by Date:

9/4/2020

Review by Date:

9/30/2020

Action by Date:

10/30/2020

History:

07/09/2020

M-NCPPC Technical Staff

approval with conditions

07/30/2020

M-NCPPC Planning Board

approval with conditions

08/26/2020

Person of Record

appealed

G. Macy Nelson, Esq., attorney for appellants, filed an appeal of the Planning Board's Decision.

09/03/2020

Clerk of the Council

mailed

Notice of Oral Argument Hearing scheduled for October 5, 2020 at 1:30 p.m. was mailed to Persons of Record.

09/14/2020

Sitting as the District Council

waived election to review

Council waived election to review for this item (Vote: 11-0).

09/21/2020

Sitting as the District Council

announced hearing date

09/28/2020

Applicant

filed

Heather Dlhopsky, attorney for the applicant, filed a response to appellants' Notice of Appeal and Request for Oral Argument.

Attachment(s):

[SDP-0007-03 Zoning Agenda Item Summary](#)

SDP-0007-03 District Council Hearing Notice

SDP-0007-03 Letter from Nelson to Brown (Appeal)

[SDP-0007-03 Planning Board Resolution 2020-129](#)

SDP-0007-03_PORL

[SDP-0007-03 Technical Staff Report](#)

[SDP-0007-03 Transcripts](#)

[SDP-0007-03 Letter from Dlhopsky to Brown](#)

1:30 PM ORAL ARGUMENTS (Continued)

The following hearing was Continued from Monday, September 14, 2020.

DSP-18005**Magruder Pointe****Applicant(s):**

Werrlein WSSC, LLC

Location:

Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue (8.26 Acres; R-55 / D-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) application proposes to develop 15 single-family attached units and 16 single-family detached units on the upper parcel, where the former Washington Suburban Sanitary Commission (WSSC) Headquarters building was located.

Council District:

2

Appeal by Date:

8/17/2020

Review by Date:

9/21/2020

Action by Date:

10/16/2020

Municipality:

Hyattsville

History:

05/28/2020

M-NCPPC Technical Staff

approval with conditions

06/18/2020

M-NCPPC Planning Board

approval with conditions

07/08/2020

Applicant

appealed

Norman D. Rivera, Esq., attorney for the applicant, appealed the Planning Board's decision, requesting a revision to conditions 1.g.

07/27/2020

Sitting as the District Council

waived election to review

Council waived election to review for this item (Vote: 11-0).

07/27/2020

Applicant

filed

Norman D. Rivera, Esq., attorney for the applicant, filed a request to withdraw the previous appeal of the Planning Board's decision then a request to withdraw/hold the withdrawal request.

08/13/2020

Clerk of the Council

mailed

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

08/21/2020

Person of Record

appealed

Greg Smith, Anne Ambler, et al. filed an appeal of the Planning Boards Decision.

09/14/2020 Sitting as the District Council continued at a later date
After a preliminary procedural discussion, Council voted to grant Appellants' request for a continuance and the Oral Argument was continued to Monday, October 5, 2020 at 1:30 p.m. (Vote: 11-0).

09/18/2020 Clerk of the Council mailed
Courtesy notice of District Council hearing continuation was mailed to Persons of Record.

09/21/2020 Sitting as the District Council announced hearing date

Attachment(s):

[DSP-18005 Zoning Agenda Item Summary](#)

DSP-18005 Ambler email to Brown 09282020 Request to

DSP-18005 District Council Notice of Hearing_Continued

DSP-18005 Letter from Smith to Brown corrected (appeal)

DSP-18005 Letter from Smith to Brown original (appeal)

DSP-18005 District Council Notice of Hearing

DSP-18005 Email from Rivera to Brown (Hold Withdraw

[DSP-18005 Letter from Rivera to Brown \(Withdrawl\)](#)

DSP-18005 Letter from Rivera to Brown (Appeal)

[DSP-18005 Planning Board Resolution NO. 2020-105](#)

DSP-18005_PORL

[DSP-18005 Technical Staff Report](#)

NEW CASE(S)**A-10051****Carozza Property****Applicant(s):**

Maria Volpe and Sandra Carey

Location:

Located in the southwest quadrant of the interchange of MD 4 (Pennsylvania Avenue) and MD 223 (Woodyard Road), on the north side of Marlboro Pike (60.02 Acres; R-R Zone).

Request:

Requesting approval for the rezoning of approximately 60.02 acres of R-R (Rural Residential) zoned land to the M-X-T (Mixed Use – Transportation Oriented) Zone within the M-I-O (Military Installation Overlay) Zone.

Council District:

9

Appeal by Date:

9/21/2020

Action by Date:

2/28/2021

Opposition:

None

History:

10/17/2019

M-NCPPC Technical Staff

disapproval

08/20/2020

Zoning Hearing Examiner

remanded

The Zoning Hearing Examiner recommended a Remand back to the Office of the Zoning Hearing Examiner, with conditions.

09/21/2020

Applicant

appealed

Russell W. Shipley, Esq., attorney for the applicant, filed exceptions to the Zoning Hearing Examiner Decision and requested a hearing.

Attachment(s):[A-10051 Zoning Agenda Item Summary](#)[A-10051 ZHE- Decison](#)[A-10051 Technical Staff Report](#)

A-10051 PORL

A-10051 Color Power Point Presentation

In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).

ITEM(S) FOR DISCUSSION**CSP-19010****LIW Ironworks****Applicant(s):**

LIW Ironworks, Inc.

Location:

Located on the north side of Cornett Street, approximately 475 feet east of its intersection with Livingston Road, at 10929 Indian Head Highway (MD 210)(1.5 Acres; I-3 Zone).

Request:

Requesting approval of a Conceptual Site Plan (CSP) for development of up to 19,000 square feet of a contractor's office and warehouse with fabrication.

Council District:

8

Appeal by Date:

8/17/2020

Review by Date:

9/21/2020

Action by Date:

10/26/2020

History:

05/12/2020	M-NCPPC Technical Staff	approval with conditions
06/18/2020	M-NCPPC Planning Board	approval with conditions
07/27/2020	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 11-0).</i>	
08/13/2020	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/14/2020	Sitting as the District Council	announced hearing date
09/21/2020	Sitting as the District Council	hearing held; case taken under advisement

Prior to the hearing, Stan Brown, People's Zoning Counsel, relayed that the applicant did not have an attorney and waived its right to appear for the Oral Argument. Subsequently, Henry Zhang, M-NCPPC, provided an overview of the Detailed Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Oral Argument Hearing was held and Council took this case under advisement.

Attachment(s):

[CSP-19010 Zoning Agenda Item Summary](#)

CSP-19010 District Council Notice of Hearing

[CSP-19010 Planning Board Resolution No. 2020-92](#)

CSP-19010_POR List

[CSP-19010 Technical Staff Report](#)

PENDING FINALITY

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

(b) PLANNING BOARD**DSP-12043-01****Westphalia Town Center (Special Purpose)****Applicant(s):**

Westphalia Development

Location:

Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (478.48 Acres; M-X-T / M-I-O Zones).

Request:

Requesting approval of an amendment to a Detailed Site Plan (DSP) that requests the modification of the condition regarding the timing for the community center in Open Space 2 and a condition to modify the timing for the dedication of the school site, known as Parcel 25.

Council District:

6

Appeal by Date:

10/29/2020

Review by Date:

10/29/2020

History:

09/03/2020

M-NCPPC Technical Staff

approval with conditions

09/24/2020

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-12043-01 Zoning Agenda Item Summary](#)[DSP-12043-01 Planning Board Resolution](#)

DSP-12043-01_PORL

[DSP-12043-01 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19031****7-Eleven Branch Avenue****Applicant(s):**

7-Eleven, Inc.

Location:

Located on the east side of MD 5 (Branch Avenue), south of MD 373 (Accokeek Road) and MD 38 (Brandywine Road), and to the west of MD 631 (Old Brandywine Road) (2.00 Acres; C-M / C-S-C Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP), to develop the site with a 3,484-square-foot food and beverage store, a gas station, and a 982-square-foot car wash.

Council District:

9

Appeal by Date:

10/15/2020

Review by Date:

10/15/2020

History:

07/15/2020	M-NCPPC Technical Staff	approval with conditions
09/10/2020	M-NCPPC Planning Board	approval with conditions
09/21/2020	Sitting as the District Council	deferred

Council deferred this item to October 5, 2020.

Attachment(s):

[DSP-19031 Zoning Agenda Item Summary](#)

[DSP-19031 Planning Board Resolution](#)

DSP-19031_PORL

[DSP-19031 Technical Staff Report](#)

PENDING FINALITY (Continued)**[SDP-1803](#)****7-Eleven at Brandywine Village****Applicant(s):**

7-Eleven, Inc.

Location:

Located at the northwest corner of the intersection of Chadds Ford Drive and US 301 (Robert Crain Highway) (1.14 Acres; L-A-C Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) for a 3,062-square-foot food and beverage store and a gas station in the Local Activity Center (L-A-C) Zone.

Council District:

9

Appeal by Date:

10/15/2020

Review by Date:

10/15/2020

History:

07/01/2020

M-NCPPC Technical Staff

approval with conditions

09/10/2020

M-NCPPC Planning Board

approval with conditions

09/21/2020

Sitting as the District Council

deferred

*Council deferred this item to October 5, 2020.***Attachment(s):**[SDP-1803 Zoning Agenda Item Summary](#)[SDP-1803 Planning Board Resolution](#)

SDP-1803_PORL

[SDP-1803 Technical Staff Report](#)

PENDING FINALITY (Continued)**SDP-1802****Brandywine Village Commercial****Applicant(s):**

Brandywine Partners, LLC

Location:

Located in the northwest quadrant of the intersection of US 301 (Robert Crain Highway) and Chadds Ford Drive (12.29 Acres; L-A-C Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) for a 2,200-square-foot eating and drinking establishment with drive-through, a 16,000-square-foot commercial retail building with drive-through, and associated infrastructure in the Local Activity Center (L-A-C) Zone.

Council District:

9

Appeal by Date:

10/15/2020

Review by Date:

10/15/2020

History:

05/05/2020	M-NCPPC Technical Staff	approval with conditions
09/10/2020	M-NCPPC Planning Board	approval with conditions
09/21/2020	Sitting as the District Council	deferred

*Council deferred this item to October 5, 2020.***Attachment(s):**[SDP-1802 Zoning Agenda Item Summary](#)[SDP-1802 Planning Board Resolution](#)

SDP-1802_PORL

[SDP-1802 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 19, 2020 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-19050

Dewey Property

Companion Case(s): DDS-660

Applicant(s): Bald Eagle Partners

Location: Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road (21.16 Acres; M-U-I / T-D-O).

Request: Requesting approval of a Detailed Site Plan (DSP) for a mixed-use building consisting of 321 multifamily dwelling units and 1,258 square feet of commercial/retail uses on proposed Parcel 5.

Council District: 2

Appeal by Date: 9/4/2020

Review by Date: 9/30/2020

Action by Date: 10/30/2020

Municipality: Hyattsville

History:

07/01/2020 M-NCPPC Technical Staff approval with conditions

07/30/2020 M-NCPPC Planning Board approval with conditions

08/27/2020 Person of Record appealed

Peter E. Ciferri, Esq., attorney for the Appellant, appealed the Planning Board's Decision.

09/14/2020 Sitting as the District Council waived election to review

Council waived election to review for this item (Vote: 11-0).

Attachment(s):

[DSP-19050 Zoning Agenda Item Summary](#)

Letter from Ciferri to Brown (Appeal)

[DSP-19050_DSP-19050-01 Transcripts](#)

[DSP-19050 Planning Board Resolution 2020-125](#)

DSP-19050 PORL

[DSP-19050 Technical Staff Report](#)

[DSP-19050 Planning Board Record](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 19, 2020 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-19050-01

Dewey Property

Applicant(s):

Bald Eagle Partners

Location:

Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road (21.16 Acres; M-U-I / T-D-O Zones).

Request:

Requesting approval of an amendment to a Detailed Site Plan (DSP) for a development consisting of 529 multifamily dwelling units on proposed Parcels 1, 2, and 3, as the second phase of the Dewey Property mixed-use development.

Council District:

2

Appeal by Date:

9/4/2020

Review by Date:

9/30/2020

Action by Date:

10/30/2020

Municipality:

Hyattsville

History:

07/01/2020

M-NCPPC Technical Staff

approval with conditions

07/30/2020

M-NCPPC Planning Board

approval with conditions

08/27/2020

Person of Record

appealed

Peter E. Ciferri, Esq., attorney for the Appellant, appealed the Planning Board's Decision.

09/14/2020

Sitting as the District Council

waived election to review

Council waived election to review for this item (Vote: 11-0).

Attachment(s):

[DSP-19050-01 Zoning Agenda Item Summary](#)

[Letter from Ciferri to Brown \(Appeal\)](#)

[DSP-19050_DSP-19050-01 Transcripts](#)

[DSP-19050-01 Planning Board Resolution 2020-127](#)

DSP-19050-01_PORL

[DSP-19050-01 Technical Staff Report](#)

[DSP-19050-01 Planning Board Record](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 19, 2020 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-19060

McDonald's Landover

Applicant(s):

McDonald's Corp

Location:

Located on the north side of MD 214 (Central Avenue) at its intersection with Brightseat Road (1.17 Acres; M-U-I / D-D-O / M-I-O).

Request:

Requesting approval of a Detailed Site Plan (DSP) requests to raze the existing McDonald's eating and drinking establishment with drive-through service and replace it with a new 4,540-square-foot McDonald's eating and drinking establishment with drive-through service.

Council District:

5

Appeal by Date:

9/4/2020

Review by Date:

9/30/2020

Action by Date:

11/13/2020

History:

06/24/2020

M-NCPPC Technical Staff

approval with conditions

07/30/2020

M-NCPPC Planning Board

approval with conditions

09/14/2020

Sitting as the District Council

elected to review

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

Attachment(s):

[DSP-19060 Zoning Agenda Item Summary](#)

[DSP-19060 Transcripts](#)

[DSP-19060 Planning Board Resolution 2020-121](#)

[DSP-19060_PORL](#)

[DSP-19060 Technical Staff Report](#)

[DSP-19060 Planning Board Record](#)

[DSP-19060 \(NRIX-094-2019\)](#)

[DSP-19060 \(TCPX-S-114-2019\)](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 19, 2020 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

SE-4795

Strickland Funeral Home

Applicant(s):

Eric D. Strickland

Location:

Located in the southwest quadrant of the intersection of MD 193 (Enterprise Road) and Belvidere Road (7.39 Acres; R-R Zone).

Request:

Request approval of a Special Exception (SE) to construct an 11,612-square-foot Funeral Home and a 9,184-square-foot “ancillary” Reception Hall on 7.39 acres of R-R (Rural Residential) zoned land located in the southwest quadrant of the intersection of Enterprise Road (MD 193) and Belvidere Road, and identified as 3800 Enterprise Road, Bowie, Maryland

Council District:

5

Appeal by Date:

8/17/2020

Review by Date:

9/21/2020

Action by Date:

2/14/2021

Opposition:

Raycena Moyer and Samuel Moyer

History:

12/24/2019	M-NCPPC Technical Staff	approval with conditions
07/08/2020	Zoning Hearing Examiner	approval with conditions
09/14/2020	Sitting as the District Council	elected to make the final decision

Council elected to make the final decision on this item (11-0).

Attachment(s):

[SE-4795 Zoning Agenda Item Summary](#)

[SE-4795 ZHE- Decision](#)

SE-4795 PORL

[SE-4795 Technical Staff Report](#)

SE-4795 Color Powerpoint Presentation

[SE-4795 ZHE Record \(Part 2\)](#)

[ADJ48-20](#)

ADJOURN