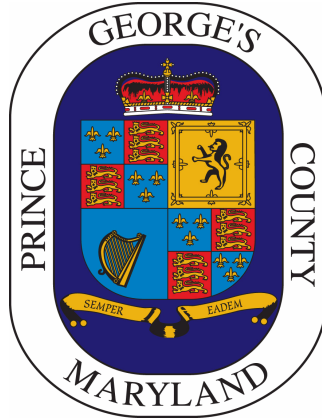


# Prince George's County Council

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



## **Zoning Agenda - Final**

**(Approximate Time - immediately following County Council Session)**

**Tuesday, March 17, 2020  
12:15 PM**

**Council Hearing Room**

### **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

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.

**11:00 AM - GENERAL ASSEMBLY COMMITTEE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

**12:00 PM COUNT COUNCIL CALL TO ORDER - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

**12:15 PM CONVENE DISTRICT COUNCIL - (COUNCIL HEARING ROOM)**

*(Approximate Time - immediately following County Council Session)*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 03092020](#)

**District Council Minutes dated March 9, 2020**

**Attachment(s):**

[03-09-2020 District Council Minutes DRAFT](#)

**ITEM(S) FOR DISCUSSION****CSP-18003****Calm Retreat****Applicant(s):**

Calm Retreat, LLC

**Location:**

Located at 15111 and 15207 US 301 (Robert Crain Highway), approximately 1,900 feet north of its intersection with Chadds Ford Drive (72.10 Acres; M-X-T Zone).

**Request:**

Requesting approval of a Conceptual Site Plan (CSP) for development of 550-650 one-family, attached (townhouse) dwelling units; 100-200 two-family, attached dwelling units; and 10,000-20,000 square feet of commercial/retail uses.

**Council District:**

9

**Appeal by Date:**

12/26/2019

**Review by Date:**

1/30/2020

**Action by Date:**

3/30/2020

**Comment(s):**

Although Planning Board's decision regarding CSP-18003 was transmitted to all persons of record on November 26, 2019. The application case file was returned to the Planning Board to comply with State Ethics Law. The case was retransmitted to the District Council after compliance on December 5, 2019.

**History:**

10/30/2019	M-NCPPC Technical Staff	approval with conditions
11/21/2019	M-NCPPC Planning Board	approval with conditions
01/06/2020	Sitting as the District Council	deferred
	<i>Council deferred this item.</i>	
01/28/2020	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 10-0; Absent: Council Member Franklin).</i>	
02/05/2020	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
03/09/2020	Sitting as the District Council	hearing held; case taken under advisement

*Adam Bossi, M-NCPPC, provided an overview of the Conceptual Site Plan application along with Bryan Barnett-Woods and Henry Zhang, M-NCPPC, who responded to questions related to transportation,*

*pedestrian connection networks, open space and tree preservation. Matthew Tedesco, Esq., attorney for the applicant, along with Matt Ballard spoke in support on behalf of the applicant. 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-18003 Planning Board Resolution 19-125](#)

CSP-18003\_PORL

[CSP-18003 Technical Staff Report](#)

**ADJOURN**

[ADJ22-20](#)

**ADJOURN**