

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, November 10, 2020
03:00 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>

10:00 AM COUNTY COUNCIL SESSION

(SEE SEPARATE AGENDA)

1:30 PM COMMITTEE OF THE WHOLE

(SEE SEPARATE AGENDA)

3:00 PM CALL TO ORDER

REFERRED FOR DOCUMENT

[DSP-04067-09](#)

Woodmore Commons

Companion Case(s): DDS-669

Applicant(s): Balk Hill Ventures, LLC

Location: Located at the northeast quadrant of the intersection of Ruby Lockhart Boulevard and Saint Joseph's Drive (9.34 Acres; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of five multifamily residential buildings, including 268 dwelling units, a 5,000-square-foot clubhouse, and surface parking.

Council District: 5

Appeal by Date: 8/17/2020

Review by Date: 9/21/2020

Action by Date: 11/13/2020

History:

04/22/2020	M-NCPPC Technical Staff	approval with conditions
05/14/2020	M-NCPPC Planning Board	approval with conditions
09/14/2020	Sitting as the District Council	elected to review

Council elected to review this item (11-0).

09/16/2020	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing scheduled for October 26, 2020 at 10:00 a.m. was mailed to Persons of Record.</i>	
10/19/2020	Sitting as the District Council	announced hearing date
10/26/2020	Sitting as the District Council	hearing held; case taken under advisement

Andrew Bishop, M-NCPPC, provided an overview of Detailed Site Plan application DSP-04067-09 and Departure of Design Standards application DDS-669. Edward C. Gibbs, Esq., attorney for the applicant, spoke in support along with William M. Shipp, Esq., attorney for the owner. Samuel Dean, person of record, spoke in opposition. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The hearing was held and Council took this case under advisement.

Attachment(s):

[DSP-04067-09 Zoning Agenda Item Summary](#)

[DSP-04067-09 Presentation Slides](#)

[DSP-04067-09 Planning Board Resolution NO. 2020-76](#)

DSP-04067-09 POR List

[DSP-04067-09 Technical Staff Report](#)

[DSP-04067-09 Transcripts](#)

[DSP-04067-09 District Council Notice of Hearing](#)

REFERRED FOR DOCUMENT (Continued)[DDS-669](#)**Woodmore Commons****Companion Case(s):** DSP-04067-09**Applicant(s):** Balk Hill Ventures, LLC**Location:** Located at the northeast quadrant of the intersection of Ruby Lockhart Boulevard and Saint Joseph's Drive (9.34 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) that requests a reduction of the standard parking space size to 9 feet by 18 feet.**Council District:** 5**Appeal by Date:** 8/17/2020**Review by Date:** 9/21/2020**Action by Date:** 11/13/2020**History:**

04/22/2020	M-NCPPC Technical Staff	approval
05/14/2020	M-NCPPC Planning Board	approval
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[DDS-669 Transcripts](#)

[DDS-669 District Council Hearing Notice](#)

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