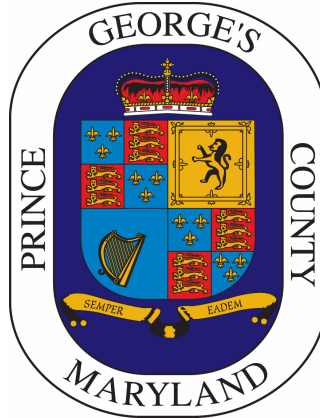


# Prince George's County Council

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



## **Zoning Agenda - Final**

**Monday, November 8, 2021  
10:00 AM**

**VIRTUAL MEETING**

### **Sitting as the District Council**

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

*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*

*Jolene Ivey, District 5*

*Rodney C. Streeter, District 7*

*Deni L. Taveras, Vice Chair, District 2*

*Todd M. Turner, District 4*

*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](mailto: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 CALL TO ORDER - (VIRTUAL MEETING)**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 10252021](#)

**District Council Minutes Dated October 25, 2021**

**Attachment(s):**

[DRAFT District Council Minutes dated 10-25-2021](#)

[MINDC 10262021](#)

**District Council Minutes Dated October 26, 2021**

**Attachment(s):**

[DRAFT District Council Minutes dated 10-26-2021](#)

**NEW CASE(S)**[A-9973-02](#)**Woodside Village****Applicant(s):**

Woodside Development, LLC

**Location:**

Located on the southern side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road (158.11 Acres; R-M / M-I-O Zones).

**Request:**

Requesting approval to amend the Woodside Village Basic Plan that currently includes approximately 381.95 acres of land (with multiple owners) in the R-M (Residential Medium Development) and M-I-O (Military Installation Overlay) Zones in order to separate out Applicant's approximately 158.11-acre property (consisting of Parcels 5 and 19) and create a separate Basic Plan.

**Council District:**

6

**Appeal by Date:**

11/15/2021

**Action by Date:**

1/13/2022

**Opposition:**

None

**History:**

09/09/2021	M-NCPPC Technical Staff	approval with conditions
09/20/2021	M-NCPPC Planning Board	no motion to consider
10/29/2021	Zoning Hearing Examiner	approval with conditions

**Attachment(s):**[A-9973-02 Zoning Agenda Item Summary](#)[A-9973-02 Notice of ZHE Decision](#)[A-9973-02 ZHE Decision](#)

A-9973-02 - PORL

[A-9973-02 Technical Staff Report](#)[A-9973-02 Exhibit List](#)[A-9973-02 Exhibits 1-48](#)[A-9973-02 Transcripts 09-29-2021](#)

A-9973-02 Memo to Clerk

**PENDING FINALITY****(a) PLANNING BOARD****DSP-16004 Remand****Oaklawn****Applicant(s):**

Daniel Mwavua

**Location:**

Located on the east side of Allentown Road, approximately 400 feet south of the intersection of Allentown Road and Tucker Road (1.58 Acres; R-R Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) to develop three single-family detached dwelling units.

**Council District:**

8

**Appeal by Date:**

12/2/2021

**Review by Date:**

1/3/2022

**History:**

02/03/2021	M-NCPPC Technical Staff	approval with conditions
03/25/2021	M-NCPPC Planning Board	approval with conditions
04/12/2021	Sitting as the District Council	deferred
	<i>Council adopted the prepared order of Remand to the Planning Board (Vote: 10-0: Absent: Council Member Davis).</i>	
04/26/2021	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 10-0: Absent: Council Member Franklin).</i>	
05/06/2021	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
05/24/2021	Sitting as the District Council	announced hearing date

06/14/2021	Sitting as the District Council	hearing held; referred for document
	<i>Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Daniel Mwavua, applicant, and Dean Packard, Packard &amp; Associates, 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. Council referred this item to staff for preparation of a document of remand to the Planning Board (Vote: 10-0; Absent: Council Member Hawkins).</i>	
06/21/2021	Sitting as the District Council	remanded
	<i>Council adopted the prepared order of Remand to the Planning Board (Vote: 10-0; Absent: Council Member Davis).</i>	
06/30/2021	Clerk of the Council	mailed
	<i>Notice of District Council Decision mailed to Persons of Record.</i>	
09/24/2021	M-NCPPC Technical Staff	approval with conditions
10/28/2021	M-NCPPC Planning Board	approval with conditions
<b><u>Attachment(s):</u></b>	<a href="#">DSP-16004 Remand Zoning Agenda Item Summary</a> <a href="#">DSP-16004 Remand Planning Board Resolution 2021-30(</a> DSP-16004_PORL <a href="#">DSP-16004 Technical Staff Report</a>	

**PENDING FINALITY (continued)****DSP-19016****Townes at Brandywine Crossing****Applicant(s):**

Foulger-Pratt Development, LLC

**Location:**

Located on the eastern side of Matapeake Business Drive, east of its intersection with US 301 (Robert Crain Highway) (18.58 Acres; I-1 Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for a residential development to consist of 170 single-family attached (townhouse) units and associated site features.

**Council District:**

9

**Appeal by Date:**

12/2/2021

**Review by Date:**

1/3/2022

**History:**

09/22/2021

M-NCPPC Technical Staff

approval with conditions

10/28/2021

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-19016 Zoning Agenda Item Summary](#)[DSP-19016 Planning Board Resolution 2021-121 - signed](#)

DSP-19016\_PORL

[DSP-19016 Technical Staff Report](#)

**PENDING FINALITY (continued)****SDP-1901****Preserve at Westphaila****Applicant(s):**

Stanley Martin Companies, LLC

**Location:**

Located in the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road (63.66 Acres; R-M / L-A-C Zones).

**Request:**

Requests approval of a Specific Design Plan (SDP) for development of a residential community of 189 single-family attached and 103 single-family detached dwelling units.

**Council District:**

6

**Appeal by Date:**

11/29/2021

**Review by Date:**

11/29/2021

**History:**

09/16/2021

M-NCPPC Technical Staff

approval with conditions

10/21/2021

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[SDP-1901 Zoning Agenda Item Summary](#)[SDP-1901 Planning Board Resolution No. 2021-118](#)

SDP-1901\_PORL

[SDP-1901 Technical Staff Report](#)



**PENDING FINALITY****(b) PLANNING BOARD'S REPRESENTATIVE**

*In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.*

**[CNU-26372-2021-U](#)****5555 Branchville Road****Applicant(s):**

April Mackoff, Clear Channel Outdoor, LLC

**Location:**

Located on Greenbelt Rod at Greenbelt Station Parkway (1.135 Acres; C-S-C Zone).

**Request:**

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1988.

**Council District:**

1

**Review by Date:**

11/29/2021

**Municipality:**

Berwyn Heights

**History:**

10/27/2021

M-NCPPC Administrative Certification approval

**Attachment(s):**[CNU-26372-2021-U Zoning Agenda Item Summary](#)[CNU-26372-2021 Case File](#)

**PENDING FINALITY (Continued)**[CNU-27215-2021-U](#)**4147 Kenilworth Avenue****Applicant(s):**

April Mackoff, Clear Channel Outdoor, LLC

**Location:**

Located on Kenilworth, Ave. at the intersection with 48th St. (4.02 Acres; M-X-T Zone).

**Request:**

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1985.

**Council District:**

5

**Review by Date:**

11/29/2021

**Municipality:**

Bladensburg

**History:**

10/27/2021

M-NCPPC Administrative Certification approval

**Attachment(s):**

[CNU-27215-2021-U Zoning Agenda Item Summary](#)  
[CNU-27215-2021 Case File](#)

**PENDING FINALITY (Continued)**[CNU-31973-2021-U](#)**15444 Depot Lane****Applicant(s):**

Kurt Rutherford

**Location:**

Located West of 301 South, at the intersection of 301 South &amp; Depot Lane (1.81 Acres; I-1 Zone).

**Request:**

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1993.

**Council District:**

9

**Review by Date:**

11/29/2021

**History:**

10/27/2021

M-NCPPC Administrative Certification approval

**Attachment(s):**[CNU-31973-2021-U Zoning Agenda Item Summary](#)[CNU-31973-2021 Case File](#)[ADJ69-21](#)**ADJOURN****COMMITTEE OF THE WHOLE - (Virtual Meeting)***(SEE SEPARATE AGENDA)*