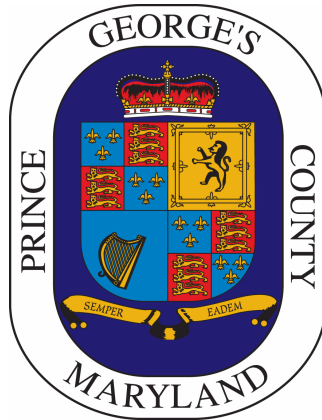


Prince George's County Council

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



Zoning Agenda - Final

Accessible in a Hybrid Manner -- Both Virtually and In-Person

**Monday, June 6, 2022
11:00 AM**

Council Hearing Room

Sitting as the District Council

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

Edward P. Burroughs, III, District 8

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, Vice Chair, District 9

Jolene Ivey, District 5

Johnathan M. Medlock, District 6

Rodney C. Streeter, District 7

Deni L. Taveras, 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 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>

11:00 AM CALL TO ORDER - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05162022](#)

District Council Minutes Dated May 16, 2022

Attachment(s):

[5-16-2022 District Council Minutes Draft](#)

ITEM(S) FOR DISCUSSION

[CSP-10002 Amend Conditions](#)

Queens Chapel Town Center (CSP-10002 / DSP-10011)

Companion Case(s): DSP-10011 Amend Conditions

Applicant(s): Queens Chapel Town Center, LLC

Location: Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville, Maryland (6.05 Acres; M-X-T / R-55 / T-D-O Zones).

Request: Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.

Council District: 2

Appeal by Date: 4/11/2022

Action by Date: 9/22/2022

Opposition: The City of Hyattsville, et. al.

History:

03/25/2022	Zoning Hearing Examiner	approval with conditions
04/08/2022	Applicant	appealed
	<i>Daniel F. Lynch Esq., attorney for the applicant filed an appeal of the Zoning Hearing Examiner's decision.</i>	
04/08/2022	Person of Record	appealed
	<i>E. I. Cornbrooks, IV Esq., attorney for Person of Record, The City of Hyattsville filed an appeal of the Zoning Hearing Examiner's decision.</i>	
04/11/2022	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-0; Absent: Burroughs, Hawkins and Franklin).</i>	
04/13/2022	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	

05/16/2022

Sitting as the District Council

case taken under advisement

Dominque Lockhart, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Dan Lynch, attorney for applicant spoke in support. Jim Chandler and Jason Parkins Esq., Attorney for opposition spoke in opposition. Council took this case under advisement.

Attachment(s):

[CSP-10002 Amend Conditions Zoning Agenda Item Sumr](#)
[CSP 10002 & DSP-10011 Presentation Slides](#)
[CSP-10002 Amend Conditions Notice of Oral Argument F](#)
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal L](#)
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown /](#)
[CSP-10002-DSP-10011 Lynch to Brown Appeal Letter 04](#)
[CSP-10002-DSP-10011 Lynch-Spell to Brown Appeal em](#)
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZI](#)
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decisi](#)
[CSP 10002 & DSP-10011 Amend Conditions POR](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-](#)
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

ITEM(S) FOR DISCUSSION (Continued)

[DSP-10011 Amend
Conditions](#)

**Queens Chapel Town Center
(CSP-10002 / DSP-10011)**

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05/16/2022

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Dominque Lockhart, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Dan Lynch, attorney for applicant spoke in support. Jim Chandler and Jason Parkins Esq., Attorney for opposition spoke in opposition. Council took this case under advisement.

Attachment(s):[DSP-10011 Amend Conditions Agenda Item Summary](#)[CSP 10002 & DSP-10011 Presentation Slides](#)[DSP-10011 Amend Conditions Notice of Oral Argument F](#)[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal L](#)[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown A](#)[CSP-10002 & DSP-10011 Lynch to Brown Appeal Letter](#)[CSP-10002 & DSP-10011 Lynch-Spell to Brown Appeal e](#)[CSP 10002 & DSP-10011 Amend Conditions ZHE Decisi](#)[CSP 10002 & DSP-10011 Amend Conditions Notice of ZI](#)[CSP 10002 & DSP-10011 Amend Conditions POR](#)[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-](#)[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

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**CDP-0505-02****National Capital Business Park****Applicant(s):**

NCBP PROPERTY, LLC

Location:

Located on the north side of Leeland Road, approximately 3,178 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway) (426.52 Acres; LCD (R-S) Zone).

Request:

Requesting approval of a Comprehensive Design Plan (CDP) to increase the total gross floor area of the permitted employment and institutional uses from previously approved 3.5 million to 5.5 million square feet.

Council District:

4

Appeal by Date:

6/23/2022

Review by Date:

6/23/2022

History:

04/20/2022

M-NCPPC Technical Staff

approval with conditions

05/19/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CDP-0502-02 Zoning Agenda Item Summary](#)[CDP-0505-02 Planning Board Resolution 2022-53 - Signe](#)

CDP-0505-02_PORL

[CDP-0505-02 Technical Staff Report](#)

PENDING FINALITY (Continued)**CDP-0601-01****Case Yergat (Woodside Village)****Applicant(s):**

Woodside Development, LLC

Location:

Located on the south side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie Marlboro Road (158.28 Acres; LDC / MIO Zones).

Request:

Requesting approval of a Comprehensive Design Plan (CDP) to develop a 158.28-acre site with up to 661 residential dwelling units, including 110–130 single-family attached dwellings (townhouses) and 516–531 single-family detached dwellings.

Council District:

6

Appeal by Date:

6/23/2022

Review by Date:

6/23/2022

History:

04/13/2022

M-NCPPC Technical Staff

approval with conditions

05/19/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CDP-0601-01 Zoning Agenda Item Summary](#)[CDP-0601-01 Planning Board Resolution 2022-50 - Signe](#)

CDP-0601-01_PORL

[CDP-0601-01 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-18034-02](#)**Melford Town Center****Applicant(s):**

St. John Properties, Inc.

Location:

Located on the northern side of Melford Boulevard, in the northeastern and northwestern quadrants of its intersection with Curie Drive (52.23 Acres; TAC-E Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for 249 single-family attached (townhouses) dwelling units, including three architectural models, and construction of recreation facilities in Melford Town Center.

Council District:

4

Appeal by Date:

6/23/2022

Review by Date:

6/23/2022

Municipality:

Bowie

History:

04/27/2022

M-NCPPC Technical Staff

approval with conditions

05/19/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-18034-02 Zoning Agenda Item Summary](#)[DSP-18034-02 Planning Board Resolution 2022-58 - Sign](#)

DSP-18034-02_PORL

[DSP-18034-02 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-95073-06](#)**Kaiser Permanente Largo Medical Center****Applicant(s):**

Morton A. Thomas And Associates, Inc.

Location:

Located west of MD 202 (Landover Road), at the southwest corner of its intersection with Technology Way (14.71 Acres; RTO-H-E Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the construction of 11,050 square feet of additions to an existing medical building and an 80,000-square-foot addition to the existing parking garage.

Council District:

6

Appeal by Date:

6/23/2022

Review by Date:

6/23/2022

History:

04/14/2022

M-NCPPC Technical Staff

approval with conditions

05/19/2022

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-95073-06 Zoning Agenda Item Summary](#)[DSP-95073-06 Planning Board Resolution 2022-52 - Sign](#)

DSP-95073-06_PORL

[DSP-95073-06 Technical Staff Report](#)

PENDING FINALITY (Continued)**[SDP-0614-H1](#)****Beech Tree East Village, Lot 6 Block U****Applicant(s):**

Michelle Clancy

Location:

Located on the west side of Sissinghurst Place, approximately 155 feet from its intersection with Beech Tree Parkway (0.16 Acres; LDC Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) to construct a 12- by 19-foot enclosure over an existing deck at the rear of an existing single-family detached dwelling within the rear yard setback.

Council District:

6

Appeal by Date:

6/10/2022

Review by Date:

6/30/2022

History:

04/19/2022

M-NCPPC Technical Staff

approval with conditions

05/05/2022

M-NCPPC Planning Board

approval

Attachment(s):[SDP-0614-H1 Zoning Agenda Item Summary](#)[SDP-0614-H1 Planning Board Resolution](#)

SDP-0614-H1_PORL

[SDP-0614-H1 Technical Staff Report](#)

BRIEFING - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)

[BR 06062022](#)

Briefing: Prince George's County Alumnae Chapter, Delta Sigma Theta Sorority, Incorporated

Miriam L. Brewer, PGCAC Chapter President

Opal Snelling Moore, FWAC Chapter President

Barbara Gardner, PGCAC Social Action Committee Chair

W. Selena Foster, PGCAC

Janet Luallen, PGCAC

Krystal Moore, PGCAC

Bonnie Sermons Sullivan, PGCAC Social Action Committee Co-Chair

ADJOURN

[ADJ74-22](#)

ADJOURNED

1:30 P.M. EDUCATION & WORKFORCE DEVELOPMENT COMMITTEE - (Virtual Meeting)

(SEE SEPARATE AGENDA)

2:30 P.M. COMMITTEE OF THE WHOLE - (Accessible in a Hybrid Manner--Both Virtually and In-Person)

(SEE SEPARATE AGENDA)