



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-20017 **Councilmanic District:** 6
Meeting Date: 3/8/2021 **Zone(s):** I-1 / M-I-O
Case Name: Royal Farms #381 Walker Mill Road
Applicant: Two Farms, Inc.
Location: Located in the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road (7.67 Acres; I-1 / M-I-O).
Request: Requesting approval of a Detailed Site Plan (DSP) for construction of a 4,649 square-foot food and beverage store, gas station, and a 1,248 square-foot car wash.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 1/14/2021

Review date: 2/1/2021

Action date: 3/15/2021

Comments:

Mandatory Review:

District Council review of this case is required by conditions imposed by Council on Zoning Cases A-9190-C and A-8033-C.

Staff: Thomas Burke

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	10/27/2020	approval with conditions
M-NCPPC Planning Board	12/10/2020	approval with conditions
Sitting as the District Council	01/11/2021	

Notes: *This case will be scheduled for a Mandatory Review hearing based on conditions of a previous zoning ordinance.*

Clerk of the Council 01/14/2021 mailed

Notes: *Notice of Mandatory Review Hearing was mailed to Persons of Record.*

Sitting as the District Council 02/09/2021 announced hearing date

Sitting as the District Council 02/22/2021 hearing held; case taken under advisement

Notes: *Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Tedesco, Esq., Attorney for the applicant, and spoke in support. Dwight Jones and Mallory Johnson, persons of record, spoke in opposition. Stan Brown, People's Zoning Counsel, provided a full disclosure statement and inquired if any party objected to his participation. No party objected to his participation as People's Zoning Counsel; subsequently, he provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Mandatory Review Hearing was held and Council took this case under advisement.*

Sitting as the District Council 03/08/2021

Sitting as the District Council 03/09/2021

Document(s): DSP-20017 Zoning Agenda Item Summary, DSP-20017 Color Power Point Presentation, DSP-20017 Notice of Mandatory Review, DSP-20017 Planning Board Resolution 2020-165, DSP-20017_PORL, DSP-20017 Technical Staff Report, DSP-20017 Transcripts 11-12-2020, DSP-20017 Planning Board Record