

ACTION
ZONING AGENDA

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

June 16, 2008

9:30 A.M. AGENDA BRIEFING

10:10 A.M. CALL TO ORDER

**INVOCATION – Rev. Robert Williams, Jr. Pastor of Good Hope Baptist
Church, King George, Virginia**

PLEDGE OF ALLEGIANCE

ORAL ARGUMENT

Hearing held;
Council took
the case under
advisement;
Council
deferred item to
06/17/08

SE 4502 Marvaco Concrete Batching Plant (Remand)
American Resource Management Group, LP, Applicant
Located north side of Sheriff Road, approximately 1,970 feet west of
Cabin Branch Road, 5800 Sheriff Road, Seat Pleasant, Maryland
(6.32 acres; I-2 Zone)
Requesting approval of a Special Exception for a concrete batching plant

06/30/08
CD: 5

Technical Staff: Approval, with conditions
Planning Board: Approval, with conditions
Zoning Hearing Examiner: Approval, with conditions
Municipality: None
Opposition: Charles Gallion, et al

On February 12, 2008, Charles R. Gallion, President of Cedar Heights Civic Association filed exceptions to the Zoning Hearing Examiner's decision in opposition and requested Oral Argument.

On February 26, 2008, Madeleine Golde requested Oral Argument on behalf of Progressive Cheverly.

On February 29, 2008, exceptions were filed by Michael H. Callahan, and on February 29, 2008, Thomas H. Haller filed a rebuttal to the exceptions filed.

RECESSED AT 12:03 P.M.; RECONVENED AT 12:23 P.M.

Hearing held;
Council took
the case under
advisement

SP 07027 Willow Pond Estates
Enterprise Office, LLC, Applicant
Located northeast corner of intersection of Watkins Park Drive
and Oak Grove Road (77.37 acres; R-E Zone)
Requesting approval of a Detailed Site Plan for 54 single-family
detached houses

09/14/08
CD: 6

Technical Staff: Approval, with conditions
Planning Board: Approval, with conditions

On March 10, 2008, Council elected to review (Vote: 8-0)

REFERRED FOR DOCUMENTS

**Council
deferred item to
06/17/08**

**SP 06079 D'Arcy Park South
J.P. Squared Development, LLC, Applicant
Located at the southeastern quadrant of the intersection of the Capital Beltway (I-495) and D'Arcy Road (56.19 acres; R-R Zone)
Requesting approval of a Detailed Site Plan for 226 townhouse, 154 two-family, and 176 multifamily units**

**Action by:
06/27/08
CD: 6**

Technical Staff: Approval, with conditions
Planning Board: Approval, with conditions

On February 25, 2008, Council elected to review (Vote: Voice Vote Carried).
On April 28, 2008, the oral argument hearing was held and Council took this case under advisement. On Tuesday May 13, 2008, Council deferred this item to May 19, 2008. On May 19, 2008, Council deferred this item to June 2, 2008.

On June 2, 2008, Council referred this item to staff for preparation of an Approving Order. (Vote: 8-0)

**Council
deferred item to
06/17/08**

**SP 06080 D'Arcy Park North
J.P. Squared Development, LLC, Applicant
Located at the northeastern quadrant of the intersection of the Capital Beltway (I-495) and D'Arcy Road (72 acres; R-R Zone)
Requesting approval of a Detailed Site Plan for 247 townhouse, 82 two-family, and 168 multifamily residential condominium units**

**Action by:
06/27/08
CD: 6**

Technical Staff: Approval, with conditions
Planning Board: Approval, with conditions

On February 25, 2008, Council elected to review (Vote: Voice Vote Carried).
On April 28, 2008, the oral argument hearing was held and Council took this case under advisement. On Tuesday May 13, 2008, Council deferred this item to May 19, 2008. On May 19, 2008, Council deferred this item to June 2, 2008.

On June 2, 2008, Council referred this item to staff for preparation of an Approving Order. (Vote: 8-0)

**Council
deferred item to
06/17/08**

**SP 07029 Westphalia Road Industrial Center
Quarles Petroleum Inc., Applicant
Located on the north side of Westphalia Road and west of its intersection
with Flower Road (1.68 acre; I-1 Zone)
Requesting Approval for a Detailed Site Plan for development of an
unmanned commercial fuel depot**

**Action by:
07/18/08
CD: 6**

Technical Staff: Approval, with conditions
Planning Board: Approval, with conditions

On January 28, 2008, Council elected to review the above referenced case (Vote 9-0) On May 19, 2008, The Oral Argument hearing was held; Council took this case under advisement.

On June 2, 2008, Council referred this item to staff for preparation of an Order of Denial. (Vote: 8-0)

PENDING FINALITY

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make final decision or an appeal is filed.

PLANNING BOARD

30th Day

**Council took no
action**

**CDP 0602 Hall Station
Cenhall LLC, Applicant
Located at the southeastern quadrant of the intersection of Hall Road and
Central Avenue (MD 214) (14.6 acres; L-A-C Zone)
Requesting approval of a Comprehensive Design Plan for a mixed use
development comprised of 109 townhomes, 42,000 square feet of
commercial space and a 50,00 foot library**

**Action by:
07/10/08
CD: 4**

Technical Staff: Approval, with conditions
Planning Board: Approval, with conditions

**Council took no
action**

**DSP 05112 Greenbelt Forest, Lots 1-8, Parcel 15
Mr. Tom Norris Heritage Homes Development Corporation, Applicant
Located on the South side of Greenbelt Road (MD 193) approximately 500
feet east of its intersection with Baywood Drive (3.21 acres; R-80 Zone)
Requesting approval of a Detailed Site Plan for eight single-family
detached homes, Lots 1-8**

**Action by:
07/10/08
CD: 4**

Technical Staff: Approval, with conditions
Planning Board: Approval, with conditions

Council took no action

DSP 07038/SP 070007 Mount Rainier Corn Bin
City of Mount Rainier, Applicant
Located on the southern side of Bunker Hill Road and its intersection with 36th Street in Mount Rainier (.137acre; R-55/DDO Zone)
Requesting a Detailed Site Plan Special Permit for the installation of a 121-square foot concrete pad and a 9 foot diameter, cylindrical, 21-foot-tall galvanized steel bin for the storage of corn to be utilized by area residents for the purpose of providing residential heat

Action by:
07/10/08
CD: 2

Technical Staff: Approval, with conditions
 Planning Board: Approval, with conditions

Council took no action

DSP 92062/03 Cresthill Baptist Church
Cresthill Baptist Church, Applicant
Located on the eastern side of Laurel-Bowie Road (MD 197), approximately 100 feet north of its intersection with Grason Lane (7.47 acres; R-E Zone)
Requesting approval of a Detailed Site Plan for construction of a 11,388-square foot family life center, a 6,670-square foot classroom wing to serve both a private school and a day care center, a 15,946-square foot worship center, and additional parking to complement an existing 14,976-square-foot church/school, and the demolition of a 500-square foot accessory building

Action by:
07/10/08
CD: 4

Technical Staff: Approval, with conditions
 Planning Board: Approval, with conditions

ADJOURNED AT 12:35 P.M.