

ACTION
ZONING AGENDA

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

March 10, 2008

9:30 A.M. AGENDA BRIEFING

10:12 A.M. CALL TO ORDER

**INVOCATION – Pastor William T. Tucker, Remnant for Christ
Ministries, Temple Hills, Maryland**

PLEDGE OF ALLEGIANCE

ORAL ARGUMENT

**Hearing held;
Council took
the case under
advisement**

**SE 4496 Latchkey Day Care Center
Rochell Talley, Applicant
Located north side of Owens Road, approximately 200 feet west of
Wheeler Road, known as 2408 Owens Road (1.25 acres; R-R Zone)
Requesting approval of a Special Exception for a Day Care Center for 100
children**

**Action by:
04/23/08
CD: 7**

Technical Staff: Approval, with conditions
Planning Board: No Recommendation
Zoning Hearing Examiner: Approval, with conditions
Municipality: None
Opposition: James Behr, et al

On 11/5/07, Council deferred this item to 11/19/07. On 11/19/07, Council elected to make the final decision (Vote: Voice Vote Carried).

RUNNING AGENDA ON PAGE 2

NEW CASES

Orientation provided; Council referred item to staff for preparation of an Approving Order

**ERR 198 Chestnut Hill Apartments
Chestnut Hill Associates, Ltd. Partnership, Applicant
Located 3917 23rd Parkway, Hillcrest Heights, Maryland (adjacent to intersection of Callaway Street and 23rd Parkway) (12.85 acres; R-18 Zone)
Requesting approval of a Validation of Permit Issued in Error for Multi-Family Rental License No. M-0377**

**Action by:
03/31/08
CD: 7**

Technical Staff: None
Planning Board: None
Zoning Hearing Examiner: Approval
Municipality: None
Opposition: None

On January 14, 2008, Council deferred this case to a later date.

In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).

Orientation provided; Council referred item to staff for preparation of an Approving Order

**ERR 199 Surrey Square Apartments
Lerner Development Company Limited Partnership, Applicant
Located southeast quadrant of the intersection of Pennsylvania Avenue and Regency Parkway (17.082 acres; R-18 Zone)
Requesting approval of a Validation of Multi-Family Rental Permit M-0496, issued in error on September 12, 2005, for 418 apartment units**

**Action by:
05/16/08
CD: 7**

Technical Staff: None
Planning Board: None
Zoning Hearing Examiner: Approval
Municipality: None
Opposition: None

In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).

REFERRED FOR DOCUMENTS

**Council
adopted Zoning
Ordinance
No. 6-2008 for
approval in
accordance with
the Zoning
Hearing
Examiner**

**Authorization to Build within a Proposed
Right-of-Way -- Darcars/Lanham Ford
Marvin I. Singer, Correspondent
Located 9020 Lanham Severn Road, Lanham, Maryland
(2.50 acres; C-M Zone)
Requesting approval of an Authorization to build a freestanding sign
within the proposed right-of-way for Lanham Severn Road**

**Action by:
05/09/08
CD: 3**

Technical Staff: None
Planning Board: None
Zoning Hearing Examiner: Approval, with conditions
Municipality: None
Opposition: None

On 2/25/08, Council referred this item to staff for preparation of an Approving Order in accordance with the Zoning Hearing Examiner (Vote: 7-0; Absent: Council Member Exum).

Backup: Zoning Ordinance in accordance with the Zoning Hearing Examiner

**Council
adopted an
order affirming
the Planning
Board's
decision, with a
condition**

**SP 06091 Yaman's Estates, Lots 1-3
Lina Talab, Applicant
Located south side of Bryan Point Road, approximately 1,000 feet
east of Farmington Road (1.98 acres; R-R Zone)
Requesting approval of a Detailed Site Plan in accordance with the
requirements of Condition 7 of Preliminary Plan 4-06017 as reflected in
PGCPB Resolution No. 06-250**

**Action by:
04/11/08
CD: 9**

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

On 10/22/07, Council elected to review (Vote:Voice Vote Carried; Absent: Council Member Dernoga). On 2/11/08, the oral argument hearing was held and Council referred this item to staff for preparation of an Approving Order with conditions (Vote: 6-0; Absent: Council Members Campos and Exum).

Backup: Approving Order, with conditions

ITEMS FOR DISCUSSION

Council referred item to staff for preparation of an Approving Order and Subsequently adopted a Prepared Order

SDP 0617 Beech Tree, West Village, Sections 2, 4 and 5
VOB Limited Partnership, Applicant
Located southwest of the intersection of Leeland Road and US 301
(50.93 acres; R-S Zone)
Requesting approval of a Specific Design Plan for 113 single-family detached and 43 single-family attached units

Action by:
03/14/08
CD: 6

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

District Council review of this case is required by A-9763-C and CDP 9706

On 1/14/08, the oral argument hearing was held and Council took the case under advisement. On 1/28/08, Council deferred item to a later date. On 2/25/08, Council deferred this item to 3/10/08.

Council withdrew its election to review

SDP 0619 Bealle Hill Forest
Belle Oak Land, LLC, Applicant
Generally located within the area bounded by MD 228, MD 210,
MD 373 and Bealle Hill Road (101.44 acres; R-L Zone)
Requesting approval of a Specific Design Plan for 79 single-family detached units and associated recreational facilities

CD: 9

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

On 2/11/08, Council elected to review (Vote: Voice Vote Carried; Absent: Council Member Campos). Council Member Bland now wishes to withdraw her election to review. A majority vote of the full Council is required.

Council withdrew its election to review

SDP 0611 Chaddsford, Section Six
K. Hovnanian Homes
Located northwest of the intersection of Chadds Ford Drive
and General Lafayette Boulevard (22.20 acres; R-M Zone)
Requesting approval of a Specific Design Plan for 51 single-family detached units

CD: 9

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

On 2/25/08, Council elected to review (Voice Vote Carried). Council Member Bland now wishes to withdraw her election to review. A majority vote of the full Council is required.

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.

30th Day

ZONING HEARING EXAMINER

Council took no action

SE 4603 Victory Crest
Victory Crest, Inc., Applicant
Located west side of Sargent Road, approximately 118 feet north of Nicholson Street (.000 Sargent Road) (5.35 acres; R-18 Zone)
Requesting approval of a Special Exception for a 3-story, 60-unit apartment building for the elderly

03/28/08
CD: 2

Technical Staff: Approval, with conditions
Planning Board: No Recommendation
Zoning Hearing Examiner: Approval, with conditions
Municipality: None
Opposition: None

In the event the District Council elects to make the final decision in this case, the Council should consider whether it wants an Oral Argument, pursuant to CB-61-1997.

PLANNING BOARD

Council elected to review

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

03/20/08
CD: 6

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

DISTRICT COUNCIL ADJOURN AT 11:19 A.M.