

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
MAY 20, 2025

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_Qlj1WQV3Tp-3pBzXYaMchA

1. Introduction of Committee & Guest Members (7:03 PM)

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- William Seath, Committee Member
- Marshall, Committee Member
- Greg Barnes, Committee Member
- Yohannes Bennehoff, Committee Member
- Kareem Redmond, Council Liaison
- David Cristeal, Staff Liaison
- Thomas Lester, Planner IV, MNCPPC, Presenter
- Justin Thornton, Planner II MNCPPC, Presenter
- Sarah Benton, AICP Supervisor, MNCPPC, Presenter

2. Committee Business

- Approval of April 15th and 29th 2025, minutes
 - A motion was made to approve the minutes by Committee Co-Chair Maureen, seconded by Greg. The motion was carried

3. Presentation of the 3rd Staff Draft of the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment (SMA)

- Sarah Benton: Good Evening, everyone. Thank you for joining us. Today, we're providing an update on the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment. We'll walk through the background, major changes, the City of Hyattsville's role, and the anticipated schedule.
- Thomas Lester: The sector plan and SMA were initiated by the County Council on January 18, 2022. Since then, we've had multiple public hearings and revisions. The most recent draft—Draft III—was released on April 24, 2025, following a Planning Board remand in January.
- Justin Thornton: The plan area is entirely within Councilmanic District 2 and includes a portion of the City of Hyattsville. It surrounds the 2006 West Hyattsville TDDP boundary and is mostly within Planning Area 68.
- Sarah Benton: Based on feedback from the last Joint Public Hearing, we made several updates. These include aligning with HB 538 to support affordable housing

near Metro, incorporating zoning ordinance changes from CB-15-2024, and developing anti-displacement strategies.

- Thomas Lester: We've made updates across several plan elements Land Use and Zoning, Transportation, Housing and Neighborhoods, Community Heritage, Culture, and Design Public Facilities
- Justin Thornton: Importantly, the vision and elements related to Economic Prosperity, Natural Environment, and Healthy Communities remain unchanged.
- Sarah Benton: All single-family neighborhoods have been reclassified from Residential Medium to Medium High. The Washington Gas Light Company property has been changed from Institutional to Mixed-Use.
- Thomas Lester: We've also proposed zoning changes: RSF-65 to RSF-A (over 120 acres total) and AG to LTO-E (21.27 acres). We've added intermediate design guidelines and upgraded bike/pedestrian recommendations for Chillum Road.
- Justin Thornton: The plan is now reconciled with the Go Prince George's Preliminary Master Plan of Transportation. One notable change is converting the bike lane on Jamestown Road (BL-200) to a shared-use path (RES-233).
- Sarah Benton: We've reorganized this section to emphasize anti-displacement. New strategies under Policy HN 2 include: Legal assistance for at-risk residents, Support for renter advocacy, Right to return legislation, Establishing a Community Land Trust.
- Thomas Lester: Under Policy HN 4, we've added strategies to support increased density for qualifying projects near Metro and encourage missing middle housing in single-family zones.
- Justin Thornton: Here's what's ahead: July 2025: Joint Public Hearing, September 2025: Planning Board Adoption, October 2025: Council Work Session, November 2025: Council Approval
- Sarah Benton: Thank you for your time and attention. We're happy to take any questions. For follow-up, feel free to contact us at whqc@ppd.mncppc.org.

4. Adjourn (8:18 PM)

- Maureen: Motion to Adjourn
- Todd: Second