

# Prince George's County Council

*County Administration Bldg  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland  
20772-3050*



## **Zoning Minutes - Final**

**Monday, March 17, 2014**

**1:30 PM**

**Council Hearing Room**

### **Sitting as the District Council**

*Mel Franklin, District 9, Chairman  
Will A. Campos, District 2, Vice Chair  
Derrick Leon Davis, District 6  
Andrea C. Harrison, District 5  
Mary A. Lehman, District 1  
Eric C. Olson, District 3  
Obie Patterson, District 8  
Karen R. Toles, District 7  
Ingrid M. Turner, District 4*

*Robert J. Williams, Jr., Council Administrator*

**DUE TO INCLEMENT WEATHER, PRINCE GEORGE'S COUNTY GOVERNMENT IS  
CLOSED TODAY, MONDAY, MARCH 17, 2014.**

**ZONING CASES ON THE AGENDA TODAY WILL BE RESCHEDULED AND  
APPROPRIATE PERSONS OF RECORD WILL BE NOTIFIED.**

**THANK YOU, AND WE APOLOGIZE FOR ANY INCONVENIENCE THIS MAY HAVE  
CAUSED.**

**1:00 PM AGENDA BRIEFING**

**1:30 PM CALL TO ORDER**

**INVOCATION - Thomas S. Mayah, County Employee**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 02242014](#)

**District Council Minutes dated February 24, 2014**

**History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**These Minutes were rescheduled.**

[MINDC 02252014](#)District Council Minutes dated February 25, 2014**History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**These Minutes were rescheduled.**

[MINDC 03112014](#)District Council Minutes dated March 11, 2014**History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**These Minutes were rescheduled.**

**ORAL ARGUMENTS**[DPLS-387](#)**Comunicar****Applicant(s):**

JU DI, LLC.

**Location:**

Located at the southeast corner of Kenilworth Avenue (MD 201) and Kennedy Street (0.159 Acres; C-O Zone).

**Request:**

Requesting approval of a Departure from Parking and Loading Standards for a waiver of six parking spaces from the required nine parking spaces for a tax and travel service office

**Council District:**

3

**Appeal by Date:**

12/19/2013

**Review by Date:**

1/21/2014

**Action by Date:**

6/13/2014

**Municipality:**

Town of Riverdale Park

**History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Departure from Parking and Loading Standards was rescheduled.**

**MANDATORY REVIEW (Using Oral Argument Procedures)**

[DSP-99044-07](#)**Prince George's Plaza, Parcel A-1 Chick-fil-A**

- Applicant(s):** Chick-fil-A
- Location:** Located at the northeastern quadrant of the intersection of East-West Highway (MD 410) and Belcrest Road.
- Request:** Requesting approval of a Detailed Site Plan amending the Table of Uses of the 1998 Approved Transit District Development Plan for the Prince George's Plaza Transit District Overlay Zone to permit a freestanding eating and drinking establishment with drive-through.
- Council District:** 2
- Appeal by Date:** 12/25/2013
- Action by Date:** 6/13/2014
- Comment(s):** District Council Review of this case is required by Section 27-548.09.01(b) of the Zoning Ordinance.
- Municipality:** City of Hyattsville
- History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Detailed Site Plan was rescheduled.**

**ITEM(S) FOR DISCUSSION**[DSP-04082-04](#)**Brighton Place**

- Applicant(s):** Beazer Homes
- Location:** Located on the east side of Rollins Avenue, approximately 1,500 feet south of its intersection with Old Central Avenue (MD 332) (29 Acres; R-55 & R-T (D-D-O) Zones)
- Request:** Requesting approval of a Detailed Site Plan adding elevations TRI, TRJ, TRK and TRP of the Chandler townhouse model
- Council District:** 7
- Appeal by Date:** 11/6/2013
- Review by Date:** 11/6/2013
- Action by Date:** 4/11/2014
- History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Detailed Site Plan was rescheduled.**

[DSP-06088-01](#)**Stratford Estates, Section 2**

- Applicant(s):** Dan Ryan Builders Mid-Atlantic, Inc.
- Location:** Located on the eastern side of Old Crain Highway, approximately 1,000 feet north of its intersection with Marlboro Pike.
- Request:** Requesting approval of a Detailed Site Plan to revise the previously approved architectural elevations.
- Council District:** 6
- Appeal by Date:** 12/19/2013
- Review by Date:** 1/21/2014
- Action by Date:** 4/25/2014
- History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Detailed Site Plan was rescheduled.**

[DSP-10027](#)**Farmington Road Car Wash**

- Applicant(s):** Interstate Farmington, LLC
- Location:** Northeastern quadrant of the intersection of Indian Head Highway (MD 210) and Farmington Road East. (2.647 Acres; C-M Zone).
- Request:** Requesting approval of a Detailed Site Plan for a 9,129-square-foot combined car wash and retail building.
- Council District:** 9
- Appeal by Date:** 8/22/2013
- Review by Date:** 9/23/2013
- Action by Date:** 3/28/2014
- History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Detailed Site Plan was rescheduled.**

[DSP-12019](#)**Dunkin' Donuts, Lanham**

- Applicant(s):** Dunkin' Donuts - Lanham
- Location:** Located on the south side of Annapolis Road (MD 450), 650 feet northeast of its intersection with Harkins Road
- Request:** Requesting approval of a Detailed Site Plan for a 304-square-foot building addition to an existing eating and drinking establishment with drive-through, and site modifications.
- Council District:** 3
- Appeal by Date:** 12/12/2013
- Review by Date:** 1/13/2014
- Action by Date:** 3/28/2014
- History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Detailed Site Plan was rescheduled.**

[SE-4605](#)**Barnabas Road Concrete Recycling Facility (Remand)**

- Applicant(s):** Barnabas Road Associates, LLC
- Location:** Located at the Terminus of Clifton Road, approximately 1,150 feet south of its intersection with St. Barnabas Road (4.38 acres; I-1 Zone).
- Request:** Requesting approval of a Special Exception for a Concrete Recycling Facility.
- Council District:** 8
- Action by Date:** 4/21/2014
- Municipality:** N/A
- Opposition:** Gordon's Corners Citizens Association et al.
- History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Special Exception was rescheduled.**

**PENDING FINALITY**

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

**(a) ZONING HEARING EXAMINER**

*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.*

[SE-4704](#)

**In Loving Hands**

**Companion Case(s):** DDS-613; DPLS-373

**Applicant(s):** In Loving Hands, LLC/Carlos Watson

**Location:** Located at the terminus of Lucille Court, approximately 210 feet north of its intersection with Lucille Drive (0.48 Acres; R-R Zone).

**Request:** Requesting approval of a Special Exception for a Congregate Living Facility for up to 15 residents.

**Council District:** 8

**Appeal by Date:** 3/17/2014

**Review by Date:** 3/17/2014

**Action by Date:** 7/14/2014

**Municipality:** None

**Opposition:** None

**History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Special Exception was rescheduled.**

**(a) ZONING HEARING EXAMINER (Continued)**

*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.*

[SE-4676](#)

**Red Top Gas Station**

- Applicant(s):** Man H. Kim t/a Red Top Gas Station
- Location:** Located on the southwest quadrant of the intersection at East-West Highway (MD 410) and Red Top Road (0.749 Acres; C-S-C Zone).
- Request:** Requesting approval of a Special Exception for a major change revision for expansion of convenience store and service area at an existing full-service gas station/convenience store and car wash in the C-S-C Zone.
- Council District:** 2
- Appeal by Date:** 3/31/2014
- Review by Date:** 3/31/2014
- Municipality:** None
- Opposition:** None
- History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Special Exception was rescheduled.**



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**(a) ZONING HEARING EXAMINER (Continued)**

*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.*

**SE-4730****SMO - Sandy Spring Road**

- Applicant(s):** Walnut Limited Partnership/PEH, LLC/SMO
- Location:** Located on the northeast corner of the intersection of Bauer Lane and Sandy Spring Road (MD 198) (1.62 Acres; C-S-C Zone).
- Request:** Requesting approval of a Special Exception to raze and rebuild an existing gas station and food and beverage store and add a car wash.
- Council District:** 1
- Appeal by Date:** 3/27/2014
- Review by Date:** 3/27/2014
- Action by Date:** 7/25/2014
- Comment(s):** Per ZHE Notice of Decision, the original Applicant was Southern Maryland Oil. The Application was revised to reflect the change in the legal entity that will operate the use.
- Municipality:** None
- Opposition:** None
- History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Special Exception was rescheduled.**

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**(b) PLANNING BOARD****CSP-01008-02****Greenbelt Station**

- Applicant(s):** NVR MS Cavalier Greenbelt LLC
- Location:** Located north of Greenbelt Road (MD 193), between Metro/CSX tracks and Cherrywood Lane, from Branchville Road to the Capital Beltway (I-495/95).
- Request:** Requesting approval of a Conceptual Site Plan for elimination of Conditions 1(c) (i) and 1(c)(ii) of Conceptual Site Plan CSP-01008-01, realignment of the north/south connector road within the North Core Area, realignment of trails and removal of the pedestrian overpass.
- Council District:** 1
- Appeal by Date:** 3/27/2014
- Review by Date:** 3/27/2014
- Action by Date:** 7/11/2014
- Municipality:** City of Greenbelt
- History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Conceptual Site Plan was rescheduled.**

**CSP-09003****Stephen's Crossing at Brandywine**

- Applicant(s):** Route 301 Ind. CPI LTD Partnership
- Location:** Located northeast of the intersection of Brandywine Road (381) and Robert Crain Highway (US 301).
- Request:** Requesting approval of a Conceptual Site Plan for a Mixed-use development of 1,390 residential units and 300,000 square feet of commercial office/retail space and variances from Section 27-547(b), Footnote 7, and Section 27-548(h).
- Council District:** 9
- Appeal by Date:** 4/10/2014
- Review by Date:** 4/10/2014
- History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Conceptual Site Plan was rescheduled.**

[DSP-04040-07](#)**Waterford, Lot 100, Block A**

- Applicant(s):** Chesapeake Custom Homes, LLC
- Location:** Located on the south side of John Hanson Highway (US 50) and on the north side of Woodmore Road, approximately 2,000 feet east of its intersection with Pleasant Prospect Road (261.19 Acres; R-A Zone).
- Request:** Requesting approval of a Detailed Site Plan for review of building architecture for Lot 100, Block A, in accordance with Condition 20 of the District Council Order for DSP-04040 and a variance from Section 27-442(c) for lot coverage.
- Council District:** 6
- Appeal by Date:** 3/27/2014
- Review by Date:** 3/27/2014
- History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Detailed Site Plan was rescheduled.**

[DSP-09017-03](#)**Fairwood**

- Applicant(s):** NVR MS Cavalier Fairwood, LLC
- Location:** Located south of Annapolis Road (MD 450) and north of John Hanson Highway (US 50), east and west of Church Road, and approximately 1,400 feet east of the intersection of Annapolis Road (MD 450) and Enterprise Road (MD 193) (1,059 Acres; M-X-C Zone).
- Request:** Requesting approval of a Detailed Site Plan to add nine new front elevations to the previously approved single-family detached model, Rome.
- Council District:** 6
- Appeal by Date:** 3/27/2014
- Review by Date:** 3/27/2014
- History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Detailed Site Plan was rescheduled.**

SDP-9201-03Villages at Morgan Metro (formerly Summerfield)

**Applicant(s):** Hunt Summerfield, LLC

**Location:** Located on the eastern side of Garret A. Morgan Boulevard, approximately one-half mile north of its intersection with Central Avenue (MD 214).

**Request:** Requesting approval of a Specific Design Plan for the addition of a pool house, two pools, and a maintenance building and renovation of the existing leasing center.

**Council District:** 5

**Appeal by Date:** 4/10/2014

**Review by Date:** 4/10/2014

**History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Specific Design Plan was rescheduled.**

ROSP-4699-01The Evergreens at Laurel

**Applicant(s):** Rock Engineering Company

**Location:** Located on the southern corner at the intersection of South Laurel Drive and Laurel-Bowie Road (MD 197).

**Request:** Requesting approval of a Revision of Site Plan to modify landscaping, for placement of HVAC units, and to revise the private walkways.

**Council District:** 1

**Appeal by Date:** 4/10/2014

**Review by Date:** 4/10/2014

**History:**

*Due to inclement weather conditions, Prince George's County Government was closed and this item was rescheduled.*

**This Revision of Site Plan was rescheduled.**

ADJOURN

Prepared by:

\_\_\_\_\_  
Leonard Moses, Zoning Assistant

Submitted by:

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Redis C. Floyd, Clerk of the Council