



Prince George's County Council

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

Zoning Minutes - Final Sitting as the District Council

Calvin S. Hawkins, II, Chair, At-Large

Monique Anderson-Walker, District 8

Derrick Leon Davis, District 6

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, District 9

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, Vice Chair, District 2

Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Monday, February 22, 2021

10:00 AM

VIRTUAL MEETING

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

10:00 AM CALL TO ORDER - (VIRTUAL MEETING)

Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened virtually by Council Chair Hawkins at 10:00 a.m. with ten members present at roll call. Council Member Franklin arrived at 10:49 a.m.

Present: 11 - Chair Calvin S. Hawkins
Council Member Monique Anderson-Walker
Council Member Derrick Davis
Council Member Thomas Dernoga
Council Member Mel Franklin
Council Member Dannielle Glaros
Council Member Sydney Harrison
Council Member Jolene Ivey
Council Member Rodney Streeter
Vice Chair Deni Taveras
Council Member Todd Turner

Also Present: Stan Brown, People's Zoning Counsel

Robert J. Williams, Jr., Council Administrator

William M. Hunt, Deputy Council Administrator

Rajesh Kumar, Principal Counsel to the District Council

Donna J. Brown, Clerk of the Council

Leonard Moses, Zoning Assistant, Office of the Clerk

James Walker-Bey, Zoning Reference Aide, Office of the Clerk

Theresa Myers, Legislative Assistant, Office of the Clerk

Dinora Hernandez, Legislative Officer

Ellis Watson, Legislative Officer

M-NCPPC

Jill Kosack, Supervisor, Development Review Division

Jeremy Hurlbutt, Supervisor, Development Review Division

Adam Bossi, Development Review Division

INVOCATION / MOMENT OF SILENCE

The Invocation was provided by Imam Chaplain Ahmed Lamptey. Council Member Turner requested prayer given the unfortunate milestone of over a half a million victims of COVID-19 in America. Council Member Glaros requested prayer for the McNabb family in the passing of Mr. McNabb due to brain cancer and all those who have lost loved ones during the pandemic. Vice Chair Taveras requested prayer for Mr. Rivas, a family member of Mayor Rocio Treminio-Lopez, who is the sole provider and head of a family of seven children and was brutally attacked last week and is in critical condition. Chair Hawkins requested prayer for Asian Americans throughout the country whose family members have experienced negative physical repercussions unnecessarily.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Anderson-Walker.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 02092021](#)

District Council Minutes dated February 9, 2021

A motion was made by Vice Chair Taveras, seconded by Council Member Davis, that the Minutes be approved. The motion carried by the following vote:

Aye: 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey,
Streeter, Taveras and Turner

Absent: Franklin

Attachment(s): [DRAFT District Council Minutes dated
02-09-2021](#)

MANDATORY REVIEW (Using Oral Argument Procedures)[DSP-20017](#)**Royal Farms #381 Walker Mill Road**

- Applicant(s):** 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 Zones).
- 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.
- Council District:** 6
- Appeal by Date:** 1/14/2021
- Review by Date:** 2/1/2021
- Action by Date:** 3/15/2021
- Comment(s):** 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.

History:

Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Tedesco, Esq., attorney for the applicant, 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.

This Detailed Site Plan Mandatory Review was hearing held and the case was taken under advisement.

- Attachment(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_PZC Notice of Intention to Participate
[DSP-20017 Planning Board Record](#)

NEW CASE(S)**A-10020-C-01****Woodmore Overlook Commercial**

- Applicant(s):** Woodmore Overlook Commercial, LLC
- Location:** Located in the northwest quadrant of the intersection of Landover Road (MD 202) and Lottsford Road (18.33 Acres; M-X-T Zone).
- Request:** Requesting approval of a Zoning Map Amendment for the amendment of all conditions of approval specifically related to transportation improvements set forth in Conditions 5.a and 5.b; 6; 7; and 8 imposed by the District Council upon its adoption of Zoning Ordinance 6-2010, which rezoned the subject property from the I-3 (Planned Industrial/Employment Park) Zone to the M-X-T (Mixed Use-Transportation Oriented) Zone.
- Council District:** 5
- Appeal by Date:** 2/24/2021
- Action by Date:** 7/9/2021
- Opposition:** Lake Arbor Civic Association., Samuel Dean, LaRay Benton

Council took no action on this item and it will be scheduled for an Oral Argument hearing based on exceptions filed to the ZHE decision.

Council took no action on this Zoning Map Amendment.

- Attachment(s):** [A-10020-C-01 Zoning Agenda Item Summary](#)
[A-10020-C-01 Notice of Decision](#)
[A-10020-C-01 ZHE Decision](#)
A-10020-C-01 POR List
A-10020-C-01 ZHE Memo to Clerk
[A-10020-C-01 Transcripts 12-14-2020](#)
[A-10020-C-01 Transcripts 11-30-2020](#)
[A-10020-C-01 Transcript 10-07-2020](#)

In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131.01 (c)(2).

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.

PLANNING BOARD[CSP-07004-01](#)**Westphalia Center (Amended)**[Amended](#)

Applicant(s): Evangel Cathedral

Location: Located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road, and east of the interchange of Suitland Parkway and Pennsylvania Avenue (530 Acres; M-X-T Zone).

Request: Requesting approval of a Conceptual Site Plan (CSP) revises Conditions 15, 16, 24, and 25 regarding the special-purpose detailed site plan, and Conditions 30 and 31 regarding phasing and the restriction on development of attached dwelling units. These changes will allow the development of the Moore Property to proceed prior to other portions of Westphalia. Development on the Moore Property would be a maximum of 505 attached dwelling units, 135 multifamily units, and 3,000 square feet of community/retail land use.

Council District: 6**Appeal by Date:** 3/4/2021**Review by Date:** 3/4/2021**Action by Date:** 4/23/2021**History:**

Council elected to review this item (Vote: 10-0: Absent: Council Member Franklin).

A motion was made by Council Member Davis, seconded by Council Member Turner, that this Conceptual Site Plan be elected to review. The motion carried by the following vote:

Aye: 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Franklin

Attachment(s): [CSP-07004-01 Zoning Agenda Item Summary](#)
[CSP-07004-01 Planning Board Resolution](#)
CSP-07004-01_PORL
[CSP-07004-01 Technical Staff Report](#)
[DSP-19062 \(CSP-07004-01 AMENDED\)](#)
[Transcripts 01-21-21](#)
[DSP-19062 \(CSP-07004-01 AMENDED\)](#)
[Planning Board Record](#)

PENDING FINALITY**DSP-19062****Westphalia Town Center North**

- Applicant(s):** D.R. Horton
- Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (88.06 Acres; Zones M-X-T / M-I-O).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of 34 single-family detached dwelling units and 605 single-family attached (townhouse) dwelling units, including 133 on condominium parcels and 472 on fee-simple lots.
- Council District:** 6
- Appeal by Date:** 3/4/2021
- Review by Date:** 3/4/2021
- Action by Date:** 4/23/2021
- History:**

Council elected to review this item (Vote: 10-0: Absent: Council Member Franklin).

A motion was made by Council Member Davis, seconded by Council Member Dernoga, that this Detailed Site Plan be elected to review. The motion carried by the following vote:

Aye: 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Franklin

- Attachment(s):** [DSP-19062 Zoning Agenda Item Summary](#)
[DSP-19062 Planning Board Resolution](#)
DSP-19062 PORL
[DSP-19062 Technical Staff Report](#)
[DSP-19062 Presentation Slides](#)
[DSP-19062 Planning Board Record](#)
[DSP-19062 \(CSP-07004-01 AMENDED\)](#)
[Transcripts 01-21-21](#)

PENDING FINALITY**[CDP-0901-01](#)****The Villages At Timothy Branch**

Applicant(s): Timothy Branch, Inc.

Location: Located on the south side of MD 381 (Brandywine Road), approximately one-half mile east of its intersection with US 301 (Robert Crain Highway) (72.43 Acres; L-A-C / M-I-O Zones).

Request: Requesting approval of a Comprehensive Design Plan (CDP) to amend the previously approved Comprehensive Design Plan (CDP) to remove commercial uses and expand the mixed retirement development.

Council District: 9

Appeal by Date: 3/12/2021

Review by Date: 3/12/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Harrison, seconded by Council Member Streeter, that Council waive election to review for this Comprehensive Design Plan.

The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [CDP--0901-01 Zoning Agenda Item Summary](#)
[CDP-0901-01 Planning Board Resolution](#)
CDP-0901-01_PORL
[CDP-0901-01 Technical Staff Report](#)

PENDING FINALITY[DSP-17034](#)**Capital Christian Fellowship Daycare**

- Applicant(s):** Capital Christian Fellowship
- Location:** Located on the south side of MD 193 (Greenbelt Road), approximately 1,900 feet west of its intersection with Lanham Severn Road. Specifically, the property is located at 10411 Greenbelt Road, Lanham, Maryland (5.30 Acres; R-R Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the addition of a day care center, with a maximum enrollment of 50 children, to an existing church.
- Council District:** 3
- Appeal by Date:** 3/18/2021
- Review by Date:** 3/18/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Glaros, seconded by Council Member Streeter, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

- Attachment(s):** [DSP-17034 Zoning Agenda Item Summary](#)
[DSP-17034 Planning Board Resolution](#)
DSP-17034_PORL
[DSP-17034 Technical Staff Report](#)

PENDING FINALITY**DSP-20038****The Venue**

Applicant(s): Greenwood Park, LLC

Location: Located on the north side of Ritchie Marlboro Road, approximately 750 feet east of its intersection with I-95/I-495 (Capital Beltway), identified as 1700 Ritchie Marlboro Road, Upper Marlboro, Maryland (15.14 Acres; R-T / R-55 / I-3 Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for 90 single-family attached (townhouse) dwelling units as Phase 1 development of a larger property.

Council District: 6

Appeal by Date: 3/18/2021

Review by Date: 3/18/2021

History:

Council waived election to review for this item (Vote: 10-0; Absent: Council Member Anderson-Walker).

A motion was made by Council Member Davis, seconded by Council Member Turner, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Anderson-Walker

Attachment(s): [DSP-20038 Zoning Agenda Item Summary](#)
[DSP-20038 Planning Board Resolution](#)
DSP-20038_PORL
[DSP-20038 Technical Staff Report](#)

PENDING FINALITY**DSP-19038****Harrison's Land (Addition To)**

Applicant(s): Zenith Investing, LLC

Location: Located approximately 80 feet north of the intersection of Meadowview Drive and Walnut Lane (0.15 Acres; R-55 / D-D-O / M-I-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) to develop a single-family detached residential dwelling within a Development District Overlay (D-D-O) Zone.

Council District: 7

Appeal by Date: 3/18/2021

Review by Date: 3/18/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Streeter, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DSP-19038 Zoning Agenda Item Summary](#)
[DSP-19038 Planning Board Resolution](#)
DSP-19038_PORL
[DSP-19038 Technical Staff Report](#)

PENDING FINALITY[DSP-20001](#)**Wawa #583**

Applicant(s): Wawa, Inc.

Location: Located within the median strip of US 301 (Robert Crain Highway) at its intersection with Marketplace Boulevard (4.49 Acres; C-M Zone)

Request: Requesting approval of a Detailed Site Plan (DSP) to validate the existing food and beverage store and gas station uses in the Commercial Miscellaneous (C-M) Zone and minor modifications to existing freestanding and building-mounted signage.

Council District: 4

Appeal by Date: 3/18/2021

Review by Date: 3/18/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Turner, seconded by Council Member Streeter, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DSP-20001 Zoning Agenda Item Summary](#)
[DSP-20001 Planning Board Resolution](#)
DSP-20001_PORL
[DSP-20001 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 8, 2021 AT 10:00 A.M.*Hearing Dates & Times Subject to Change***DSP-20006****Checkers Laurel**

- Applicant(s):** Mar Chek, Inc.
- Location:** Located on the east side of US 1 (Baltimore Avenue), approximately 400 feet north of its intersection with Mulberry Street. (0.84 Acres; C-S-C / R-55 Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 1,170-square-foot eating and drinking establishment with drive-through service, specifically a Checkers.
- Council District:** 1
- Appeal by Date:** 12/24/2020
- Review by Date:** 1/25/2021
- Action by Date:** 3/26/2021

This Detailed Site Plan hearing date was announced.

- Attachment(s):** [DSP-20006 Zoning Agenda Item Summary](#)
[DSP-20006-Presentation Slides](#)
[DSP-20006_Notice of Oral Argument](#)
[DSP-20006 - Planning Board Resolution](#)
 DSP-20006_PORL
[DSP-20006 Technical Staff Report](#)
[DSP-20006 Planning Board Transcripts](#)
[DSP-20006 PZC Notice of Intention to Participate](#)
[DSP-20006 Planning Board Record](#)

ADJ8-21**ADJOURN****History:***The District Council meeting was adjourned at 11:46 a.m. (Vote: 11-0).***A motion was made by Council Member Streeter, seconded by Council Member Turner, that this meeting be adjourned. The motion carried by the following vote:**

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

11:30 AM BRIEFING

[BR 02222021](#)

RETREAT TRAINING FOLLOW-UP

Bart Bailey
Principal & Owner
Courage to Care, LLC

This briefing was held.

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Donna J. Brown, Clerk of the Council