



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

Todd M. Turner, Council Chair, District 4

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

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

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, District 2

Robert J. Williams, Jr., Council Administrator

Tuesday, January 28, 2020

1:00 PM

Council Hearing Room

9:47 AM AGENDA BRIEFING - (ROOM 2027)

At 9:47 a.m., due to a lack of a quorum of members, a public statement was read and the Agenda Briefing was conducted as an informal discussion in lieu of a public meeting.

10:00 AM GENERAL ASSEMBLY COMMITTEE - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)

11:30 AM COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)

12:30 PM COUNTY COUNCIL CALL TO ORDER - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)

1:46 PM CONVENE DISTRICT COUNCIL - (COUNCIL HEARING ROOM)

Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the District Council meeting was convened by Council Chair Turner at 1:46 p.m. with eight members present at roll call. Council Member Hawkins arrived at 1:48 p.m., Council Member Ivey arrived at 1:49 p.m., and Council Member Glaros arrived at 1:52 p.m.

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

*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*

APPROVAL OF DISTRICT COUNCIL MINUTES[MINDC 01142020](#)**District Council Minutes dated January 14, 2020**

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

Aye: 7 - Turner, Anderson-Walker, Davis, Dernoga, Harrison, Streeter and Taveras

Absent: Franklin, Glaros, Hawkins and Ivey

Attachment(s): [01-14-2020 District Council Minutes DRAFT](#)

NEW CASE(S)[A-10054](#)**Callicott Property**

Applicant(s): Brian D. Callicott

Location: Located on the north side of Church Street, approximately 260 feet west of its intersection with Water Street (0.5547 Acres; C-S-C Zone).

Request: Requesting approval of a Zoning Map Amendment to rezone approximately 24,164 square feet of land, in the C-S-C (Commercial Shopping Center) Zone to the R-80 (One-Family Detached Residential) Zone.

Council District: 9

Appeal by Date: 11/7/2019

Action by Date: 3/9/2020

History:

Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner's decision (Vote: 9-0; Absent: Council Members Ivey and Glaros).

A motion was made by Member Harrison, seconded by Member Davis, that this Zoning Map Amendment be referred for document. The motion carried by the following vote:

Aye: 9 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Harrison, Hawkins, Streeter and Taveras

Absent: Glaros and Ivey

Attachment(s): [A-10054 Zoning Agenda Item Summary](#)
[A-10054 Zoning Hearing Examiner Decision](#)
A-10054-PORL
[A-10054 Technical Staff Report_with backup](#)

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).

ITEM(S) FOR DISCUSSION[DSP-18052](#)**Swan Creek Club Development, Lot 9C**

Applicant(s): AMSB

Location: Located at 12311 Hatton Point Road, approximately 1,500 feet southwest of its intersection with Riverview Road, in Fort Washington, Maryland (1.02 Acres; R-E / L-D-O Zones).

Request: Requesting approval of a Detailed Site Plan for construction of a 5,900-square-foot, single-family detached dwelling with a garage, pool, and patio on a vacant and partially wooded property within the Limited Development Overlay (L-D-O) Zone of the Chesapeake Bay Critical Area (CBCA) Ordinance.

Council District: 8

Appeal by Date: 11/14/2019

Review by Date: 11/14/2019

Action by Date: 2/3/2020

History:

Council referred item to staff for preparation of an approving document, with conditions (Vote: 10-0; Absent: Council Member Glaros).

A motion was made by Member Anderson-Walker, seconded by Member Franklin, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

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

Absent: Glaros

Attachment(s): [DSP-18052 Planning Board Resolution 19-101](#)
DSP-18052 PORL
[DSP-18052 Technical Staff Report](#)

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) PLANNING BOARD**[CDP-1201-01](#)****Brandywine Village**

- Applicant(s):** Brandywine Partners, LLC
- Location:** Located in the northwest quadrant of the intersection of US 301 (Robert Crain Highway) and Chadds Ford Drive, east of General Lafayette Boulevard (44.33 Acres; L-A-C Zone).
- Request:** Requesting approval of a Comprehensive Design Plan for an increase of 2,000 square feet from the previously approved 218,500 square feet of commercial/retail space, to a total of 220,500 square feet, and to add a new location of a commercial building.
- Council District:** 9
- Appeal by Date:** 1/9/2020
- Review by Date:** 1/30/2020
- Action by Date:** 3/30/2020

History:

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

A motion was made by Member Harrison, seconded by Member Davis, that this Comprehensive Design Plan be elected to review. The motion carried by the following vote:

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

Absent: Franklin

Attachment(s): [CDP-1201-01 Planning Board Resolution 9-124](#)
[CDP-1201-01_PORL](#)
[CDP-1201-01 Technical Staff Report](#)

PENDING FINALITY (Continued)

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) PLANNING BOARD (Continued)**CSP-18003****Calm Retreat**

- Applicant(s):** Calm Retreat, LLC
- Location:** Located at 15111 and 15207 US 301 (Robert Crain Highway), approximately 1,900 feet north of its intersection with Chadds Ford Drive (72.10 Acres; M-X-T Zone).
- Request:** Requesting approval of a Conceptual Site Plan (CSP) for development of 550-650 one-family, attached (townhouse) dwelling units; 100-200 two-family, attached dwelling units; and 10,000-20,00 square feet of commercial/retail uses.
- Council District:** 9
- Appeal by Date:** 12/26/2019
- Review by Date:** 1/30/2020
- Action by Date:** 3/30/2020
- Comment(s):** Although Planning Board's decision regarding CSP-18003 was transmitted to all persons of record on November 26, 2019. The application case file was returned to the Planning Board to comply with State Ethics Law. The case was retransmitted to the District Council after compliance on December 5, 2019.

History:

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

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

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

Absent: Franklin

Attachment(s): [CSP-18003 Planning Board Resolution 19-125](#)
[CSP-18003_PORL](#)
[CSP-18003 Technical Staff Report](#)

PENDING FINALITY (Continued)

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) PLANNING BOARD (Continued)**CSP-19007****Wood Property**

Applicant(s): Samuel T. Wood

Location: Located in the northeast corner of Armstrong Lane and the Pennsylvania Avenue Service Road (18.092 Acres; M-X-T / M-I-O Zones).

Request: Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 90 one-family attached (townhouse) dwelling units, a 128-room hotel, and 15,000 square feet of commercial/retail uses.

Council District: 6

Appeal by Date: 1/16/2020

Review by Date: 1/30/2020

History:

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

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

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

Absent: Franklin

Attachment(s): [CSP- 19007 Planning Board Resolution 19-130](#)

[CSP-19007_PORL](#)

[CSP-19007 Technical Staff Report](#)

PENDING FINALITY (Continued)

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) PLANNING BOARD (Continued)[DSP-00013-06](#)**Bishop McNamara High School**

- Applicant(s):** Roman Catholic Archdiocese of Washington
- Location:** Located on the north side of Marlboro Pike, approximately 830 feet west of its intersection with Whitney Place (14.53 Acres; R-55 / C-S-C / M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the construction of a 20,655-square-foot science/classroom addition to the existing school building and an increase in student enrollment from 796 to 834.
- Council District:** 6
- Appeal by Date:** 2/13/2020
- Review by Date:** 2/13/2020

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Members Franklin and Taveras).

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

- Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey and Streeter
- Absent:** Franklin and Taveras

- Attachment(s):** [DSP-00013-06 Planning Board Resolution](#)
[DSP-00013-06_PORL](#)
[DSP-00013-06 Technical Staff Report](#)

PENDING FINALITY (Continued)

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) PLANNING BOARD (Continued)**[SDP-0516-02](#)****Bevard East**

Applicant(s): Lennar Bevard, LLC

Location: Located on the east side of MD 223 (Piscataway Road), approximately four miles southwest of its intersection with MD 5 (Branch Avenue) and bounded on the east by Thrift Drive (195.97 Acres; R-L Zone).

Request: Requesting approval of an amendment to a Specific Design Plan (SDP), for revision to Phase 4 of the residential development, including 293 single-family detached and 100 single-family attach dwelling units.

Council District: 9

Appeal by Date: 11/21/2019

Review by Date: 1/30/2020

Comment(s): Although Planning Board's decision regarding SDP-0516-02 was transmitted to all persons of record on October 22, 2019. The application case file was returned to the Planning Board to comply with State Ethics Law. The case was retransmitted to the District Council after compliance on December 2, 2019.

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Members Franklin and Taveras).

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

Aye: 9 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey and Streeter

Absent: Franklin and Taveras

Attachment(s): [SDP-0516-02 Planning Board Resolution 19-107](#)
SDP-0516-02 PORL
[SDP-0516-02 Technical Staff Report](#)

PENDING FINALITY (Continued)

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision.

(b) PLANNING BOARD'S REPRESENTATIVE**CNU-19495-2019-U** **7001 Old Landover Road Landover**

- Applicant(s):** April Mackoff
- Location:** Located on the east side of Landover Road running northwest, approximately 1,560 feet southeast of the intersection with the Baltimore-Washington Parkway (1.95 Acres; I-1 Zone).
- Request:** Requesting Certification of Nonconforming Use for an existing outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016. It requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1986.
- Council District:** 5
- Review by Date:** 2/20/2020
- Comment(s):** In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Members Franklin and Taveras).

A motion was made by Member Ivey, seconded by Member Streeter, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

- Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey and Streeter
- Absent:** Franklin and Taveras

Attachment(s): [CNU-19495-2019-U File Materials](#)

PENDING FINALITY (Continued)

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision.

(b) PLANNING BOARD'S REPRESENTATIVE (Continued)[CNU-48754-2019-U](#)**4103 Rhode Island Ave Brentwood****Applicant(s):**

April Mackoff

Location:

Located on the east side of Rhode Island Avenue running north, approximately 210 feet northeast of the intersection with Bunker Hill Road (0.58 Acres; U-L-I Zone).

Request:

Requesting Certification of Nonconforming Use for an existing outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016. It requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1984.

Council District:

2

Review by Date:

2/20/2020

Comment(s):

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

Municipality:

Town of Brentwood

History:

Council deferred this item.

This Certification of a Nonconforming Use was deferred**Attachment(s):**[CNU-48754-2019-U File Materials](#)

PENDING FINALITY (Continued)

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision.

(b) PLANNING BOARD'S REPRESENTATIVE (Continued)[CNU-47632-2019-U](#)**7492 Old Alexandria Ferry Rd Clinton****Applicant(s):**

April Mackoff

Location:

Located on the north side of Old Alexandria Ferry Road approximately 175 feet northwest of the intersection with Highland Meadows Drive (2.0240 Acres; I-1 Zone).

Request:

Requesting Certification of Nonconforming Use for an existing outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016. It requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1985.

Council District:

9

Review by Date:

2/20/2020

Comment(s):

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Members Franklin and Glaros).

A motion was made by Member Harrison, seconded by Member Davis, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

Aye: 9 - Turner, Anderson-Walker, Davis, Dernoga, Harrison, Hawkins, Ivey, Streeter and Taveras

Absent: Franklin and Glaros

Attachment(s):[CNU-47632-2019-U File Materials](#)

CASE(S) SCHEDULED FOR MANDATORY REVIEW ON FEBRUARY 24, 2020 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-19039**NSR Properties**

- Applicant(s):** NSR Properties, LLC
- Location:** Located in the southwest quadrant of the intersection of MD 410 (East West Highway) and Belcrest Road (0.86 Acres; M-U-I / T-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for an amendment to the list of allowed uses to permit a new gas station on the subject property. Construction of site improvements for a new gas station, drive'up automated teller machine (ATM), and 9,592-square-foot building to include a food and beverage store and office use.
- Council District:** 2
- Appeal by Date:** 2/13/2020
- Action by Date:** 3/23/2020
- Comment(s):** Mandatory Review:
District Council review of this case is required by Section 27-548.09.01 (b) of the Zoning Ordinance.
- Municipality:** City of Hyattsville
- History:**

Council announced the hearing date.

This Detailed Site Plan hearing date was announced.

- Attachment(s):** [DSP-19039 Planning Board Resolution 19-137](#)
[DSP-19039 Corrected Planning Board Resolution](#)
DSP-19039_PORL
[DSP-19039 Technical Staff Report](#)

