



# 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*

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Tuesday, July 6, 2021

01:00 PM

Virtual Meeting

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### **1:00 PM 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 1:15 p.m. with eleven members present at roll call.*

**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*  
*Colette R. Gresham, Associate 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*

## **ITEM(S) FOR DISCUSSION**

[SE-4774 Remand](#)

### **Palmer Road Class 3 Fill Facility** **(Remanded from Circuit Court)**

**Companion Case(s):** SE-4774

**Location:** Located on the northern side of Palmer Road, abutting the western side of Tucker Road, and identified as 1500 and 1611 Ferguson Lane, Fort Washington, Maryland (173.584 Acres; R-E Zone).

**Request:** Requesting approval of a Special Exception to continue using approximately 173.584 acres of land in the R-E (Residential-Estate) Zone as a Class III Fill. Also requesting a variance from the requirement that the use not be located within a three (3) mile radius of properties containing an active or pre-existing approved or nonconforming Class III Fill, sanitary landfill, transfer station, rubble fill, recycling facility, mining facility, processing facility, sand and gravel operation, or wash plant.

**Council District:** 8

**Action by Date:** 9/20/2021

**Opposition:** Stephen Briggs, et. al.

#### **History:**

*Council referred this item to staff for preparation of a disapproving document (Vote: 9-0; Absent: Council Members Davis and Harrison).*

**A motion was made by Council Member Anderson-Walker, seconded by Council Member Ivey, that this Special Exception be referred for document. The motion carried by the following vote:**

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

**Absent:** Davis and Harrison

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**Attachment(s):** [SE-4774 Zoning Agenda Item Summary](#)  
[SE-4774 Presentation Slides](#)  
[SE-4774 Notice of District Council Final Decision](#)  
[SE-4774 Circuit Court Order Remanding Case to District Council](#)  
[SE-4774 Zoning Hearing Examiner Decision](#)  
SE-4774 PORL  
[SE-4774 Technical Staff Report](#)  
[SE-4774 Case File](#)  
[SE-4774 \(5-19-2021 PZC Notice of Intention to Participate District Council 6-21-2021 agenda0](#)  
[SE-4774 Circuit Court Remand Notice of District Council Oral Argument](#)

**ELIGIBLE FOR FINAL ACTION**[CNU-51074-2020-U](#)**6313 Rhode Island Avenue Riverdale**

- Applicant(s):** April Mackoff, Clear Channel Outdoor LLC
- Location:** Located at the intersection of East-West Highway and Rhode Island Avenue (0.14 Acres; MU-TC Zone).
- Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which 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 1979.
- Council District:** 3
- Appeal by Date:** 7/2/2021
- Review by Date:** 3/31/2021
- Action by Date:** 9/1/2021
- Municipality:** Riverdale Park
- History:**

*Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner decision (Vote: 10-0; Absent: Council Member Davis).*

**A motion was made by Council Member Glaros, seconded by Council Member Turner, that this Certification of a Nonconforming Use be referred for document. The motion carried by the following vote:**

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

**Absent:** Davis

- Attachment(s):** [CNU-51074-2020 Zoning Agenda Item Summary](#)  
[CNU-51074-2020 - Notice of Decision](#)  
[CNU -51074-2020-U ZHE Decision](#)  
 CNU-51074-2020 PORL  
[CNU-51074-2020 Case File](#)  
[CNU-51074-2020 -Transcript dtd 5-19-21](#)  
[Memo to Clerk - CNU-51074-2020 dtd 6-17-2021](#)  
[CNU-51074-2020 Clerk memo to ZHE](#)  
[CNU-51074-2020 Exhibits](#)

**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.

**ZONING HEARING EXAMINER**[SE-4836](#)**The Children's Guild Preschool**

- Applicant(s):** The Children's Guild, Inc.
- Location:** Located in the northeast quadrant of the intersection of Rhode Island Avenue and Hollywood Road (2.15 Acres; R-55 Zone).
- Request:** Requesting approval of a Special Exception (SE) to operate a 120 student Private School for preschool aged students within an existing Church and associated playground improvement, on approximately 2.15 acres of land in the R-55 (One-Family Detached Residential) Zone.
- Council District:** 1
- Appeal by Date:** 7/12/2021
- Review by Date:** 7/12/2021
- Municipality:** College Park
- Opposition:** None
- History:**

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

**A motion was made by Council Member Dernoga, seconded by Council Member Streeter, that Council waived election to review for this Special Exception. The motion carried by the following vote:**

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

**Absent:** Davis

- Attachment(s):** [SE-4836 - Zoning Agenda Item Summary](#)  
[SE-4836 - Notice of Decision](#)  
[SE-4836 -ZHE Decision](#)  
 SE-4836 - PORL  
[SE-4836 Technical Staff Report](#)  
[SE-4836 -Transcripts 04-21-2021](#)  
[SE-4836 - Memo to Clerk](#)  
[SE-4836 - Case File](#)

[ADJ27-21](#)

**ADJOURN**

**History:**

*The District Council meeting was adjourned at 1:26 p.m. (Vote: 10-0; Absent: Council Member Davis).*

**A motion was made by Council Member Turner, seconded by Council Member Dernoga, that this meeting be adjourned. The motion carried by the following vote:**

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

**Absent:**                Davis

Prepared by:

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Leonard Moses, Zoning Assistant

Submitted by:

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Donna J. Brown, Clerk of the Council