



# Prince George's County Council

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

## Zoning Minutes - Draft 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*

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**Monday, November 16, 2020**

**10:00 AM**

**(VIRTUAL MEETING)**

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### **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 Turner at 10:00 a.m. with nine members present at roll call. Council Member Taveras arrived at 10:02 a.m. and Council Member Hawkins arrived at 10:16 a.m.*

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**Present:** 11 - Council Chair Todd Turner  
 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  
 Vice Chair Calvin S. Hawkins  
 Council Member Jolene Ivey  
 Council Member Rodney Streeter  
 Council Member Deni Taveras

*Also Present: Stan Brown, People's Zoning Counsel*  
*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*  
*Ellis Watson, Legislative Officer*

### **INVOCATION / MOMENT OF SILENCE**

*Council Chair Turner called for a moment of silence and reflection amongst the COVID-19 surges and divisions in the country, to make sure we come together as Americans to address the issues.*

### **APPROVAL OF DISTRICT COUNCIL MINUTES**

#### **MINDC 11092020 District Council Minutes dated November 9, 2020**

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

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

**Absent:** Hawkins

**Attachment(s):** [11-09-2020 District Council Minutes DRAFT](#)

#### **MINDC 11102020 District Council Minutes dated November 10, 2020**

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

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

**Absent:** Hawkins

**Attachment(s):** [11-10-2020 District Council Minutes DRAFT](#)

**REFERRED FOR DOCUMENT****DSP-19031                      7-Eleven Branch Avenue**

**Applicant(s):** 7-Eleven, Inc.

**Location:** Located on the east side of MD 5 (Branch Avenue), south of MD 373 (Accokeek Road) and MD 38(Brandywine Road), and to the west of MD 631 (Old Brandywine Road) (2.00 Acres; C-M / C-S-C Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP), to develop the site with a 3,484-square-foot food and beverage store, a gas station, and a 982-square-foot car wash.

**Council District:** 9

**Appeal by Date:** 10/15/2020

**Review by Date:** 10/15/2020

**Action by Date:** 1/4/2021

**History:**

*Council adopted the prepared order of approval, with conditions (Vote: 10-0; Absent: Council Member Hawkins).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:**

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

**Absent:** Hawkins

**Attachment(s):** [DSP-19031 Zoning Agenda Item Summary](#)  
[DSP-19031 Presentation Slides](#)  
[DSP-19031 Letter from Hijazi to Brown \(10232020\)](#)  
[DSP-19031 District Council Notice of Hearing](#)  
[DSP-19031 Transcripts](#)  
[DSP-19031 Planning Board Resolution](#)  
 DSP-19031\_PORL  
[DSP-19031 Technical Staff Report](#)  
[DSP-19031 Planning Board Record](#)

**REFERRED FOR DOCUMENT (Continued)****SDP-1803****7-Eleven at Brandywine Village****Applicant(s):** 7-Eleven, Inc.**Location:** Located at the northwest corner of the intersection of Chadds Ford Drive and US 301 (Robert Crain Highway) (1.14 Acres; L-A-C Zone).**Request:** Requesting approval of a Specific Design Plan (SDP) for a 3,062-square-foot food and beverage store and a gas station in the Local Activity Center (L-A-C) Zone.**Council District:** 9**Appeal by Date:** 10/15/2020**Review by Date:** 10/15/2020**Action by Date:** 1/4/2021**History:**

*Council adopted the prepared order of remand to the Planning Board (Vote: 9-0; Absent: Council Members Franklin and Hawkins).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Specific Design Plan be remanded. The motion carried by the following vote:**

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

**Absent:** Franklin and Hawkins

**Attachment(s):** [SDP-1803 Zoning Agenda Item Summary](#)  
[SDP-1803 Presentation Slides](#)  
[SDP-1803\\_email\\_Appeal Letter Davis Jackson et al to Brown 10152020](#)  
[SDP-1803\\_Appeal Letter Davis Jackson et al to Brown 10152020](#)  
[SDP-1803 District Council Notice of Hearing](#)  
[SDP-1803 Transcripts](#)  
[SDP-1803 Planning Board Resolution](#)  
SDP-1803\_PORL  
[SDP-1803 Technical Staff Report](#)  
[SDP-1803 Planning Board Record](#)

**REFERRED FOR DOCUMENT (Continued)****SE-4811                      Contee Estate Assisted Living, LLC. / Marie Abayomi-Cole**

**Applicant(s):**            Contee Estate Assisted Living, LLC. / Marie Abayomi-Cole

**Location:**                Located on the south side of Veronica Lane, approximately 200 feet southeast of its intersection with Contee Road also identified as 7111 Veronica Lane, Laurel, Maryland 20707 (1.32 Acres; R-R Zone).

**Request:**                 Requesting approval of a Special Exception (SE) for a Congregate Living Facility to serve up to sixteen (16) residents in a 7,431-square-foot single-family detached dwelling on approximately 1.32 acres of land in the R-R (Rural Residential) Zone.

**Council District:**        1

**Appeal by Date:**        3/16/2020

**Review by Date:**        3/16/2020

**Action by Date:**        1/11/2021

**Opposition:**            Jennifer Krochmal, et. al.

**History:**

*Council adopted the prepared Zoning Ordinance No. 7 - 2020 of approval, with conditions (Vote: 10-0; Absent: Council Member Hawkins).*

**A motion was made by Council Member Dernoga, seconded by Council Member Streeter, that this Special Exception be approved with conditions. The motion carried by the following vote:**

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

**Absent:**                    Hawkins

**Attachment(s):**        [SE-4811 Zoning Agenda Item Summary](#)

[SE-4811 Presentation Slides](#)

[SE-4811 ZHE Decision](#)

SE-4811 PORL

[SE-4811 Technical Staff Report](#)

[SE-4811 District Council Notice of Hearing](#)

**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****DSP-19054                    The HUB at College Park**

**Applicant(s):** Core Campus Manager, LLC

**Location:** Located on the north side of Knox Road, approximately 200 feet east of its intersection with Guilford Drive (0.72 Acres; M-U-I / D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) to construct a mixed-use building with 161 multifamily dwelling units and 1,022 square feet of ground floor commercial retail.

**Council District:** 3

**Appeal by Date:** 12/10/2020

**Review by Date:** 1/11/2021

**Municipality:** City of College Park

**History:**

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

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

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

**Absent:** Hawkins

**Attachment(s):** [DSP-19054 Zoning Agenda Item Summary](#)  
[DSP-19054 Planning Board Resolution 2020-148](#)

DSP-19054\_PORL

[DSP-19054 Technical Staff Report](#)

**PENDING FINALITY (Continued)****SDP-1302-08****Parkside****Applicant(s):** Dan Ryan Builders, Mid-Atlantic, LLC**Location:** Located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue)(147.79 Acres; R-M / M-I-O Zones).**Request:** Requesting approval of an amendment to a Specific Design Plan (SDP) for six single-family attached (townhouse) and seven single-family detached architectural models for Dan Ryan Builders, to be available for construction in Sections 5 and 6 of the Parkside development, which were approved under SDP-1302, as amended.**Council District:** 6**Appeal by Date:** 12/3/2020**Review by Date:** 1/4/2021**History:***Council waived election to review for this item (Vote: 11-0).***A motion was made by Council Member Davis, seconded by Council Member Streeter, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:****Aye:** 11 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras**Attachment(s):** [SDP-1302-08 Zoning Agenda Item Summary](#)[SDP-1302-08 Planning Board Resolution](#)[SDP-1302-08\\_PORL](#)[SDP-1302-08 Technical Staff Report](#)**ADJ56-20****ADJOURN****History:***The meeting was adjourned at 10:19 a.m. (Vote: 11-0).***A motion was made by Council Member Streeter, seconded by Council Member Anderson-Walker, that this meeting be adjourned. The motion carried by the following vote:****Aye:** 11 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

**10:30 AM COMMITTEE OF THE WHOLE - (VIRTUAL MEETING)**

*(SEE SEPARATE AGENDA)*

DRAFT