



# 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*

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**Tuesday, January 14, 2020**

**2:30 PM**

**Council Hearing Room**

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**12:45 PM AGENDA BRIEFING - (ROOM 2027)**

*The agenda briefing convened at 12:45 p.m.*

**1:00 PM COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

**2:00 PM COUNTY COUNCIL - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

**2:46 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 Chair Turner at 2:45 p.m. with eleven members present at roll call.*

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**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, Acting Clerk of the Council  
Leonard Moses, Zoning Assistant, Office of the Clerk  
James Walker-Bey, Zoning Reference Aide, Office of the Clerk*

*M-NCPPC  
Tom Burke, Development Review Division*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 01062020](#)      **District Council Minutes dated January 6, 2020**

**A motion was made by Member Davis, seconded by Member Franklin, that this Minutes be approval. The motion carried by the following vote:**

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

**Attachment(s):**      [01-06-2020 District Council Minutes DRAFT](#)

**ORAL ARGUMENTS****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:**

*Thomas Burke, M-NCPPC, provided an overview of the Detailed Site Plan application. Traci Scudder, Esq., attorney for the applicant, along with Kevin Campion, Kamel Daviate, Richard Leoste, and Matthew Tippett spoke on behalf of the applicant. Mr. James Garrett also spoke in support as a neighbor. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Oral Argument Hearing was held and Council took this case under advisement.*

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

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

**REFERRED FOR DOCUMENT****ERR-279****Thomas Koudellou Validation of Permit Issued in Error**

- Applicant(s):** Thomas Koudellou
- Location:** Located within an area governed by the Gateway Development District Overlay Zone ("DDOZ") identified as 4315 41st Street, Brentwood, Maryland. (0.4680 Acres; U-L-I Zone).
- Request:** Requesting approval for a validation of Permits No. 5777-U/16153-U and 16151-U/5780-U issued in error in 1962 by the predecessor to the Department of Permitting, Inspections and Enforcement ("DPIE") to allow the Applicant to operate a warehouse and incidental office space within an 18,800-square-foot building.
- Council District:** 2
- Appeal by Date:** 11/18/2019
- Action by Date:** 3/17/2020
- Opposition:** None
- History:**

*Council adopted the prepared Zoning Ordinance No. 1 - 2020 of approval with condition in accordance with the Zoning Hearing Examiner's decision (Vote: 11-0).*

**A motion was made by Member Taveras, seconded by Member Glaros, that this Permit issued in error be approved with condition. The motion carried by the following vote:**

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

**Attachment(s):** [ERR 279 - ZHE Decision](#)  
ERR-279- PORL

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**REFERRED FOR DOCUMENT (Continued)**[DSP-17035](#)**Phil Matt Shopping Center (Expedited Transit-Oriented Development Project)**

**Applicant(s):** PCE, LLC

**Location:** Located in the southwest quadrant of the intersection of MD 450 (Annapolis Road) and West Lanham Drive (0.44 Acres; C-S-C / T-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for a 3,953-square-foot commercial retail building.

**Council District:** 3

**Appeal by Date:** 12/5/2019

**Review by Date:** 1/6/2020

**Action by Date:** 1/16/2020

**History:**

*Council adopted the prepared Order of approval, with conditions in accordance with the Planning Board's decision (Vote: 11-0).*

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

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

**Attachment(s):** [DSP-17035 Planning Board Resolution](#)  
[DSP-17035\\_PORL](#)  
[DSP-17035 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****[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 deferred this item.*

**This Conceptual Site Plan was deferred.**

**Attachment(s):** [CSP- 19007 Planning Board Resolution 19-130](#)  
[CSP-19007\\_PORL](#)  
[CSP-19007 Technical Staff Report](#)

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**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-88069-05](#)**Oxon Hill Road Property**

**Applicant(s):** Oxon Hill Road, LLC

**Location:** Located in the northeast quadrant of the intersection of Oxon Hill Road and Tanger Boulevard, between Oxon Hill Road and MD 210 (Indian Head Highway) (7.65 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for the number of parking spaces provided on an existing commercial property.

**Council District:** 8

**Appeal by Date:** 1/16/2020

**Review by Date:** 1/30/2020

**History:**

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

**A motion was made by Member Anderson-Walker, seconded by Vice Chair Hawkins, that Council waive election to review for this Detailed Site 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):** [DSP-88069-05 Planning Board Resolution 19-134](#)

DSP-88069-05\_PORL

[DSP-88069-05 Technical Staff Report](#)

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**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-40387-2019-U](#)****Landover Road****Applicant(s):**

April Mackoff

**Location:**

Located on the east side of Landover Road running northwest, approximately 975 feet southeast of the intersection with the Baltimore-Washington Parkway (0.20 Acres; I-1 / CO Zones).

**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:**

1/30/2020

**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: 11-0).*

**A motion was made by Member Ivey, 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:** 11 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

**Attachment(s):****[CNU-40387-2019-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-43071-2019-U](#)**0000 Serenade Circle**

- Applicant(s):** April Mackoff
- Location:** Located on the west side of Branch Avenue approximately 1,180 feet southwest of the intersection with Surratts Road (6.02 Acres; R-T 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 1974.
- Council District:** 9
- Review by Date:** 1/30/2020
- 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: 11-0).*

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

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

**Attachment(s):** [DSP-43071-2019-U File Material](#)

