



# 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

*Derrick Leon Davis, District 6, Chairman*  
*Mel Franklin, District 9*  
*Dannielle M. Glaros, District 3, Vice Chairwoman*  
*Andrea C. Harrison, District 5*  
*Mary A. Lehman, District 1*  
*Obie Patterson, District 8*  
*Deni L. Taveras, District 2*  
*Karen R. Toles, District 7*  
*Todd M. Turner, District 4*

*Robert J. Williams, Jr., Council Administrator*

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**Monday, April 4, 2016**

**10:00 AM**

**Council Hearing Room**

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**9:30 AM AGENDA BRIEFING - (ROOM 2027)**

**10:18 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the meeting was called to order at 10:18 a.m. with eight members present at roll call. Council Member Lehman was out on County Business.*

**Present:**           8 -     Chairman Derrick Davis  
                                      Vice Chair Dannielle Glaros  
                                      Council Member Andrea Harrison  
                                      Council Member Deni Taveras  
                                      Council Member Karen Toles  
                                      Council Member Mel Franklin  
                                      Council Member Obie Patterson  
                                      Council Member Todd Turner

**Absent:**                     Council Member Mary Lehman

*Also Present: Rajesh Kumar, Principal Counsel to the District Council  
Stan Brown, People's Zoning Counsel  
Robert J. Williams, Jr., Council Administrator  
William M. Hunt, Deputy Council Administrator  
Redis C. Floyd, Clerk of the Council  
Donna J. Brown, Deputy Clerk of the Council  
Karen Zavakos, Zoning and Legislative Counsel*

*M-NCPPC*

*Jimi Jones, Supervisor, Development Review Division*

**INVOCATION**

*The Invocation was provided by Thomasayah, County Employee. Council Member Taveras requested prayer for Reggie Bagley, Town Clerk of Brentwood, and family in the passing of his father.*

*Thomasayah, County Employee*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Franklin.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 03282016](#)

**District Council Minutes dated March 28, 2016**

**A motion was made by Vice Chair Glaros, seconded by Council Member Franklin, that these Minutes be approved. The motion carried by the following vote:**

**Aye:**                   7 -     Davis, Glaros, Harrison, Taveras, Franklin, Patterson and Turner

**Absent:**                   Toles and Lehman

**ORAL ARGUMENTS****[ERR-238 REMAND](#)****Alvin E. Courtney, Jr. (Remand)****Validation of Multifamily Rental Housing License M-1066****Companion Case(s):** ERR-238**Applicant(s):** Alvin Courtney**Location:** Located at 3505 Varnum Street, Brentwood, Maryland (4.92 Acres; R-55/D-D-O Zones).**Request:** Requesting approval for validation of Prince George's County's Multifamily Rental Housing License No. M-1066 issued in error on July 6, 2013 for three (3) multifamily dwelling units.**Council District:** 2**Appeal by Date:** 1/11/2016**Action by Date:** 5/29/2016**Municipality:** Town of Brentwood**Opposition:** None**History:**

*Jimi Jones, Supervisor, M-NCPPC, provided an overview of the application for validation of a permit issued in error. Thomas Haller, Esq., spoke in support on behalf of the applicant. He and the applicant, Alvin Courtney, Jr., responded to questions posed by the Council. There was no opposition. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*Council took this case under advisement.*

**This Permit issued in error hearing was held and the case was taken under advisement.**

**Attachment(s):** ERR-238 Remand\_Reconsideration Request  
[ERR-238 Remand\\_Zoning AIS\\_02102016](#)  
[ERR 238 District Council Final Decision\\_02082016](#)  
[ERR-238 Remand\\_Zoning Hearing Examiner Decision](#)  
[ERR 238 District Council Decision 07062015](#)

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**REFERRED FOR DOCUMENT****DSP-13031****Beyond Restaurant**

- Applicant(s):** Beyond Restaurant c/o James Ibe
- Location:** Located on the east side of Baltimore Avenue (Alt. US 1), approximately 150 feet north of its intersection with Annapolis Road (MD 450). The site also has frontage on 46th Street to the east and on Shepherd Street, a paper street, to the south (1.63 Acres; M-X-T / D-D-O / I-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan for renovation and expansion of an existing 18,905-square-foot building to include a multi-venue eating and drinking establishment and office use of 24,000 square feet. In one section of the building the applicant proposes a dinner theater.
- Council District:** 5
- Appeal by Date:** 12/3/2015
- Review by Date:** 1/4/2016
- Action by Date:** 4/8/2016
- Municipality:** Town of Bladensburg

**History:**

*Council adopted the prepared Order of approval, with conditions (Vote: 7-0; Absent: Council Members Franklin and Lehman).*

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

- Aye:** 7 - Davis, Glaros, Harrison, Taveras, Toles, Patterson and Turner
- Absent:** Lehman and Franklin

**REFERRED FOR DOCUMENT (Continued)****ERR-255****Cheryl Burgess Carter****Validation of Multifamily Rental License No. M-0845 Issued in Error**

**Applicant(s):** Cheryl Burgess Carter

**Location:** Located at 8212 Bellefonte Lane, Clinton, Maryland.

**Request:** Requesting approval for validation of Prince George's County Multifamily Rental License No. M-0845 issued in error for a 6-unit apartment building located in the R-R (Rural-Residential) Zone.

**Council District:** 9

**Appeal by Date:** 3/14/2016

**Action by Date:** 6/10/2016

**Opposition:** None

**History:**

*Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Lehman).*

**A motion was made by Council Member Franklin, seconded by Vice Chair Glaros, that this Permit issued in error be approved with conditions. The motion carried by the following vote:**

**Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Franklin, Patterson and Turner

**Absent:** Lehman

**TMP-2001**

ERR-255 Cheryl Burgess Carter  
Validation of Multifamily Rental License No. M-0845 Issued in Error

**A motion was made by Council Member Franklin, seconded by Vice Chair Glaros, that this None be approval with conditions. The motion carried by the following vote:**

**Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Franklin, Patterson and Turner

**Absent:** Lehman

**ITEM(S) FOR DISCUSSION**

[DSP-13008-01](#)**Gilpin Property****Applicant(s):** Silver Branch, LLC**Location:** Located in the southeastern quadrant of the intersection of Southern Avenue and Wheeler Road, approximately 770 feet northeast of Southview Drive.**Request:** Requesting approval of a Detailed Site Plan for the construction of an additional 98,832 square feet of consolidated-storage use with an additional 948 interior and exterior-access units in one new building and three building expansions to the existing 58,430-square-foot consolidated storage building with 515 interior-access units.**Council District:** 7**Appeal by Date:** 2/11/2016**Review by Date:** 2/11/2016**Action by Date:** 4/8/2016**History:**

*Council referred item to staff for preparation of a document of remand (Vote: 7-0; Absent: Council Members Franklin and Lehman).*

**A motion was made by Council Member Toles, seconded by Council Member Patterson, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 7 - Davis, Glaros, Harrison, Taveras, Toles, Patterson and Turner

**Absent:** Lehman and Franklin

*Council adopted the preparation Order of Remand to the Planning Board (Vote: 7-0-1; Absent: Council Member Lehman; Abstain: Council Member Turner).*

**A motion was made by Council Member Toles, seconded by Council Member Patterson, that this Detailed Site Plan be remanded. The motion carried by the following vote:**

**Aye:** 7 - Davis, Glaros, Harrison, Taveras, Toles, Franklin and Patterson

**Absent:** Lehman

**Abstain:** 1 - Turner

**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-07073-02](#)**National Harbor, Beltway Parcel, Parcels 1-3 & 5-7****Companion Case(s):** DDS-624**Applicant(s):** National Harbor Beltway Parcel, LLC**Location:** The subject site is generally located approximately one mile northeast of the Woodrow Wilson Bridge, in the southwest quadrant of the intersection of the Capital Beltway (I-95/495) and Indian Head Highway (MD 210). The tract is south of I-95/495, and west of Oxon Hill Road, with frontage on Oxon Hill Road to the east, National Avenue to the north, and Harborview Avenue to the south. The Beltway Parcel is on an elevated plateau overlooking the waterfront entertainment/retail complex portion of National Harbor (49.66 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan for a gas station/food and beverage store; commercial recreational/outdoor exhibition areas; a 500-room hotel; 891 multifamily/timeshare residential units; retail, restaurant, entertainment; and a heliport consisting of a total of 1,278,100 square feet on proposed Parcels 1, 2, 3, 5, 6, and 7 of the National Harbor, Beltway Parcel.**Council District:** 8**Appeal by Date:** 4/21/2016**Review by Date:** 4/21/2016**History:**

*This item was deferred to April 18, 2016.*

**This Detailed Site Plan was deferred to April 18, 2016.**

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**PENDING FINALITY (Continued)**[DDS-624](#)**National Harbor, Beltway Parcel, Proposed Parcel 5****Companion Case(s):** DSP-07073-02**Applicant(s):** National Harbor Beltway Parcel, LLC**Location:** The subject site is generally located approximately one mile northeast of the Woodrow Wilson Bridge, in the southwest quadrant of the intersection of the Capital Beltway (I-95/495) and Indian Head Highway (MD 210). The tract is south of I-95/495, and west of Oxon Hill Road, with frontage on Oxon Hill Road to the east, National Avenue to the north, and Harborview Avenue to the south. The Beltway Parcel is on an elevated plateau overlooking the waterfront entertainment/retail complex portion of National Harbor (49.66 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards for a parking space size of 9 feet by 18 feet for all non-handicapped spaces on Parcel 5 only.**Council District:** 8**Appeal by Date:** 4/21/2016**Review by Date:** 4/21/2016**History:**

*This item was deferred to April 18, 2016.*

**This Departure from Design Standards was deferred to April 18, 2016.**



**PENDING FINALITY (Continued)**

**DSP-15011**

**Forks of the Road**

**Applicant(s):** Forks of the Road, LLC.

**Location:** Located in the northwest quadrant of the intersection of Ritchie Marlboro Road and Old Marlboro Pike (MD 725). This intersection is designated by the approved 2007 Westphalia Sector Plan and Sectional Map Amendment (Westphalia Sector Plan and SMA) as one of the nine gateways into the Westphalia area (8-98 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan for grading and infrastructure only, specifically, clearing, grading the site, and installing a sewer pipe.

**Council District:** 6

**Appeal by Date:** 4/28/2016

**Review by Date:** 4/28/2016

**History:**

*This item was deferred to April 18, 2016.*

**This Detailed Site Plan was deferred to April 18, 2016.**

**ADJOURN**

*The meeting was adjourned at 11:03 a.m.*

**12:00 PM RULES/GENERAL ASSEMBLY COMMITTEE – (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*