

Prince George's County Council

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



Zoning Minutes - Final

Monday, October 6, 2014

10:00 AM

Council Hearing Room

Sitting as the District Council

*Mel Franklin, District 9, Chairman
Will A. Campos, District 2, Vice Chair
Derrick Leon Davis, District 6
Andrea C. Harrison, District 5
Mary A. Lehman, District 1
Eric C. Olson, District 3
Obie Patterson, District 8
Karen R. Toles, District 7
Ingrid M. Turner, District 4*

Robert J. Williams, Jr., Council Administrator

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language interpreters are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

THE USE OF CELLULAR PHONES IN THE HEARING ROOM IS PROHIBITED

9:30 AM AGENDA BRIEFING**10:18 AM CALL TO ORDER**

The meeting was called to order at 10:18 a.m. Council Member Harrison was out on County business. Council Member Toles arrived at 10:20 a.m.

Present: 8 - Chairman Mel Franklin
 Vice Chair Will Campos
 Council Member Derrick Davis
 Council Member Mary Lehman
 Council Member Eric Olson
 Council Member Obie Patterson
 Council Member Karen Toles
 Council Member Ingrid Turner

Absent: Council Member Andrea Harrison

*Also Present: Rajesh Kumar, Principal Counsel to the District Council
 Stan Brown, People's Zoning Counsel
 Redis C. Floyd, Clerk of the Council
 Donna J. Brown, Deputy Clerk of the Council*

*M-NCPPC
Meika Fields, Development Review Division*

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 09222014](#)

District Council Minutes dated September 22, 2014

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

Aye: 8 - Franklin, Campos, Davis, Lehman, Olson, Patterson, Toles and Turner

Absent: Harrison

INVOCATION - Angela Rouson, County Employee

Council Member Turner requested prayer for the father in Bowie who was killed trying to break up a fight between his son and an outsider at Bowie High School. Council Member Turner also requested prayer for the family of the pedestrian killed in Greenbelt and her nephew, Langston, and his wife who has been hospitalized for pregnancy complications. Council Member Olson requested prayer for the family of Joyce Walker, former Legislative Branch Employee, in her passing.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Davis.

MANDATORY REVIEW (Using Oral Argument Procedures)[CSP-96046-01](#)**Woodstream Church**

Companion Case(s): DPLS-379; DSDS-683; DSP-98001-02

Applicant(s): Woodstream Church, Inc.

Location: Located southwestern quadrant of the intersection of Lottsford Road and Ruby Lockhart Boulevard (15.3 Acres; I-3 Zone).

Request: Requesting approval of a Conceptual Site Plan for a 69,060-square-foot family life center and building additions to an existing Church with 445 students and a 250-child day care center.

Council District: 5

Appeal by Date: 9/4/2014

Review by Date: 9/30/2014

Action by Date: 2/4/2015

Comment(s): District Council review of this case is required by conditions imposed by the District Council on Zoning Case A-9604 (c).

History:

Chairman Franklin announced that the oral argument hearings for CSP-96046-01 Woodstream Church and DSP-98001-02 Woodstream Church would be held in tandem. Meika Fields, M-NCPPC Planning Staff, provided an overview of the Conceptual Site Plan and Detailed Site Plan applications. Abigale Bruce-Watson, Esq. spoke in support of the applications on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.

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

MANDATORY REVIEW (Using Oral Argument Procedures) (Continued)[DSP-98001-02](#)**Woodstream Church**

Companion Case(s): CSP-96046-01; DPLS-379; DSDS-683

Applicant(s): Woodstream Church, Inc.

Location: Located at the southwestern quadrant of the intersection of Lottsford Road and Ruby Lockhart Boulevard (15.3 Acres; I-3 Zone).

Request: Requesting approval of a Detailed Site Plan for a 69,060-square-foot family life center and building additions to an existing Church with 445 students and a 250-child day care center.

Council District: 5

Appeal by Date: 9/4/2014

Review by Date: 9/30/2014

Action by Date: 2/4/2015

Comment(s): District Council review of this case is required by conditions imposed by the District Council on Zoning Case A-9604 (c).

History:

Chairman Franklin announced that the oral argument hearings for CSP-96046-01 Woodstream Church and DSP-98001-02 Woodstream Church would be held in tandem. Meika Fields, M-NCPPC Planning Staff, provided an overview of the Conceptual Site Plan and Detailed Site Plan applications. Abigale Bruce-Watson, Esq. spoke in support of the applications on behalf of the application. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.

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

ITEM FOR DISCUSSION[DSP-04076-04](#)**EYA Hyattsville Redevelopment, Phase I****Applicant(s):** L H West Associates Ltd.**Location:** Located on the west side of Baltimore Avenue (US1), South of its intersection with Madison Street (6.77 Acres; M-U-I / D-D-O Zones).**Request:** Requesting approval for a Detailed Site Plan for the following amendments to the previously approved plans: convert three live/work units to residential units with resulting architectural changes; revise the layout of the tot lot; add 156 square feet of land to the application; revise the Lot 129/130 courtyard, building footprint, lot line and trash enclosure; add a privacy fence to Lot 127; and revise sheets and tables.**Council District:** 2**Appeal by Date:** 7/24/2014**Action by Date:** 1/22/2015**Municipality:** City of Hyattsville**History:**

Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Harrison).

A motion was made by Vice Chair Campos, seconded by Council Member Olson, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

Aye: 8 - Franklin, Campos, Davis, Lehman, Olson, Patterson, Toles and Turner

Absent: Harrison

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

A motion was made by Vice Chair Campos, seconded by Council Member Olson, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:

Aye: 8 - Franklin, Campos, Davis, Lehman, Olson, Patterson, Toles and Turner

Absent: Harrison

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-14002****Annapolis Road Self Storage Zone**

Applicant(s): Annapolis Road Self Storage, LLC

Location: Located on the southwest quadrant of the intersection of Forbes Boulevard and Annapolis Road (MD 450) (4.90 Acres; I-1 Zone).

Request: Requesting approval of a Detailed Site Plan for a 112,990-square-foot consolidated storage use, with accessory office and apartment uses, in seven separate buildings with a total of 1,054 storage units.

Council District: 5

Appeal by Date: 10/30/2014

Review by Date: 10/30/2014

History:

This item was deferred to October 20, 2014.

This Detailed Site Plan was deferred to October 20, 2014.

DSP-12032**Mills Car Wash**

Companion Case(s): DPLS-395

Applicant(s): Crain Partners, LLC

Location: Located on the west side of Robert Crain Highway (US 301) (southbound), approximately 450 feet north of its intersection with Mitchellville Road (4.18 Acres; C-M / R-R Zones).

Request: Requesting approval of a Detailed Site Plan for 12,871-square-foot car wash.

Council District: 4

Appeal by Date: 11/3/2014

Review by Date: 1/2/2015

Municipality: City of Bowie

History:

Council waived its right to review this item (Vote 8-0; Absent: Council Member Harrison).

A motion was made by Council Member Turner, seconded by Council Member Davis, that Council waive its right to review this Detailed Site Plan. The motion carried by the following vote:

Aye: 8 - Franklin, Campos, Davis, Lehman, Olson, Patterson, Toles and Turner

Absent: Harrison

PENDING FINALITY (Continued)

DPLS-395

Mills Car Wash

Companion Case(s): DSP-12032

Applicant(s): Crain Partners, LLC

Location: Located on the west side of Robert Crain Highway (US 301) (southbound), approximately 450 feet north of its intersection with Mitchellville Road (4.18 Acres; C-M / R-R Zones).

Request: Requesting approval of a Departure from Parking and Loading Standards for a reduction in the parking requirement by 14 spaces.

Council District: 4

Appeal by Date: 11/3/2014

Review by Date: 1/2/2015

Municipality: City of Bowie

History:

Council waived its right to review this item (Vote: 8-0; Absent: Council Member Harrison).

A motion was made by Council Member Turner, seconded by Council Member Davis, that Council waive its right to review this Departure from Parking and Loading Standards. The motion carried by the following vote:

Aye: 8 - Franklin, Campos, Davis, Lehman, Olson, Patterson, Toles and Turner

Absent: Harrison

11:01 AM ADJOURN

The meeting was adjourned at 11:01 a.m.

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Redis C. Floyd, Clerk of the Council