



# 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

*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, May 2, 2016**

**1:30 PM**

**Council Hearing Room**

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**11:00 AM PLANNING, ZONING & ECONOMIC DEVELOPMENT COMMITTEE – (ROOM 2027)**

*(SEE SEPARATE AGENDA)*

**1:00 PM AGENDA BRIEFING - (ROOM 2027)**

**1:52 PM 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 1:52 p.m. with nine members present at roll call.*

**Present:**           9 -     Chairman Derrick Davis  
                                  Vice Chair Dannielle Glaros  
                                  Council Member Andrea Harrison  
                                  Council Member Deni Taveras  
                                  Council Member Karen Toles  
                                  Council Member Mary Lehman  
                                  Council Member Mel Franklin  
                                  Council Member Obie Patterson  
                                  Council Member Todd Turner

*Also Present: Stan Brown, People's Zoning Counsel  
Rajesh Kumar, Principal Counsel to the District Council  
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  
Henry Zhang, Supervisor, Development Review Division*

**INVOCATION**

*The Invocation was provided by Howard W. Stone, County Employee. Council Member Harrison requested prayer for youth attending prom and graduation.*

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF DISTRICT COUNCIL MINUTES**

**[MINDC 04052016-1](#) District Council Minutes dated April 5, 2016 Part 1**

**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:** 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

**Attachment(s):** [4-05-2016 District Council Minutes Part 1](#)  
[DRAFT](#)

**[MINDC 04052016-2](#) District Council Minutes dated April 5, 2016 Part 2**

**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:** 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

**Attachment(s):** [4-05-2016 District Council Minutes Part 2](#)  
[DRAFT](#)

[MINDC 04182016](#)

**District Council Minutes dated April 18, 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:** 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

**Attachment(s):** [4-18-2016 District Council Minutes DRAFT](#)

[MINDC 04192016](#)

**District Council Minutes dated April 19, 2016**

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

**Attachment(s):** [4-19-2016 District Council Minutes DRAFT](#)

ORAL ARGUMENTSSDP-1101Westphalia Central Park - Phase I, Parkside

**Applicant(s):** SHF Project Owner, LLC

**Location:** The subject SDP includes the entire Westphalia Central Park that is located in the eastern quadrant of the intersection of Central Park Drive (MC-631) and P-615, in an irregular shape of a goldfish with a long tail. The two roadways intersect in the front and to the west of the Central Park, in the middle of the larger Parkside project site. Another master plan roadway, MC-632, divides the entire park in the north/south direction from the middle into distinct eastern and western parts. The proposed Phase I is located in the western part (131 Acres; R-M Zone).

**Request:** Requesting approval of a Specific Design Plan for the Westphalia Central Park, as required by Condition 23 attached to the previously approved Comprehensive Design Plan, CDP-0501.

**Council District:** 6

**Appeal by Date:** 4/21/2016

**Review by Date:** 4/21/2016

**Action by Date:** 5/27/2016

**History:**

*Henry Zhang, M-NCPPC, provided an overview of the Specific Design Plan application, assisted by Darrin Conforti, Deputy Director of Parks and Recreation and Helen Asson. Ms. Shee' Newman spoke in opposition. Robert Antonetti, Esq., spoke in support on behalf of the applicant, assisted by Denis Carmichael, Landscape Architect. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.*

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 6-1; Opposed: Council Member Lehman; Absent: Council Members Glaros and Toles).*

**This Specific Design Plan hearing was held; subsequently, a motion was made by Chairman Davis, seconded by Council Member Harrison, that this Specific Design Plan be referred for document. The motion carried by the following vote:**

**Aye:** 6 - Davis, Harrison, Taveras, Franklin, Patterson and Turner

**Nay:** 1 - Lehman

**Absent:** Glaros and Toles

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**MANDATORY REVIEW (Using Oral Argument Procedures)**[DSP-14036](#)**5936 Old Central Avenue**

**Applicant(s):** AMB Architectural Design Studio LLC

**Location:** Located in the northwest quadrant of Old Central Avenue and Chamber Avenue.

**Request:** Requesting approval for a mixed-use project consisting of 9,990 square feet of office and retail/commercial space. This application also requests a change of the underlying zoning for the property from the existing Light Industrial Zone (I-1) to the Commercial Shopping Center (C-S-C) Zone and a partial waiver (36.2 percent) from tree canopy coverage requirements.

**Council District:** 7

**Appeal by Date:** 4/7/2016

**Action by Date:** 5/31/2016

**Comment(s):** District Council review of this case is required by TDOZ Section 27-548.09.01(b)(1) of the Zoning Ordinance.

**History:**

*Henry Zhang, M-NCPPC, provided an overview of the Detailed Site Plan application. Thomas Haller, Esq. spoke in support 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.*

*The Mandatory Review Hearing was held and Council took this case under advisement.*

**The Mandatory Review hearing was held and the case taken under advisement**

**Attachment(s):** [DSP-14036 Planning Board Resolution 16-17](#)

[DSP-14036\\_PORL](#)

[DSP-14036 Technical Staff Report](#)

**REFERRED FOR DOCUMENT**

[DSP-15012](#)

**Royal Farms, Brandywine**

**Companion Case(s):** DDS-632

**Applicant(s):** Two Farms, Inc.

**Location:** Located on the west side of Branch Avenue (MD 5) in the southwest quadrant of its intersection with Moores Road.

**Request:** Requesting approval of a Detailed Site Plan for a gas station and a 4,946-square-foot food and beverage store.

**Council District:** 9

**Appeal by Date:** 3/21/2016

**Review by Date:** 3/21/2016

**Action by Date:** 5/16/2016

**History:**

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

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

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

**Absent:** Harrison and Lehman

**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) ZONING HEARING EXAMINER**[SE-4771](#)**Ritchie Land Reclamation Rubble Fill**

**Applicant(s):** Ritchie Land Reclamation, L.P.

**Location:** Located on the southwest side of Ritchie Marlboro Road, approximately 3,000 feet south of its intersection with White House Road, also identified as 2001 and 2002 Ritchie Marlboro Road, Upper Marlboro, Maryland (289.39 Acres; O-S / R-A. Zones).

**Request:** Requesting approval of a Special Exception to continue, and expand, an existing Rubble Fill on approximately 289.39 acres of land, in the O-S (Open Space) and R-A (Residential-Agricultural) Zones.

**Council District:** 6

**Appeal by Date:** 5/16/2016

**Review by Date:** 5/16/2016

**Opposition:** None

**History:**

*Council took no action on this item.*

**Council did not elect to make the final decision on this Special Exception..**

**Attachment(s):** [SE-4771 Zoning Hearing Examiner Decision](#)  
SE-4771 PORL

*In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.*

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**PENDING FINALITY (Continued)****(b) PLANNING BOARD****DSP-13045****Greenbelt Station Phase 3**

- Applicant(s):** NVR MS Cavalier Greenbelt, LLC
- Location:** Located on the west side of Greenbelt Station Parkway, approximately 1,800 feet north of its intersection with Greenbelt Road (MD 193), within the western portion of the larger Greenbelt Station development.
- Request:** Requesting approval for a Detailed Site Plan for a portion of the South Core of the overall development known as Greenbelt Station. The proposed development consists of 165 townhouse lots and 3,000 square feet of commercial retail space.
- Council District:** 4
- Appeal by Date:** 5/19/2016
- Review by Date:** 5/19/2016
- History:**

*Council deferred this item to May 16, 2016.*

**This Detailed Site Plan was deferred to May 16, 2016.**

**DSP-15021****Arena Drive North, Sandpiper Property**

- Applicant(s):** Sandpiper Hospitality V, LLC.
- Location:** Located in the northeastern quadrant of the intersection of Arena Drive and Brightseat Road.
- Request:** Requesting approval of a Detailed Site Plan for the construction of two identical four-story, 124-room, 47,624-square-foot hotels and ancillary site improvements. This approval also includes two variance requests from the requirements of Sections 27-471(f)(2) and 27-474(b) of the Prince George's County Zoning Ordinance, respectively.
- Council District:** 5
- Appeal by Date:** 4/14/2016
- Review by Date:** 5/23/2016
- History:**

*Council took no action on this item.*

**This Detailed Site Plan was was not elected to review by Council.**



**PENDING FINALITY (Continued)**

[SDP-9612-05](#)

**Springdale Estates**

**Applicant(s):** Klein Bellehaven, LLC.

**Location:** Located on the east side of Saint Josephs Drive and the south side of Ardwick Ardmore Road, approximately 1,000 feet southwest of its intersection with Lottsford Vista Road in Landover, Maryland.

**Request:** SDP-9612-05

**Council District:** 5

**Appeal by Date:** 5/19/2016

**Review by Date:** 5/19/2016

**History:**

*Council took no action on this item.*

**This Specific Design Plan was not elected to review by Council.**

**3:43 PM ADJOURN**

*The meeting was adjourned at 3:43 p.m.*

**7:04 PM PUBLIC HEARING - (COUNCIL HEARING ROOM)**

[PH 05022016](#)

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING  
COMMISSION (M-NCPPC) PROPOSED FISCAL YEAR 2016-2017  
OPERATING AND CAPITAL BUDGETS AND THE M-NCPPC  
CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS  
2017-2022**

*(SEE SEPARATE AGENDA)*

Prepared by:

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Leonard Moses, Zoning Assistant

Submitted by:

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Redis C. Floyd, Clerk of the Council