



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

Monday, February 22, 2016

10:00 AM

Council Hearing Room

9:30 AM AGENDA BRIEFING - (ROOM 2027)

10:17 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 10:17 a.m. with six members present at roll call. Council Member Lehman arrived at 10:23 a.m.

Present: 7 - Chairman Derrick Davis
 Vice Chair Dannielle Glaros
 Council Member Andrea Harrison
 Council Member Deni Taveras
 Council Member Mary Lehman
 Council Member Obie Patterson
 Council Member Todd Turner

Absent: Council Member Karen Toles
 Council Member Mel Franklin

*Also Present: Rajesh Kumar, Principal Counsel to the District Council
Stan Brown, People's Zoning Counsel
William M. Hunt, Deputy Council Administrator
Redis C. Floyd, Clerk of the Council
Donna J. Brown, Deputy Clerk of the Council
Sandra Eubanks, Committee Director, HEHS*

*M-NCPPC
Cynthia Fenton, Development Review Division*

INVOCATION

The Invocation was provided by Thomas Mayah, County Employee.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Glaros

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 02082016](#)

District Council Minutes dated February 8, 2016

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

Aye: 6 - Davis, Glaros, Harrison, Taveras, Patterson and Turner

Absent: Toles, Lehman and Franklin

MANDATORY REVIEW (Using Oral Argument Procedures)[DSP-14040](#)**Holladay Company's Addition to Brentwood to 8-15**

- Applicant(s):** Aslan, LLC
- Location:** Located on the eastern side of Rhode Island Avenue, between Volta Avenue and Webster Street (0.70 Acres; U-L-I / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan for the construction of a three story mixed-use building which includes 19,067 square feet of fabrication/retail/office and residential development.
- Council District:** 2
- Appeal by Date:** 12/10/2015
- Action by Date:** 4/22/2016
- Comment(s):** District Council review of this case is required by Section 27-548.26(b)(B) of the Zoning Ordinance.
- Municipality:** Town of Brentwood

History:

Cynthia Fenton, M-NCPPC, provided an overview of the Detailed Site Plan application. Russell Warfel, Esq. spoke in support on behalf of the applicant. There was no opposition. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.

Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Toles and Franklin).

The Mandatory Review Hearing was held; Subsequently, A motion was made by Council Member Taveras, seconded by Vice Chair Glaros, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

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

Absent: Toles and Franklin

ITEM(S) FOR DISCUSSION[SE-4749](#)**Bhagya Village****Companion Case(s):** DDS-627**Applicant(s):** Bhagya Village, LLC.**Location:** Located on the east side of Cipriano Road, approximately 2,640 feet north of its intersection with Good Luck Road, and identified as 6711 Cipriano Road, Greenbelt, Maryland.**Request:** Requesting approval of a Special Exception to use approximately 6.01 acres of R-80 (One-Family Detached Residential) zoned land as Apartment Housing for the Elderly and Physically Handicapped.**Council District:** 4**Appeal by Date:** 11/21/2015**Review by Date:** 11/21/2015**Action by Date:** 4/8/2016**Opposition:** Dr. Ronald C. Carlson, David R. Brace, Raintree Homeowners Association, et. al.**History:**

Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Toles and Franklin).

A motion was made by Council Member Turner, seconded by Vice Chair Glaros, that this Special Exception be referred for document. The motion carried by the following vote:

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

ITEM(S) FOR DISCUSSION (Continued)[DDS-627](#)**Bhagya Village****Companion Case(s):** SE-4749**Applicant(s):** Bhagya Village, LLC**Location:** Located at 6711 Cipriano Road on the east side of Cipriano Road, approximately, 1,300 feet (one-quarter mile) north of its intersection with Good Luck Road and approximately, 2,640 feet (one-half mile) south of Greenbelt Road (MD 193).**Request:** Requesting approval of a Departure from Design Standards for the location of a loading space and its access driveway less than 50 feet from a residential zone in accordance with Subtitle 27 of the Prince George's County Code.**Council District:** 4**Appeal by Date:** 7/16/2015**Review by Date:** 7/16/2015**Action by Date:** 4/8/2016**History:**

Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Toles and Franklin).

A motion was made by Council Member Turner, seconded by Vice Chair Glaros, that this Departure from Design Standards be referred for document. The motion carried by the following vote:

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

Absent: Toles and Franklin

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-02021-01](#)**Kinder Kidz Early Learning Center****Applicant(s):**

Nancy Henderson

Location:

Located on the north side of Mitchellville Road, approximately 1,015 feet west of the intersection of Mitchellville Road and Robert S. Crain Highway (US 301).

Request:

Requesting approval of a Detailed Site Plan to add a day care center as an accessory use to an existing church. The applicant is proposing to reduce the 248-seat church to a 208-seat church and add a 32-child, 1,343-square-foot, day care center within the vacant private school area of the church, and add an 80-square-foot storage shed located on the west side of the existing church.

Council District:

4

Appeal by Date:

3/17/2016

Review by Date:

3/17/2016

Municipality:

City of Bowie

History:

This item was deferred to March 14, 2016.

This Detailed Site Plan was deferred to March 14, 2016.

PENDING FINALITY (Continued)[DSP-12048](#)**Christ Apostolic Church****Applicant(s):** Charles Uwaje**Location:** Located on the south side of Riverdale Road, at its intersection with Chestnut Avenue, between Veterans Parkway (MD 410) and Finns Lane, approximately one mile east of the intersection of Riverdale Road and the Baltimore Washington Parkway (MD 295). The area includes large wooded single-family lots to the south on Riverdale Road and apartment complexes to the north and west of the site.**Request:** Requesting approval of a Detailed Site Plan to convert a single-family dwelling in the One-Family Detached Residential (R-80) Zone to a 24-seat church with associated parking and to erect a sign on the site (1.0 Acre; R-80 Zone).**Council District:** 3**Appeal by Date:** 3/10/2016**Review by Date:** 3/10/2016**History:**

Council took no action on this item.

This Detailed Site Plan was did not elect to review

Attachment(s): [DSP-12048_Zoning AIS](#)
[DSP-12048 Planning Board Resolution 16-05](#)
DSP-12048 PORL
[DSP-12048 Technical Staff Report](#)

PENDING FINALITY (Continued)[ROSP-856-05](#)**Potomac Energy Holdings - Greenbelt Road**

Applicant(s): Potomac Energy Holdings, LLC

Location: Located on the southwest side of Greenbelt Road (MD 193) between Cipriano Road and Baywood Road.

Request: Requesting approval of a minor revision of the approved site plan in order to slightly increase the size of an existing canopy, replace underground tanks, and add a single-sided diesel fueling position and canopy to the rear of the site. The existing building, monument sign, parking area, and access drives are to remain unchanged.

Council District: 3

Appeal by Date: 3/17/2016

Review by Date: 3/17/2016

History:

This item was deferred to March 14, 2016.

This Revision of Site Plan was deferred to March 14, 2016.

ADDITIONS TO THE AGENDA

A motion was made by Vice Chair Glaros, seconded by Council Member Turner, that this be accepted the additions package. The motion carried by the following vote:

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

Absent: Toles and Franklin

ITEM(S) FOR DISCUSSION**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: 4/29/2016

Municipality: Town of Brentwood

Opposition: None

History:

Stan Brown, People's Zoning Counsel, sought to clarify the request for reconsideration.

Council granted the request for reconsideration (Vote: 7-0; Absent: Council Members Franklin and Toles).

A motion was made by Council Member Taveras, seconded by Vice Chair Glaros, that this Permit issued in error be reconsidered. The motion carried by the following vote:

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

Absent: Toles and Franklin

Council directed the Clerk to schedule an Oral Argument for this item (Vote: 7-0; Absent: Council Members Franklin and Toles).

A motion was made by Council Member Taveras, seconded by Vice Chair Glaros, to direct the Clerk to schedule a public hearing for this Permit issued in error. The motion carried by the following vote:

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

Absent: Toles and Franklin

ADJOURN

The meeting was adjourned at 10:41 a.m.

11:30 AM BRIEFING - (COUNCIL HEARING ROOM)

[BR 02222016](#)

**UPDATES ON THE PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS
BUDGET**

Dr. Kevin M. Maxwell
Chief Executive Officer, Prince George's County Public Schools

Panel Guests:

*Monique Davis, Deputy Superintendent of Schools,
Monica Golson,
John Phister*

The briefing was convened at 11:37 a.m. by Vice-Chairwoman Glaros. Dr. Kevin Maxwell provide opening remarks and spoke to the strides made by the system thus far. John Phister, facilitated a PowerPoint presentation on the CEO's Fiscal Year 2017 Proposed budget. He and the panel guests responded to questions posed by the Council. David Valentine, Board of Education Member, spoke to the Board's process. (See Administrative Day File for detailed Clerk's notes). The briefing concluded at 12:57 p.m.

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Redis C. Floyd, Clerk of the Council