



# 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

*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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**Monday, October 19, 2020**

**10:00 AM**

**VIRTUAL MEETING**

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**VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>**

### **10:00 AM CALL TO ORDER - (VIRTUAL MEETING)**

*Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened virtually by Council Chair Turner at 10:01 a.m. with nine members present at roll call. Council Member Taveras arrived at 10:04 a.m. and Council Member Franklin arrived at 10:08 a.m.*

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**Present:** 11 - Council Chair Todd Turner  
Council Member Monique Anderson-Walker  
Council Member Derrick Davis  
Council Member Thomas Dernoga  
Council Member Mel Franklin  
Council Member Dannielle Glaros  
Council Member Sydney Harrison  
Vice Chair Calvin S. Hawkins  
Council Member Jolene Ivey  
Council Member Rodney Streeter  
Council 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, Clerk of the Council  
Leonard Moses, Zoning Assistant, Office of the Clerk  
James Walker-Bey, Zoning Reference Aide, Office of the Clerk  
Theresa Myers, Legislative Assistant, Office of the Clerk  
Ellis Watson, Legislative Officer*

*M-NCPPC*

*Jill Kosack, Supervisor, Development Review Division  
Sherri Conner, Supervisor, Development Review Division  
Jeremy Hurlbutt, Development Review Division  
Adam Bossi, Development Review Division  
Thomas Sievers, Development Review Division*

#### **INVOCATION / MOMENT OF SILENCE**

*Council Chair Turner called for a moment of silence and reflection. Council Member Harrison requested continued prayer for the family that lost a loved one due to a hit and run accident on Interstate 210. Council Member Glaros requested prayer for the Hicks family and Stephanie Hicks who is a civic leader and member of the Democratic Central Committee who lost her sister. She also requested prayer for all who have lost loved ones due to COVID-19 and other causes.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**[MINDC 10132020](#)**District Council Minutes dated October 13, 2020**

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

**Aye:** 10 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

**Absent:** Franklin

**Attachment(s):** [10132020 District Council Minutes DRAFT](#)

**ORAL ARGUMENTS**[DSP-19050](#)**Dewey Property**

**Companion Case(s):** DDS-660

**Applicant(s):** Bald Eagle Partners

**Location:** Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road (21.16 Acres; M-U-I / T-D-O).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for a mixed-use building consisting of 321 multifamily dwelling units and 1,258 square feet of commercial/retail uses on proposed Parcel 5.

**Council District:** 2

**Appeal by Date:** 9/4/2020

**Review by Date:** 9/30/2020

**Action by Date:** 10/30/2020

**Municipality:** City of Hyattsville

**History:**

*Jeremy Hurlbutt, M-NCPPC, provided an overview of the Detailed Site Plan application. Peter Ciferri, Esq., attorney for appellant, spoke in opposition. Thomas H. Haller, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The hearing was held and Council referred to staff for an approving document, with conditions (Vote: 11-0).*

**The Detailed Site Plan hearing was held; subsequently, a motion was made by Council Member Taveras, seconded by Council Member Davis, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

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

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**Attachment(s):** [DSP-19050 Zoning Agenda Item Summary](#)  
[DSP-19050 Presentation Slides](#)  
[DSP-19050 Letter Haller to Brown Response to Appeal 10092020](#)  
[DSP-19050 M-NCPPC email to correct the record 10072020](#)  
[DSP-19050 Correspondence from Ciferri to Brown \(10022020\)](#)  
[DSP-19050 Letter from Ciferri to Brown \(Appeal\)](#)  
[DSP-19050 DSP-19050-01 Transcripts](#)  
[DSP-19050 Planning Board Resolution 2020-125](#)  
DSP-19050 PORL  
[DSP-19050 Technical Staff Report](#)  
[DSP-19050 Planning Board Record \(DSP-19050\) 3-31-20 Letter from Ciferri to Planning Board](#)  
[\(DSP-19050\) 4-8-20 Letter from Ciferri to Planning Board](#)  
[\(DSP-19050 & DSP-19050-01\) 7-10-20 Letter from Ciferri to Planning Board](#)  
[\(DSP-19050 & DSP-19050-01\) 7-15-20 Letter from Ciferri to Planning Board](#)

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**ORAL ARGUMENTS (Continued)****DSP-19050-01****Dewey Property**

**Applicant(s):** Bald Eagle Partners

**Location:** Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road (21.16 Acres; M-U-I / T-D-O Zones).

**Request:** Requesting approval of an amendment to a Detailed Site Plan (DSP) for a development consisting of 529 multifamily dwelling units on proposed Parcels 1, 2, and 3, as the second phase of the Dewey Property mixed-use development.

**Council District:** 2

**Appeal by Date:** 9/4/2020

**Review by Date:** 9/30/2020

**Action by Date:** 10/30/2020

**Municipality:** Hyattsville

**History:**

*Jeremy Hurlbutt, M-NCPPC, provided an overview of the Detailed Site Plan application. Peter Ciferri, Esq., attorney for appellant, spoke in opposition. Thomas H. Haller, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The hearing was held and Council referred to staff for an approving document, with conditions (Vote: 11-0).*

**The Detailed Site Plan hearing was held; subsequently, a motion was made by Council Member Taveras, seconded by Council Member Franklin, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

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

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**Attachment(s):** [DSP-19050-01 Zoning Agenda Item Summary](#)  
[DSP-19050-01 Presentation Slides](#)  
[DSP-19050-01 Letter Haller to Brown Response to Appeal 10092020](#)  
[DSP-19050 M-NCPPC email to correct the record 10072020](#)  
[DSP-19050-01 Correspondence from Ciferri to Brown 10022020](#)  
[DSP-19050 Letter from Ciferri to Brown \(Appeal\)](#)  
[DSP-19050 DSP-19050-01 Transcripts](#)  
[DSP-19050-01 Planning Board Resolution 2020-127](#)  
[DSP-19050-01\\_PORL](#)  
[DSP-19050-01 Technical Staff Report](#)  
[DSP-19050-01 Planning Board Record \(DSP-19050-01 & DSP-19050\) 7-10-20 Letter from Ciferri to Planning Board](#)  
[\(DSP-19050-01 & DSP-19050\) 7-15-20 Letter from Ciferri to Planning Board](#)  
[\(DSP-19050-01\) 5-28-20 Letter from Ciferri to Hurlbutt](#)

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**ORAL ARGUMENTS (Continued)****DSP-19060****McDonald's Landover**

**Applicant(s):** McDonald's Corp

**Location:** Located on the north side of MD 214 (Central Avenue) at its intersection with Brightseat Road (1.17 Acres; M-U-I / D-D-O / M-I-O).

**Request:** Requesting approval of a Detailed Site Plan (DSP) requests to raze the existing McDonald's eating and drinking establishment with drive-through service and replace it with a new 4,540-square-foot McDonald's eating and drinking establishment with drive-through service.

**Council District:** 5

**Appeal by Date:** 9/4/2020

**Review by Date:** 9/30/2020

**Action by Date:** 11/13/2020

**History:**

*Adam Bossi, M-NCPPC, provided an overview of the Detailed Site Plan application. Dan Lynch, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The hearing was held and Council referred to staff for an approving document, with conditions (Vote: 11-0).*

**The Detailed Site Plan hearing was held; subsequently, a motion was made by Council Member Ivey, seconded by Council Member Harrison, that this Detailed Site Plan be referred for document. 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-19060 Zoning Agenda Item Summary](#)  
[DSP-19060 Presentation Slides](#)  
[DSP-19060 Planning Board Resolution 2020-121](#)  
[DSP-19060 Transcripts](#)  
DSP-19060\_PORL  
[DSP-19060 Technical Staff Report](#)  
[DSP-19060 Planning Board Record](#)  
[DSP-19060 \(NRIX-094-2019\)](#)  
[DSP-19060 \(TCPX-S-114-2019\)](#)

**ORAL ARGUMENTS (Continued)**[SE-4795](#)**Strickland Funeral Home****Applicant(s):** Eric D. Strickland**Location:** Located in the southwest quadrant of the intersection of MD 193 (Enterprise Road) and Belvidere Road (7.39 Acres; R-R Zone).**Request:** Request approval of a Special Exception (SE) to construct an 11,612-square-foot Funeral Home and a 9,184-square-foot “ancillary” Reception Hall on 7.39 acres of R-R (Rural Residential) zoned land located in the southwest quadrant of the intersection of Enterprise Road (MD 193) and Belvidere Road, and identified as 3800 Enterprise Road, Bowie, Maryland**Council District:** 5**Appeal by Date:** 8/17/2020**Review by Date:** 9/21/2020**Action by Date:** 2/14/2021**Opposition:** Raycena Moyer and Samuel Moyer**History:**

*Thomas Sievers, M-NCPPC, provided an overview of the Special Exception application.*

*Bradley Frarrar, Esq., attorney for the*

*applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The hearing was held and Council referred to staff for an approving document, with conditions (Vote: 11-0).*

**The Special Exception hearing was held; subsequently, a motion was made by Council Member Ivey, seconded by Council Member Dernoga, that this Special Exception be referred for document. The motion carried by the following vote:**

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

**Attachment(s):** [SE-4795 Zoning Agenda Item Summary](#)[SE-4795 Presentation Slides](#)[SE-4795 Transcripts](#)[SE-4795 ZHE- Decision](#)

SE-4795 PORL

[SE-4795 Technical Staff Report](#)



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**ITEM(S) FOR DISCUSSION****CSP-19010****LIW Ironworks**

**Applicant(s):** LIW Ironworks, Inc.

**Location:** Located on the north side of Cornett Street, approximately 475 feet east of its intersection with Livingston Road, at 10929 Indian Head Highway (MD 210) (1.5 Acres; I-3 Zone).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for development of up to 19,000 square feet of a contractor's office and warehouse with fabrication.

**Council District:** 8

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**Action by Date:** 10/26/2020

**History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 11-0).*

**A motion was made by Council Member Anderson-Walker, seconded by Council Member Streeter, that this Conceptual Site Plan be referred for document. The motion carried by the following vote:**

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

**Attachment(s):** [CSP-19010 Zoning Agenda Item Summary](#)  
[CSP-19010 District Council Notice of Hearing](#)  
[CSP-19010 Planning Board Resolution No. 2020-92](#)  
[CSP-19010\\_POR List](#)  
[CSP-19010 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**[DSP-15031-01](#)**EZ Storage College Park****Companion Case(s):** DDS-648; DPLS-459**Applicant(s):** Siena Corporation**Location:** Located on the south side of Branchville Road approximately 1,800 feet east of its intersection with Rhode Island Avenue (1.82 Acres; I-2 Zone).**Request:** Applicant is requesting Reconsideration of the October 7, 2019 District Council Final Decision approving a Detailed Site Plan (DSP) for a 122,190-square-foot, 950-unit consolidated storage facility on 1.82 acres, including variances to Section 27-474(b) of the Prince George's County Zoning Ordinance for minimum setback from the street, and Section 27-475.04(a)(1)(c) of the Zoning Ordinance for maximum building height.**Council District:** 1**Appeal by Date:** 7/18/2019**Review by Date:** 7/18/2019**Action by Date:** 10/7/2019**History:**

*Council referred item to staff to prepare a document denying reconsideration hearing (Vote: 11-0).*

**A motion was made by Council Member Dernoga, seconded by Council Member Ivey, that this Detailed Site Plan be denied for a reconsideration hearing. 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-15031-01 Zoning Agenda Item Summary](#)  
[DSP-15031-01 Court Line of Dismissal - Ez Storage](#)  
[DSP-15031-01 Planning Board Resolution 19-65](#)  
DSP-15031-01 PORL  
[DSP-15031-01 Technical Staff Report](#)  
DSP-15031-01 EZ STORAGE FINAL

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**ITEM(S) FOR DISCUSSION (Continued)**[SE-4765](#)**Mirant MD Ash Management, LLC/Brandywine Fly Ash Storage****Site**

- Applicant(s):** NRG MD Ash Management, LLC
- Location:** Located on the north side of North Keys Road approximately, 2,200 feet north of Gibbons Church Road (178.78 Acres; O-S Zone).
- Request:** Requesting approval of a Special Exception for a ten-year extension to continue the existing fly ash rubble-fill disposal operation mounds in the O-S (Open Space) Zone.
- Council District:** 9
- Appeal by Date:** 10/30/2017
- Review by Date:** 11/27/2017
- Action by Date:** 3/28/2018
- Municipality:** None
- Opposition:** Patuxent River Keeper, et. al.
- Attachment(s):** [SE-4765 Zoning Agenda Item Summary](#)  
[SE-4765 Order from Circuit Court to Reinstate ZHE Decision](#)  
[SE-4765 Zoning Hearing Examiner Decision](#)  
SE-4765 PORL  
[SE-4765 Technical Staff Report](#)

**PENDING FINALITY****(a) PLANNING BOARD**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to review or an appeal is filed.*

[DSP-12043-01](#)

**Westphalia Town Center (Special Purpose)**

**Applicant(s):** Westphalia Development

**Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (478.48 Acres; M-X-T / M-I-O Zones).

**Request:** Requesting approval of an amendment to a Detailed Site Plan (DSP) that requests the modification of the condition regarding the timing for the community center in Open Space 2 and a condition to modify the timing for the dedication of the school site, known as Parcel 25.

**Council District:** 6

**Appeal by Date:** 10/29/2020

**Review by Date:** 10/29/2020

**History:**

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

**A motion was made by Council Member Davis, seconded by Council Member Franklin, 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-12043-01 Zoning Agenda Item Summary](#)

[DSP-12043-01 Planning Board Resolution](#)

DSP-12043-01\_PORL

[DSP-12043-01 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****(a) PLANNING BOARD (Continued)**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to review or an appeal is filed.*

**DSP-20021****Potomac Energy Holding, LLC (Shell)**

**Applicant(s):** Potomac Energy Holdings, LLC

**Location:** Located on the north side of MD 193 (Greenbelt Road), in the northeast quadrant of its intersection with Aerospace Road (0.90 Acres: I-1 Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for a 3,170-square foot food and beverage store, a gas station with 6 multi-product dispensers, and a 1,355-square-foot car wash.

**Council District:** 4

**Appeal by Date:** 11/12/2020

**Review by Date:** 11/12/2020

**History:**

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

**A motion was made by Council Chair Turner, seconded by Council Member Streeter, 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-20021 Zoning Agenda Item Summary](#)

[DSP-20021 Planning Board Resolution \(2020-137\)](#)

DSP-20021\_PORL

[DSP-20021 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****(b) PLANNING BOARD'S REPRESENTATIVE**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to review.*

*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.*

**CNU-1156-2020-U      1751 Kenilworth Ave, Capitol Heights**

**Applicant(s):** April Mackoff

**Location:** Located on the east side of Kenilworth Avenue running north, at the intersection with S Street (1.1930 Acres; I-2 Zone).

**Request:** Requesting Certification of Nonconforming Use for existing outdoor advertising signs pursuant to Council Bill 84-2016 which 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 1988.

**Council District:** 5

**Review by Date:** 11/9/2020

**History:**

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

**A motion was made by Council Member Ivey, seconded by Council 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-1156-2020-U Zoning Agenda Item Summary](#)  
[CNU-1156-2020-U Case File](#)

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**PENDING FINALITY (Continued)****(b) PLANNING BOARD'S REPRESENTATIVE (Continued)**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to review.*

*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.*

**[CNU-3511-2020-U](#)****00000 Ritchie Road, Capitol Heights****Applicant(s):** April Mackoff**Location:** Located on the west side of Ritchie Road approximately 430 feet southeast of the intersection with Old Ritchie Road (0.4980 Acres; I-1 Zone).**Request:** Requesting Certification of Nonconforming Use for existing outdoor advertising signs pursuant to Council Bill 84-2016 which 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 1973.**Council District:** 6**Review by Date:** 11/9/2020**History:**

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

**A motion was made by Council Member Davis, seconded by Council Member Anderson-Walker, 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-3511-2020- U Zoning Agenda Item Summary](#)  
[CNU-3511-2020-U Case File](#)

**PENDING FINALITY (Continued)****(b) PLANNING BOARD'S REPRESENTATIVE (Continued)**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to review.*

*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.*

**CNU-3514-2020-U      401 Ritchie Road, Capital Heights**

**Applicant(s):** April Mackoff

**Location:** Located on the west side of Ritchie Road approximately 170 feet southeast of the intersection with Old Ritchie Road (0.5340 Acres; I-1 Zone).

**Request:** Requesting Certification of Nonconforming Use for existing outdoor advertising signs pursuant to Council Bill 84-2016 which 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 1983.

**Council District:** 6

**Review by Date:** 11/9/2020

**History:**

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

**A motion was made by Council Member Davis, seconded by Council Member Franklin, 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-3514-2020-U Zoning Agenda Item Summary](#)  
[CNU-3514-2020-U Case File](#)



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**PENDING FINALITY (Continued)****(b) PLANNING BOARD'S REPRESENTATIVE (Continued)**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to review.*

*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.*

**CNU-946-2020-U      3901 Whitetire Road, Landover**

**Applicant(s):** April Mackoff

**Location:** Located on Whitetire Road along Route 50 running east, approximately 840 feet northeast of the intersection with Ardwick Ardmore Road (1.7710 Acres; I-1 Zone).

**Request:** Requesting Certification of Nonconforming Use for existing outdoor advertising signs pursuant to Council Bill 84-2016 which 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 1984.

**Council District:** 5

**Review by Date:** 11/9/2020

**History:**

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

**A motion was made by Council Member Ivey, seconded by Council Member Anderson-Walker, 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-946-2020-U Zoning Agenda Item Summary](#)  
[CNU-946-2020-U Case File](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING - OCTOBER 26, 2020 AT 10:00 AM**

*Hearing Dates & Times Subject to Change*

[DSP-04067-09](#)

**Woodmore Commons**

**Companion Case(s):** DDS-669

**Applicant(s):** Balk Hill Ventures, LLC

**Location:** Located at the northeast quadrant of the intersection of Ruby Lockhart Boulevard and Saint Joseph's Drive (9.34 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of five multifamily residential buildings, including 268 dwelling units, a 5,000-square-foot clubhouse, and surface parking.

**Council District:** 5

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**Action by Date:** 11/13/2020

**This Detailed Site Plan hearing date was announced.**

**Attachment(s):** [DSP-04067-09 Zoning Agenda Item Summary](#)  
[DSP-04067-09 Transcripts](#)  
[DSP-04067-09 Planning Board Resolution NO. 2020-76](#)  
DSP-04067-09 POR List  
[DSP-04067-09 Technical Staff Report](#)  
[DSP-04067-09 District Council Notice of Hearing](#)  
[DSP-04067-09 Presentation Slides](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING - OCTOBER 26, 2020 AT 10:00 AM**

*Hearing Dates & Times Subject to Change*

[DDS-669](#)

**Woodmore Commons**

**Companion Case(s):** DSP-04067-09

**Applicant(s):** Balk Hill Ventures, LLC

**Location:** Located at the northeast quadrant of the intersection of Ruby Lockhart Boulevard and Saint Joseph's Drive (9.34 Acres; M-X-T Zone).

**Request:** Requesting approval of a Departure from Design Standards (DDS) that requests a reduction of the standard parking space size to 9 feet by 18 feet.

**Council District:** 5

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**Action by Date:** 11/13/2020

**This Departure from Design Standards hearing date was announced.**

**Attachment(s):** [DDS-669 Zoning Agenda Item Summary](#)  
[DDS-669 Transcripts](#)  
[DDS-669 Planning Board Resolution NO. 2020-77](#)  
DDS-669 POR List  
[DDS-669 Technical Staff Report](#)  
[DDS-669 District Council Hearing Notice](#)  
[DDS-669 Presentation Slides](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING - OCTOBER 26, 2020 AT 10:00 AM**

*Hearing Dates & Times Subject to Change*

**SE-4811****Contee Estate Assisted Living, LLC. / Marie Abayomi-Cole**

- Applicant(s):** Contee Estate Assisted Living, LLC. / Marie Abayomi-Cole
- Location:** Located on the south side of Veronica Lane, approximately 200 feet southeast of its intersection with Contee Road also identified as 7111 Veronica Lane, Laurel, Maryland 20707 (1.32 Acres; R-R Zone).
- Request:** Requesting approval of a Special Exception (SE) for a Congregate Living Facility to serve up to sixteen (16) residents in a 7,431-square-foot single-family detached dwelling on approximately 1.32 acres of land in the R-R (Rural Residential) Zone.
- Council District:** 1
- Appeal by Date:** 3/16/2020
- Review by Date:** 3/16/2020
- Action by Date:** 1/11/2021
- Opposition:** Jennifer Krochmal, et. al.

**This Special Exception hearing date was announced.**

- Attachment(s):** [SE-4811 Zoning Agenda Item Summary](#)  
[SE-4811 ZHE Decision](#)  
SE-4811 PORL  
[SE-4811 Technical Staff Report](#)  
[SE-4811 District Council Notice of Hearing](#)  
[SE-4811 Presentation Slides](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING - OCTOBER 26, 2020 AT 1:00 PM***Hearing Dates & Times Subject to Change***SDP-1601-03****Parkside, Section 4****Applicant(s):** SHF Project Owner, LCC**Location:** Located in the north-central portion of the development, north of Central Park Drive at the terminus of Melwood Road, approximately 1,570 feet south of its intersection with Westphalia Road (96.49 Acres; R-M / M-I-O Zones).**Request:** Requesting approval of a Specific Design Plan (SDP) for a mixed retirement development (MRD) consisting of 188 single-family detached and 96 single-family attached dwelling units, for Parkside, Section 4, which is part of the larger Parkside development.**Council District:** 6**Appeal by Date:** 9/4/2020**Review by Date:** 9/30/2020**Action by Date:** 11/20/2020**This Specific Design Plan hearing date was announced.****Attachment(s):** [SDP-1601-03 Zoning Agenda Item Summary](#)  
[SDP-1601-03 Transcripts](#)  
[SDP-1601-03 Planning Board Resolution 2020-123](#)  
[SDP-1601-03\\_PORL](#)  
[SDP-1601-03 Technical Staff Report](#)  
[SDP-1603-03 Planning Board Record](#)  
[SDP-1601-03 District Council Notice of Hearing](#)  
[SDP-1601-03 Presentation Slides](#)**ADJ50-20****ADJOURN****History:***The meeting was adjourned at 12:45 p.m. (11-0).***A motion was made by Council Member Davis, seconded by Council Member Taveras, that this meeting be adjourned. The motion carried by the following vote:****Aye:** 11 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

Prepared by:

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Leonard Moses, Zoning Assistant

Submitted by:

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Donna J. Brown, Clerk of the Council

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