



# 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, February 3, 2020**

**10:00 AM**

**Council Hearing Room**

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**9:46 AM AGENDA BRIEFING - (ROOM 2027)**

*The agenda briefing convened at 9:46 a.m.*

**10:08 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 by Chair Turner at 10:08 a.m. with nine members present at roll call.*

*Council Member Taveras was out on county business.*

**Present:** 9 - Chair Todd Turner  
Member Monique Anderson-Walker  
Member Derrick Davis  
Member Thomas Dernoga  
Member Dannielle Glaros  
Member Sydney Harrison  
Vice Chair Calvin S. Hawkins  
Member Jolene Ivey  
Member Rodney Streeter

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**Absent:** Member Mel Franklin  
Member Deni Taveras

*Also Present: Stan Brown, People's Zoning Counsel  
Robert J. Williams, Jr., 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*

### **INVOCATION**

*The Invocation was provided by Ms. Christine A. Osei, M-NCPPC Employee. Council Chair Turner requested prayer for civility, understanding, peace and goodwill for Prince George's, the state of Maryland, the United States, and around the world, especially during this presidential election season.*

### **PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Vice Chair Hawkins.*

### **APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 01282020](#)

**District Council Minutes dated January 28, 2020**

**A motion was made by Member Anderson-Walker, seconded by Vice Chair Hawkins, that the Minutes be approved. The motion carried by the following vote:**

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey and Streeter

**Absent:** Franklin and Taveras

**Attachment(s):** [01-28-2020 District Council Minutes DRAFT](#)

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**REFERRED FOR DOCUMENT**[A-10054-C](#)**Callicott Property****Applicant(s):** Brian D. Callicott**Location:** Located on the north side of Church Street, approximately 260 feet west of its intersection with Water Street (0.5547 Acres; C-S-C Zone).**Request:** Requesting approval of a Zoning Map Amendment to rezone approximately 24,164 square feet of land, in the C-S-C (Commercial Shopping Center) Zone to the R-80 (One-Family Detached Residential) Zone.**Council District:** 9**Appeal by Date:** 11/7/2019**Action by Date:** 3/9/2020**History:**

*Council adopted the prepared Zoning Ordinance No. 2 - 2020 approving the rezoning request in accordance with the Zoning Hearing Examiner's decision.*

**A motion was made by Member Harrison, seconded by Member Streeter, that this Zoning Map Amendment be approved with condition. The motion carried by the following vote:**

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey and Streeter

**Absent:** Franklin and Taveras

**Attachment(s):** [A-10054 Zoning Agenda Item Summary](#)  
[A-10054 Zoning Hearing Examiner Decision](#)  
A-10054-PORL  
[A-10054 Technical Staff Report\\_with backup](#)

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**REFERRED FOR DOCUMENT (Continued)**[DSP-18052](#)**Swan Creek Club Development, Lot 9C**

- Applicant(s):** AMSB
- Location:** Located at 12311 Hatton Point Road, approximately 1,500 feet southwest of its intersection with Riverview Road, in Fort Washington, Maryland (1.02 Acres; R-E / L-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan for construction of a 5,900-square-foot, single-family detached dwelling with a garage, pool, and patio on a vacant and partially wooded property within the Limited Development Overlay (L-D-O) Zone of the Chesapeake Bay Critical Area (CBCA) Ordinance.
- Council District:** 8
- Appeal by Date:** 11/14/2019
- Review by Date:** 11/14/2019
- Action by Date:** 2/3/2020

**History:**

*Council adopted the prepared Order of approval, with conditions (Vote: 9-0; Absent: Council Members Franklin and Taveras).*

**A motion was made by Member Anderson-Walker, seconded by Member Davis, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:**

- Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey and Streeter
- Absent:** Franklin and Taveras

- Attachment(s):** [DSP-18052 Planning Board Resolution 19-101](#)  
DSP-18052 PORL  
[DSP-18052 Technical Staff Report](#)

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**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) PLANNING BOARD**[DSP-07073-12](#)**National Harbor Beltway Parcel, Parcel 7**

**Companion Case(s):** DDS-654

**Applicant(s):** National Harbor Beltway, LC

**Location:** Located approximately one mile east of the Woodrow Wilson Bridge, in the southwest quadrant of the intersection of I-95/495 (Capital Beltway) and MD 210 (Indian Head Highway) (49.79 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for a 2,467-space parking garage and a 150-room hotel consisting of a total of 82,000-square-feet on Parcel 7 of the National Harbor, Beltway Parcel.

**Council District:** 8

**Appeal by Date:** 2/20/2020

**Review by Date:** 2/20/2020

**History:**

*Council waived election to review for this item (Vote: 9-0; Absent: Council Members Franklin and Taveras).*

**A motion was made by Member Anderson-Walker, seconded by Vice Chair Hawkins, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey and Streeter

**Absent:** Franklin and Taveras

**Attachment(s):** [DSP-07073-12 Planning Board Resolution 20-03](#)

[DSP-07073-12\\_PORL](#)

[DSP-07073-12 Technical Staff Report](#)

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**PENDING FINALITY****(a) PLANNING BOARD (Continued)**[DDS-654](#)**National Harbor Beltway Parcel, Parcel 7****Companion Case(s):** DSP-07073-12**Applicant(s):** National Harbor Beltway, LC**Location:** Located approximately one mile east of the Woodrow Wilson Bridge, in the southwest quadrant of the intersection of I-95/495 (Capital Beltway) and MD 210 (Indian Head Highway) (49.79 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) requested from the requirements of the Prince George's County Zoning Ordinance, to allow the reduction of the standard parking space size to 9 feet by 18 feet and the driveway width to 18 feet.**Council District:** 8**Appeal by Date:** 2/20/2020**Review by Date:** 2/20/2020**History:**

*Council waived election to review for this item (Vote: 9-0; Absent: Council Members Franklin and Taveras).*

**A motion was made by Member Anderson-Walker, seconded by Member Davis, that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:**

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey and Streeter

**Absent:** Franklin and Taveras

**Attachment(s):** [DDS-654 Planning Board Resolution 20-04](#)

DDS-654\_PORL

[DDS-654 Technical Staff Report](#)

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**PENDING FINALITY****(a) PLANNING BOARD (Continued)****DSP-19014****Greenbelt Metro**

**Applicant(s):** Greenbelt Apartments, LLC

**Location:** Located on the north side of Cherrywood Lane, approximately 800 feet west of its intersection with MD 201 (Kenilworth Avenue) (15.89 Acres; C-O / D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for a multifamily development with 354 dwelling units and a clubhouse on 15.89 acres.

**Council District:** 4

**Appeal by Date:** 2/20/2020

**Review by Date:** 2/20/2020

**Municipality:** City of Greenbelt

**History:**

*Council waived election to review for this item (Vote: 9-0; Absent: Council Members Franklin and Taveras).*

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

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey and Streeter

**Absent:** Franklin and Taveras

**Attachment(s):** [DSP-19014 Planning Board Resolution 20-02](#)  
DSP-19014\_PORL  
[DSP-19014 Technical Staff Report](#)

**(b) PLANNING BOARD'S REPRESENTATIVE**

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

[CNU-48754-2019-U](#)

**4103 Rhode Island Ave Brentwood****Applicant(s):**

April Mackoff

**Location:**

Located on the east side of Rhode Island Avenue running north, approximately 210 feet northeast of the intersection with Bunker Hill Road (0.58 Acres; U-L-I Zone).

**Request:**

Requesting Certification of Nonconforming Use for an existing outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016. It 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:**

2

**Review by Date:**

2/20/2020

**Comment(s):**

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.

**Municipality:**

Town of Brentwood

**History:**

*Council deferred this item to February 11, 2020.*

**This Certification of a Nonconforming Use was deferred.**

**Attachment(s):**

[CNU-48754-2019-U File Materials](#)



**ADJOURN**

[ADJ10-20](#)

**ADJOURN**

**A motion was made by Member Davis, seconded by Member Streeter, that this meeting be adjourned. The motion carried by the following vote:**

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey and Streeter

**Absent:** Franklin and Taveras

**EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)**

DRAFT

[EX 02032020](#)

Motion to convene in executive session to consult with counsel to seek legal advice and to discuss pending or potential litigation in accordance with section 3-305(b)(7, 8), General Provisions Article, Annotated Code of Maryland.

**History:**

*The Chair read the following closing statement/motion to convene in executive session: "Motion to convene in executive session pursuant to Section 3-305(b)(7) and (8), General Provisions Article, Annotated Code of Maryland, to discuss and consider pending or potential litigation and to consult with counsel to seek legal advice, specifically, to be briefed by counsel as to and to discuss status of cases in the Circuit Court for Prince George's County, Maryland and the Court of Special Appeals to maintain confidentiality regarding the current status of ongoing litigation and as to the Council's position on pending litigation." The Executive Session was held (See County Council Minutes dated February 11, 2020 for details).*

*Date of Executive Session: February 3, 2020*

*Time of Vote to Close Session: 10:24 a.m.*

*Beginning Time: 10:32 a.m.*

*Ending Time: 10:42 a.m.*

*Members Present: CM Turner, Chairman, CM Hawkins, Vice-Chairman, CM Davis, CM Dernoga, CM Franklin, CM Glaros, CM Harrison, CM Ivey, CM Anderson-Walker, CM Franklin (Late Arrival: 10:40 a.m.)*

*Members Absent: CM Taveras*

*Others Present: Robert Williams, Jr., Rajesh Kumar, Donna Brown, Dinora Hernandez*

*Topics Discussed:*

*1. Petition of Nico Banquet Hall v. County Council - Circuit Court of Prince George's County, Maryland – Case No. CAL19-19779*

*Vote Closing the Meeting pursuant to Section 3-305(b) (7) and (8): 9 – 0 (absent CM Franklin and CM Taveras)*

**A motion was made by Member Dernoga, seconded by Member Glaros, that this Executive Session be convened. The motion carried by the following vote:**

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey and Streeter

**Absent:** Franklin and Taveras

**11:00 AM COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

Prepared by:

\_\_\_\_\_  
Leonard Moses, Zoning Assistant

Submitted by:

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Donna J. Brown, Clerk of the Council

DRAFT