



# 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

*Dannielle M. Glaros, District 3, Chair*

*Derrick Leon Davis, District 6*

*Mel Franklin, District 9*

*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, Vice Chair*

*Robert J. Williams, Jr., Council Administrator*

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**Monday, September 24, 2018**

**10:00 AM**

**Council Hearing Room**

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### **9:57 AM AGENDA BRIEFING - (ROOM 2027)**

*At 9:57 a.m., due to a lack of a quorum of members, a public statement was read and the Agenda Briefing was conducted as an informal discussion in lieu of a public meeting.*

### **10:33 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 Glaros at 10:33 a.m. with seven members present at roll call.*

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

**Absent:**            Council Member Mel Franklin  
                                 Council Member Karen Toles

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

### **INVOCATION**

*The Invocation was provided by Reverend Dr. Bertha Gaymon, Maple Springs Baptist Church, Capital Heights, MD. Council Member Glaros requested prayer for the family of Edwin Brown, Sr., in his passing and for the Legislative Branch members who have experienced loss this year. Council Member Turner requested prayer for victims of gun violence in light of a recent incident in Hartford County, Maryland.*

### **PLEDGE OF ALLEGIANCE**

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

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

[MINDC 09172018](#)

**District Council Minutes Dated September 17, 2018**

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

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

**Absent:** Franklin and Toles

**Attachment(s):** [9-17-2018 District Council Minutes DRAFT](#)

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**REFERRED FOR DOCUMENT**

[CNU-25172-2011](#)  
[AmendCond](#)

**Brightseat Development Associates/8300 Sheriff Road FedEx Field**  
**(Amendment of Conditions)**

**Applicant(s):** Brightseat Development Associates, LLC / 8300 Sheriff Road FedEx Field

**Location:** Located in the northwest quadrant of the intersection of Brightseat Road and Sheriff Road, also identified as 8300 Sheriff Road, Landover, Maryland (22.13 Acres; M-X-T Zone).

**Request:** Requesting approval for an Amendment of Condition to revise a condition to extend operation for an additional five years.

**Council District:** 5

**Appeal by Date:** 9/3/2018

**Action by Date:** 2/28/2019

**Opposition:** None

**History:**

*Council adopted the prepared Order of approval (Vote: 7-0; Absent: Council Members Franklin and Toles).*

**A motion was made by Council Member Harrison, seconded by Council Member Lehman, that this Certification of a Nonconforming Use be approved. The motion carried by the following vote:**

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

**Absent:** Franklin and Toles

**Attachment(s):** [CNU-25172-2011 AmendCond Agenda Item Summary](#)  
[CNU-25172-2011 Zoning Hearing Examiner Decision](#)  
CNU-25172-2011 PORL

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**REFERRED FOR DOCUMENT (Continued)**[DSP-17037](#)**Eritrean Church**

**Applicant(s):** Eritrean Orthodox Tewahdo Church

**Location:** Located on the south side of Bladensburg Road, approximately 250 feet east of its intersection with 43rd Avenue (2.16 acres; M-X-T, D-D-O, I-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for the conversion of existing warehouse buildings for use as a church and multipurpose building.

**Council District:** 5

**Appeal by Date:** 7/19/2018

**Review by Date:** 7/19/2018

**Action by Date:** 10/8/2018

**History:**

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

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

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

**Absent:** Franklin and Toles

**Attachment(s):** [DSP-17037 Zoning Agenda Item Summary \(ZAIS\)](#)  
[DSP-17037 Planning Board Resolution 18-41](#)  
DSP-17037 PORL  
[DSP-17037 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION**[CSP-17004](#)**Peerless Residential & Retail Development****Applicant(s):** Peerless Avenue Associates, LLC**Location:** Located on the west side of US 301 (Robert Crain Highway), approximately 0.15 mile north of its intersection with MD 725 (Marlboro Pike), in Planning Area 79, Council District 6. More specifically, the property is located at 4505 Crain Highway, Upper Marlboro, Maryland (7.64 Acres; M-X-T).**Request:** Requesting approval of a Conceptual Site Plan (CSP) for 62 two-family, three-family, and multifamily units, as well as approximately 3,000 square feet of commercial/retail space.**Council District:** 6**Appeal by Date:** 8/16/2018**Review by Date:** 9/17/2018**Action by Date:** 10/23/2018**History:**

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

**A motion was made by Council Member Davis, seconded by Vice Chair Turner, that this Conceptual Site Plan be referred for document. The motion carried by the following vote:**

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

**Absent:** Franklin and Toles

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

**A motion was made by Council Member Davis, seconded by Council Member Harrison, that this Conceptual Site Plan be approved with conditions. The motion carried by the following vote:**

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

**Absent:** Franklin and Toles

**Attachment(s):** [CSP-17004 Zoning Agenda Item Summary \(ZAIS\)](#)  
[CSP-17004 Planning Board Resolution 18-49](#)  
CSP-17004\_PORL  
[CSP-17004 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)****DSP-15009****Redeemed Christian Church of God, Lanham**

**Applicant(s):** The Redeemed Christian Church

**Location:** Located on the south side of MD 564 (Lanham-Severn Road), approximately 0.25 miles northeast of Springfield Road (1.86 Acres; R-R Zone).

**Request:** Requesting approval to convert a 1.86-acre property improved with a 3,243-square-foot single-family dwelling in the Rural Residential (R-R) Zone to a 120-seat church with associated parking.

**Council District:** 4

**Appeal by Date:** 7/12/2018

**Review by Date:** 7/12/2018

**Action by Date:** 10/1/2018

**History:**

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

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

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

**Absent:** Franklin and Toles

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

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

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

**Absent:** Franklin and Toles

**Attachment(s):** [DSP-15009 Zoning Agenda Item Summary](#)  
[DSP-15009 Planning Board Resolution 18-40](#)  
DSP-15009\_PORL  
[DSP-15009 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)****DSP-17016****Wyndham Garden Hotel Parcel D, Belton**

**Applicant(s):** Starboard Investment Group, LLC

**Location:** Located on the west side of Rhode Island Avenue, north of its intersection with Clementon Road. Specifically, the property is located at 10700 Rhode Island Avenue (1.45 Acres; C-O Zone).

**Request:** Requesting approval of a Detailed Site Plan proposing to develop the property with a 60,500-square-foot, 90-room, five-story hotel building.

**Council District:** 1

**Appeal by Date:** 8/29/2018

**Review by Date:** 10/1/2018

**Action by Date:** 10/30/2018

**Comment(s):** Mandatory Review:  
District Council review of this case is required by conditions imposed by Council on Zoning Case A-9707-C.

**History:**

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

**A motion was made by Council Member Lehman, seconded by Council Member Davis, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

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

**Absent:** Franklin and Toles

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

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

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

**Absent:** Franklin and Toles

**Attachment(s):** [DSP-17016 Zoning Agenda Item Summary](#)  
[DSP-17016 Planning Board Resolution 18-67](#)  
DSP-17016\_PORL  
[DSP-17016 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**[DSP-17041](#)**5200 Auth Road Retail****Applicant(s):** 5200 Auth Road, LLC**Location:** Located on the north side of Auth Road, in the northeast quadrant of its intersection with Auth Place. The site is also within the Development District Overlay (D-D-O) Zone designated by the Southern Green Line Station Area Sector Plan and SMA (3.84 Acres; C-O / D-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan to (1) To change the underlying zoning of the subject property from the Commercial Office (C-O) Zone to the C-S-C Zone; (2) To amend the use list approved with the D-D-O Zone of the 2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment (Southern Green Line Station Area Sector Plan and SMA) to allow an eating and drinking establishment, with drive-through service, a gas station, and a food and beverage store, in combination with a gas station, on the subject property; and (3) To construct a 4,649 square-foot food and beverage store and gas station with 14 gas pumps (Royal Farms), a 3,000 square-foot eating and drinking establishment, with drive-through service, and a 9,700 square-foot multi-tenant retail building, with amendments to development district standards, as needed.**Council District:** 8**Appeal by Date:** 9/3/2018**Review by Date:** 9/30/2018**Action by Date:** 10/30/2018**Comment(s):** Mandatory Review:  
District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance**History:**

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

**A motion was made by Council Member Patterson, seconded by Council Member Harrison, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

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



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

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

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

**Absent:** Franklin and Toles

**Attachment(s):** [DSP-17041 Zoning Agenda Item Summary](#)  
[DSP-17041 Planning Board Resolution 18-72](#)  
DSP-17041\_PORL  
[DSP-17041 Technical Staff Report](#)

**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/VSE-4792 Remand](#)     **Ernest Maier Concrete Batching Plant (Remand)****

**Companion Case(s):** SE/VSE-4792

**Applicant(s):** Ernest Maier, Inc.

**Location:** Located west side of Kenilworth Avenue (MD 201), approximately 254 feet west of its intersection with Upshur Street (3.95 Acres; I-2 Zone).

**Request:** Requesting approval of a Special Exception to operate a Concrete Batching Plant. Variance from Section 27-343.02(a)(1) to allow a concrete batching plant and its components to be within 100-foot setback from adjacent property located in the Industrial zone. And a second variance from Section 27-474(b) to reduce the 25-foot setback from Kenilworth Avenue by five feet.

**Council District:** 5

**Appeal by Date:** 9/24/2018

**Review by Date:** 10/1/2018

**Action by Date:** 4/1/2019

**Municipality:** Bladensburg

**Opposition:** Port Towns Environmental Action et al.

**History:**

*Council took no action on this item.*

**This item was appealed and will be scheduled for Oral Argument Hearing. Council did not elect to review this item.**

**Attachment(s):** [SE/VSE-4792 Remand Zoning Agenda Item Summary](#)  
[SE/VSE-4792 Remand Zoning Hearing Examiner Decision](#)  
 SE-4792 PORL  
[SE-4792 Technical Staff Report](#)

*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.*

**PENDING FINALITY (Continued)****(b) PLANNING BOARD**[DSP-03012-04](#)**Aldi, Inc., Hyattsville**

**Applicant(s):** ALDI Inc.

**Location:** Located within the southwest quadrant of the intersection of Hamilton Street and MD 500 (Queens Chapel Road), approximately 400 feet west of the intersection, within the City of Hyattsville (2.29 Acres; M-X-T / T-D-O Zones).

**Request:** Requesting approval for a Detailed Site Plan to construct a 3,161-square-foot addition to an existing food and beverage store and the addition of new building-mounted signage.

**Council District:** 2

**Appeal by Date:** 10/18/2018

**Review by Date:** 10/18/2018

**Action by Date:** 1/25/2019

**Municipality:** City of Hyattsville

**History:**

*Council elected to review this item (Vote: 7-0; Absent: Council Members Franklin and Toles).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

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

**Absent:** Franklin and Toles

**Attachment(s):** [DSP-03012-04 Zoning Agenda Item Summary](#)  
[DSP-03012-04 Planning Board Resolution 18-78](#)  
 DSP-03012-04\_PORL  
[DSP-03012-04 Technical Staff Report](#)

**PENDING FINALITY (Continued)****(b) PLANNING BOARD (Continued)****[DSP-17057](#)****Royal Farms #326, Fork of the Road**

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

**Location:** Located in the northwest quadrant of the intersection of Ritchie Marlboro Road and MD 725 (Old Marlboro Pike). The project is also located at one of the nine gateways into Westphalia, per the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment (Westphalia Sector Plan and SMA) and is at a location of a mixed-use neighborhood center (8-98 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan for a food and beverage store in combination with a gas station on Lot 1 (Parcel 1).

**Council District:** 6

**Appeal by Date:** 10/18/2018

**Review by Date:** 10/18/2018

**History:**

*Council took no action on this item.*

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

**Attachment(s):** [DSP-17057 Zoning Agenda Item Summary](#)  
[DSP-17057 Planning Board Resolution 18-85](#)  
DSP-17057\_PORL  
[DSP-17057 Technical Staff Report](#)

**PENDING FINALITY (Continued)****(b) PLANNING BOARD (Continued)****[SDP-1003-18](#)****Parkside (formerly Smith Home Farm) Section 2****Applicant(s):** HWR, LLC**Location:** Parkside (formerly Smith Home Farm) is located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue), and measuring approximately 757 acres. Specific Design Plan SDP-1003, including Sections 1A, 1B, 2, and 3 and totaling approximately 250.85 acres, is located in the western portion of the development. Section 2 is located in the northwestern portion of SDP-1003, north of Central Park Drive and west of Rock Spring Drive (250.85 Acres; R-M / M-I-O Zones).**Request:** Requesting addition of single-family attached townhouse architecture or Haverford Homes for use in Section 2 and to reduce the end unit width on Lots 1-24 and 77-106, Block N**Council District:** 6**Appeal by Date:** 10/18/2018**Review by Date:** 10/18/2018**History:**

*Council took no action on this item.*

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

**Attachment(s):** [SDP-1003-18 Agenda Item Summary](#)  
[SDP-1003-18 Planning Board Resolution 18-84](#)  
SDP-1003-18\_PORL  
[SDP-1003-18 Technical Staff Report](#)**10:55 AM ADJOURN**

*The meeting was adjourned at 10:55 a.m.*

**1:00 P.M. - MEET AND GREET - (ROOM 2027)**

Prepared by:

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

Submitted by:

\_\_\_\_\_  
Redis C. Floyd, Clerk of the Council