



# 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

*Calvin S. Hawkins, II, Chair, At-Large*  
*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*  
*Jolene Ivey, District 5*  
*Rodney C. Streeter, District 7*  
*Deni L. Taveras, Vice Chair, District 2*  
*Todd M. Turner, District 4*

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

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Monday, April 26, 2021

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 Hawkins at 10:02 a.m. with eleven members present at roll call.*

**Present:** 11 - Chair Calvin S. Hawkins  
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  
Council Member Jolene Ivey  
Council Member Rodney Streeter  
Vice Chair Deni Taveras  
Council Member Todd Turner

*Also Present: Stan Brown, People's Zoning Counsel*

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

*William M. Hunt, Deputy Council Administrator*

*Colette R. Gresham, Associate 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*

*Jeremy Hurlbutt, Supervisor, Development Review Division*

*Adam Bossie, Development Review Division*

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

*The Invocation was provided by Council Member Harrison. Council Member Ivey requested another prayer for Pastor Perry Smith in his passing. Council Member Davis requested prayer for the family of Kettering Middle Schooler, King Douglas, a 13-year-old who was the victim of senseless, tragic death at Richie Station and prayer for Kettering Elementary where a teacher also passed away this year. Council Member Anderson Walker requested prayer for the family of James Robbie Moore, a beloved county employee who passed last week. Council Chair Hawkins requested prayer for the family of J'Lyn Quinones, an 18-year-old who was killed on Southern Avenue and for her unborn child who was saved, but in critical condition.*

#### **PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was lead by Council Member Glaros.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

**MINDC 04122021      District Council Minutes dated April 12, 2021**

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

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

**Attachment(s):**    [04-12-2021 District Council Minutes Draft](#)

**MINDC 04132021      District Council Minutes dated April 13, 2021**

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

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

**Attachment(s):**    [04-13-2021 District Council Minutes Draft](#)

**MINDC 04202021      District Council Minutes dated April 20, 2021**

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

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

**Attachment(s):**    [04-20-2021 District Council Minutes Draft](#)

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**ORAL ARGUMENTS****DSP-20008****Hope Village - Phase I Royal Farms # 282****Applicant(s):** VMD-Upper Marlboro, LLC**Location:** Located in the southeast quadrant of the intersection of Woodyard Road (MD 223) and Marlboro Pike (3.27 Acres; M-X-T / M-I-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 4,650-square-foot food and beverage store and a gas station with eight multi-product dispensers.**Council District:** 9**Appeal by Date:** 4/8/2021**Review by Date:** 4/8/2021**Action by Date:** 5/21/2021**History:**

*Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Sang Oh, 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 by the parties. Council took this case under advisement.*

**This Detailed Site Plan was hearing held and Council took this case under advisement.**

**Attachment(s):** [DSP-20008 Zoning Agenda Item Summary](#)  
[DSP-20008 Presentation Slides](#)  
[DSP-20008 Notice of District Council Hearing](#)  
[DSP-20008 Planning Board Resolution 2021-24 - Signed](#)  
DSP-20008\_PORL  
[DSP-20008 Technical Staff Report](#)  
[DSP-20008 Planning Board Record](#)  
[DSP-20008 Transcripts 02-11-2021](#)  
[PZC Notice of Intention to Participate](#)

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**REFERRED FOR DOCUMENT**

**A-10020-C-01                      Woodmore Overlook Commercial**

**Applicant(s):** Woodmore Overlook Commercial, LLC  
**Location:** Located in the northwest quadrant of the intersection of Landover Road (MD 202) and Lottsford Road (18.33 Acres; M-X-T Zone).  
**Request:** Requesting approval of a Zoning Map Amendment for the amendment of all conditions of approval specifically related to transportation improvements set forth in Conditions 5.a and 5.b; 6; 7; and 8 imposed by the District Council upon its adoption of Zoning Ordinance 6-2010, which rezoned the subject property from the I-3 (Planned Industrial/Employment Park) Zone to the M-X-T (Mixed Use-Transportation Oriented) Zone.

**Council District:** 5  
**Appeal by Date:** 2/24/2021  
**Action by Date:** 7/9/2021  
**Opposition:** Lake Arbor Civic Association., Samuel Dean, LaRay Benton

**History:**  
*Council adopted the prepared Zoning Ordinance No. 3 - 2021 of approval with conditions (Vote: 10-0; Absent: Council Member Ivey).*

**A motion was made by Chair Hawkins, seconded by Council Member Anderson-Walker, that this Zoning Map Amendment be approved with conditions. The motion carried by the following vote:**

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

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- Attachment(s):** [A-10020-C-01 Zoning Agenda Item Summary](#)  
[A-10020 Presentation Slides](#)  
[A-10020-C-01 Dean 2nd corrected appeal 3-23-21](#)
- [A-10020-C-01 Rivera Opposition to Remand](#)  
[A-10020-C-01 Benton Appeal](#)  
[A-10020-C-01 Dean Remand Request](#)  
[A-10020-C-01 Dean Corrected Appeal](#)  
A-10020-C-01 POR List  
[A-10020-C-01 Dean Appeal](#)  
[A-10020-C-01 Rivera Revised Exceptions to ZHE](#)
- [A-10020-C-01 Rivera Exceptions to ZHE Decision](#)  
A-10020-C-01 ZHE Memo to Clerk  
[A-10020-C-01 Notice of Decision](#)  
[A-10020-C-01 ZHE Decision](#)  
[A-10020-C-01 Transcripts 12-14-2020](#)  
[A-10020-C-01 Transcripts 11-30-2020](#)  
[A-10020-C-01 Transcript 10-07-2020](#)

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**REFERRED FOR DOCUMENT (Continued)**

A-9895-C-01

**Quad Construction Corporation / Forest Hills  
(Basic Plan Amendment)****Applicant(s):** Quad Construction Corporation**Location:** Located on both sides of Largo Road (MD 202), south of Kent Drive and approximately 3,000 feet north of Old Marlboro Pike, and identified as 14300-14318 Rubens Court, 4100-4219 Taleen Court, 4000-4114 Gorky Drive, 4000-4007 Liza Lane and 14702-14805 Agassi Court, Upper Marlboro, Maryland (169.12 Acres; R-L Zone).**Request:** Requesting approval of an amendment of the Basic Plan for A-9895-C-01, to remove/revise certain conditions of approval set by the District Council in its approval of A-9895-C as part of its adoption of CR-34-1994.**Council District:** 6**Appeal by Date:** 4/22/2021**Action by Date:** 5/24/2021**Opposition:** None**History:**

*Council adopted the prepared Zoning Ordinance No. 4 - 2021 of approval with conditions (Vote: 11-0).*

**A motion was made by Council Member Davis, seconded by Vice Chair Taveras, that this Zoning Map Amendment be approval with conditions. The motion carried by the following vote:**

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

**Attachment(s):** [A-9895-C-01 Zoning Agenda Item Summary](#)  
[A-9895-C-01 Memo to Clerk - Forest Hills](#)  
[A-9895-C-01- Forest Hills- Notice of Decision](#)  
[A-9895-C-01 ZHE Decision](#)  
A-9895-01\_PORL  
[A-9895-01 Technical Staff Report](#)  
[A-9895-C-01 Transcripts 03-17-2021](#)

**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-16004****Oaklawn**

**Applicant(s):** Daniel Mwavua

**Location:** Located on the east side of Allentown Road, approximately 400 feet south of the intersection of Allentown Road and Tucker Road (1.63 Acres; R-R Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) to develop three single-family detached dwelling units.

**Council District:** 8

**Appeal by Date:** 4/29/2021

**Review by Date:** 4/29/2021

**Action by Date:** 6/25/2021

**History:**

*Council elected to review this item (Vote: 10-0: Absent: Council Member Franklin).*

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

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

**Absent:** Franklin

**Attachment(s):** [DSP-16004 Zoning Agenda Item Summary](#)  
[DSP-16004 Planning Board Resolution 2021-30 - Signed](#)  
 DSP-16004\_PORL  
[DSP-16004 Technical Staff Report](#)



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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 10, 2021 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

**DSP-20013**

**St. Joseph's House**

**Applicant(s):** St. Joseph's House, LTD.

**Location:** Located in the northeast quadrant of the intersection of Oliver Street and 40th Avenue, within the municipal limits of the City of Hyattsville (0.18 Acres; R-55 / D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) to develop a family day care use within an existing single-family detached residential dwelling, including a building addition, within the Development District Overlay (D-D-O) Zone of the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District (Gateway Arts District Sector Plan and SMA).

**Council District:** 2

**Appeal by Date:** 4/22/2021

**Review by Date:** 4/22/2021

**Action by Date:** 5/28/2021

**Municipality:** Hyattsville

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

**Attachment(s):** [DSP-20013 Zoning Agenda Item Summary](#)  
[DSP-20013 Planning Board Resolution 2021-39 - Signed](#)  
DSP-20013 PORL  
[DSP-20013 Technical Staff Report](#)  
[DSP-20013 Planning Board Record](#)  
[DSP-20013 Transcripts 03-11-2021 Planning Board](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 10, 2021 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

**DSP-20029                      Behnke Property 7-Eleven**

**Applicant(s):**        Root 1, LLC, ETAL

**Location:**            Located on the west side of US 1 (Baltimore Avenue) south of its intersection with Howard Avenue (1.89 Acres; C-M Zone).

**Request:**              Requesting approval of a Detailed Site Plan (DSP) for development of a 4,500-square-foot food and beverage store and a gas station with eight multi-product dispensers.

**Council District:**     1

**Appeal by Date:**     4/8/2021

**Review by Date:**     4/8/2021

**Action by Date:**     5/28/2021

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

**Attachment(s):**    [DSP-20029 Zoning Agenda Item Summary](#)  
[DSP-20029 Planning Board Resolution 2021-21 - Signed](#)  
DSP-20029\_PORL  
[DSP-20029 Technical Staff Report](#)  
[DSP-20029 Planning Board Record](#)  
[DSP-20029 Transcripts 02-04-2021 Planning Board](#)

ADJ18-21

**ADJOURN**

**History:**

*The District Council meeting was adjourned at 11:22 a.m. (Vote: 11-0).*

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

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

**1:30 PM COMMITTEE OF THE WHOLE - BUDGET WORKSESSION (VIRTUAL MEETING)**

*(SEE SEPARATE AGENDA)*

**5:00 PM COUNTY COUNCIL - BUDGET PUBLIC HEARING (VIRTUAL MEETING)**

*(SEE SEPARATE AGENDA)*

Prepared by:

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

Submitted by:

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Donna J. Brown, Clerk of the Council