



# Prince George's County Council

Wayne K. Curry  
Administration Building  
1301 McCormick Dr  
Largo, MD 20774

## Zoning Minutes - Draft Sitting as the District Council

*Calvin S. Hawkins, II, Chair, At-Large*

*Edward P. Burroughs, III, District 8*

*Derrick Leon Davis, District 6*

*Thomas E. Dernoga, District 1*

*Mel Franklin, At-Large*

*Dannielle M. Glaros, District 3*

*Sydney J. Harrison, Vice Chair, District 9*

*Jolene Ivey, District 5*

*Rodney C. Streeter, District 7*

*Deni L. Taveras, District 2*

*Todd M. Turner, District 4*

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

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**Monday, March 28, 2022**

**10:00 AM**

**Council Hearing Room**

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**10:00 AM CALL TO ORDER - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)**

*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 10:10 a.m. with ten members present at roll call (Council Member Glaros was absent).*

**Present:**           10 -    Chair Calvin S. Hawkins  
                                  Council Member Derrick Davis  
                                  Council Member Thomas Dernoga  
                                  Council Member Mel Franklin  
                                  Vice Chair Sydney Harrison  
                                  Council Member Jolene Ivey  
                                  Council Member Rodney Streeter  
                                  Council Member Deni Taveras  
                                  Council Member Todd Turner  
                                  Council Member Edward Burroughs

**Absent:**             Council Member Dannielle Glaros

**INVOCATION / MOMENT OF SILENCE**

*The Invocation was led by Vice Chair Sydney J. Harrison. Council Member Taveras requested prayer for her community due to a shooting at the Mall at Prince George's and a quick remedy so the community can return to feeling safe.*

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 03142022](#)

**District Council Minutes Dated March 14, 2022.**

**A motion was made by Council Member Taveras, seconded by Council Member Streeter, that this Minutes be approval. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Harrison, Ivey, Streeter, Taveras,  
Turner and Burroughs

**Absent:** Glaros

**Attachment(s):** [District Council Minutes Draft 3-14-2022](#)

**ORAL ARGUMENTS**[A-9973-C-01](#)**Woodside Village**

- Applicant(s):** Westphalia Meadows, LLC/Woodside Village
- Location:** Located on the south side of Westphalia Road and west of Ritchie Marlboro Road, Accokeek, Maryland (63.30 Acres; R-M Zone).
- Request:** Requesting approval for the Amendment of Basic Plan of A-9973 which rezoned the Subject Property from the R-A (Rural Agricultural) to the R-M (Residential-Medium) Zone.
- Council District:** 6
- Appeal by Date:** 2/16/2022
- Action by Date:** 7/1/2022
- Opposition:** Terry Goolsby et al.

**History:**

*Thomas Sievers, M-NCPPC planning staff, provided an overview of the Amendment of Basic Plan application and along with Jeremy Hurlbutt, Supervisor, M-NCPPC, responded to questions. Thomas 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 by the parties. Council referred this item to staff for an approving document.*

**A motion was made by Council Member Davis, seconded by Vice Chair Harrison, that this Zoning Map Amendment be referred for document. The motion carried by the following vote:**

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

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**Attachment(s):** [A-9973-C-01 Zoning Agenda Item Summary](#)  
[A-9973-01 Presentation Slides](#)  
[A-9973-C-01 Notice of Oral Argument Hearing](#)  
[A-9973-C-01 Haller to Brown Response to  
Exception 3-22-22](#)  
[A-9973-C-01 Allen to Brown Appeal email  
2-9-2022](#)  
[A-9973-C-01 - ZHE Notice](#)  
[A-9973-C-01 - ZHE Decision](#)  
A-9973-01 - PORL  
[A-9973-01 Technical Staff Report](#)  
[A-9973-01 -Exhibit List](#)  
[A-9973-01 Exhibits 1-52](#)  
[A-9973-01 Transcripts 12-01-2021](#)

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**ORAL ARGUMENTS (Continued)**[CDP-9306-05](#)**Preserve At Piscataway (Bailey's Village)**

**Applicant(s):** NVR MS Cavalier Preserve, LLC

**Location:** Located south of Floral Park Road, at its intersection with St. Mary's View Road (19.98 Acres; L-A-C Zone).

**Request:** Requesting approval to amend the previously approved Comprehensive Design Plan (CDP) to remove commercial, retail, office, and multifamily uses and replace with 26 single-family attached dwelling units within the Local Activity Center (L-A-C)- Zone, known as Bailey's Village, Preserve at Piscataway.

**Council District:** 9

**Appeal by Date:** 2/24/2022

**Review by Date:** 2/24/2022

**Action by Date:** 4/25/2022

**History:**

*Henry Zhang, M-NCPPC planning staff, provided an overview of the Comprehensive Design Plan application. G. Macy Nelson, Esq., attorney for Citizen-Protestants, spoke in opposition. Andre Gingles, 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 Comprehensive Design Plan was hearing held; case taken under advisement**

**Attachment(s):** [CDP-9306-05 Zoning Agenda Item Summary](#)  
[CDP-9306-05 Presentation Slides](#)  
[CDP-9306-05 Notice of Oral Argument Hearing](#)  
[CDP-9306-05 Nelson to Brown Appeal 2-24-22](#)  
[CDP-9306-05 Planning Board Resolution](#)  
CDP-9306-05\_PORL  
[CDP-9306-05 Technical Staff Report](#)  
[CDP-9306-05 Transcripts](#)  
[CDP-9306-05 Planning Board Record](#)

**REFERRED FOR DOCUMENT****ROSP-4196-01****McDonald's Forest Heights**

**Applicant(s):** McDonalds Forest Heights, LLC.

**Location:** Located on 0.77 acre of C-M (Commercial Miscellaneous) zoned land located in the southeast quadrant of the northernmost intersection of Livingston Road with Indian Head Highway (MD Route 210) and the western boundary abuts the service road in the Indian Head Highway right-of-way (0.77 Acres; C-M Zone).

**Request:** Requesting approval of a Revision of Site Plan (ROSP) to revise Special Exception 4196 (Alteration, Enlargement, Extension or Reconstruction of a Certified Non-Conforming Use) (Fast Food Restaurant), approved in 1995 to enclose the play area and add additional parking. AC-20004 is a request for Alternative Compliance to Sections 4.2 and 4.7 of the Landscape Manual to allow a reduced bufferyard.

**Council District:** 8

**Appeal by Date:** 2/15/2022

**Action by Date:** 5/31/2022

**Opposition:** None

**History:**

*Council adopted the prepared Order of Approval, with conditions (Vote: 9-0: Absent: Council Members Davis and Glaros).*

**A motion was made by Council Member Burroughs, seconded by Council Member Franklin, that this Revision of Site Plan be approved with conditions. The motion carried by the following vote:**

**Aye:** 9 - Hawkins, Dernoga, Franklin, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

**Absent:** Davis and Glaros

**Attachment(s):** [ROSP-4196-01 Notice of District Council Final Decision](#)

[ROSP-4196-01 Zoning Agenda Item Summary](#)

[ROSP-4196-01- ZHE Notice of Decision](#)

[ROSP 4196-01- ZHE Decision](#)

[ROSP-4196-01- PORL](#)

[ROSP-4196-01 Technical Staff Report](#)

[ROSP-4196-01-Exhibit List](#)

[ROSP-4196-01-Exhibit 1-39](#)

[ROSP-4196-01 Transcripts 12-01-2021](#)

**PENDING FINALITY**

*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.*

**(a) PLANNING BOARD****CDP-0501-03****Parkside**

**Applicant(s):** Dan Ryan Builders, Mid-Atlantic LLC

**Location:** Located predominantly north of Central Park Drive, east of the existing Sections 3 and 4, in the north easternmost corner of the larger Parkside (previously known as Smith Home Farm) development (760.93 Acres; L-A-C / R-M / M-I-O Zones).

**Request:** Requesting approval of an Comprehensive Design Plan (CDP) to amend Comprehensive Design Plan CDP-0501 consists of multiple requests, as follows: To increase the density/number of units of the market-rate single-family dwellings in the Residential Medium Development (R-M) Zone from previously approved 2,124 units to 2,273 units (a 149-unit increase). To reduce the acreage of the Local Activity Center (L-A-C) Zone designated for the commercial component to 3.1 acres and the gross floor area of the commercial/retail development to 32,000 square feet. To replace the previously approved 300 multifamily dwelling units in the L-A-C Zone with 194 townhouses. To reduce the density/number of dwelling units of the mixed-retirement development (MRD) in the Residential Medium Development (R-M) Zone to 284 units and completely remove MRD units from Section 7. To delete Condition 25, which states as follows: Prior to issuance of the 2,113th building permit in the R-M or L-A-C zoned land, a minimum 70,000 square feet of the proposed commercial gross floor area in the L-A-C Zone shall be constructed.

**Council District:** 6

**Appeal by Date:** 4/14/2022

**Review by Date:** 4/14/2022

**History:**

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

**A motion was made by Council Member Franklin, seconded by Council Member Turner, that Council waive election to review for this Comprehensive Design Plan. The motion carried by the following vote:**

**Aye:** 9 - Hawkins, Dernoga, Franklin, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

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**Absent:** Davis and Glaros

**Attachment(s):** [CDP-0501-03 Zoning Agenda Item Summary](#)  
[CDP-0501-03 Planning Board Resolution](#)  
[2022-13 - Signed](#)  
CDP-0501-03\_PORL  
[CDP-0501-03 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[CNU-12648-2015](#)**(8204) Bellefonte Lane Apartments****Applicant(s):** Joe Myers, Sr.**Location:** Located on the north side of Bellefonte Lane, approximately 2,500 feet northeast of the intersection of Old Alexandria Ferry Road and Bellefonte Lane (0.46 Acres; R-R / M-I-O Zones).**Request:** Requesting approval of a Certification of a Nonconforming Use (CNU) for an existing six-unit apartment building constructed in 1960, which predates the zoning annexation.**Council District:** 9**Appeal by Date:** 4/21/2022**Review by Date:** 4/21/2022**History:**

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

**A motion was made by Vice Chair Harrison, 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:** 9 - Hawkins, Dernoga, Franklin, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

**Absent:** Davis and Glaros

**Attachment(s):** [CNU-12648-2015 Planning Board Resolution 2022-28 - Signed](#)  
CNU-12648-2015\_PORL  
[CNU-12648-2015 Technical Staff Report](#)

**PENDING FINALITY (Continued)****SDP-0519-01****Brandywine Village****Applicant(s):** ZP NO. 140, LLC**Location:** Located on the south side of Chadds Ford Drive, approximately 100 feet west of its intersection with US 301 (Robert Crain Highway) (17.45 Acres; L-A-C / R-M Zones).**Request:** Requesting approval of an Specific Design Plan (SDP) for 97,597 square feet of a 115,947-square-foot integrated shopping center and has been filed to extend the validity of Specific Design Plan SDP-0519, to obtain additional time for the construction of the shopping center. No modifications to the prior approval are proposed with this application.**Council District:** 9**Appeal by Date:** 4/14/2022**Review by Date:** 4/14/2022**History:**

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

**A motion was made by Vice Chair Harrison, seconded by Council Member Franklin, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:**

**Aye:** 9 - Hawkins, Dernoga, Franklin, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

**Absent:** Davis and Glaros

**Attachment(s):** [SDP-0519-01 Zoning Agenda Item Summary](#)  
[SDP-0519-01 Planning Board Resolution 2022-23 - Signed](#)  
SDP-0519-01\_PORL  
[SDP-0519-01 Technical Staff Report](#)

**ADJ42-22****ADJOURNED****History:**

*The District Council meeting was adjourned at 12:24 p.m. (9-0; Absent: Council Members Davis and Glaros).*

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

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

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**Absent:** Glaros

**2:00 P.M. JOINT MEETING - PRINCE GEORGE'S COUNTY COUNCIL  
& BOARD OF CHARLES COUNTY COMMISSIONERS (VIRTUAL MEETING)**

*(SEE SEPARATE AGENDA)*

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