



# 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

*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 17, 2018**

**10:00 AM**

**Council Hearing Room**

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**9:54 AM AGENDA BRIEFING - (ROOM 2027)**

*At 9:54 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.*

**10:29 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 10:29 a.m. with six members present at roll call. Council Member Patterson arrived at 10:40 a.m. Council Member Franklin arrived at 11:15 a.m. Council Member Toles arrived at 11:40 a.m.*

**Present:**        9 -     Chair Dannielle Glaros  
                                 Council Member Derrick Davis  
                                 Council Member Mel Franklin  
                                 Council Member Andrea Harrison  
                                 Council Member Mary Lehman  
                                 Council Member Obie Patterson  
                                 Council Member Deni Taveras  
                                 Council Member Karen Toles  
                                 Vice Chair Todd Turner

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

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*Rajesh Kumar, Principal Counsel to the District Council*  
*Redis C. Floyd, Clerk of the Council*  
*Donna J. Brown, Deputy Clerk of the Council*

*M-NCPPC*

*Henry Zhang, Supervisor, Development Review Division*

*Ivy Thompson, Development Review Division*

*Andrew Bishop, Development Review Division*

*Jill Kosack, Development Review Division*

*Ras Cannady, Development Review Division*

### **INVOCATION**

*The Invocation was provided by Angela Rouson, County Employee. Council Member Glaros requested prayer for residents of North and South Carolina affected by the hurricane.*

### **PLEDGE OF ALLEGIANCE**

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

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

[MINDC 07242018](#)

**District Council Minutes Dated July 24, 2018**

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

**Aye:** 6 - Glaros, Davis, Harrison, Lehman, Taveras and Turner

**Absent:** Franklin, Patterson and Toles

### **ORAL ARGUMENTS**

[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

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**Action by Date:** 10/23/2018

**History:**

Henry Zhang, M-NCPPC, provided an overview of the Conceptual Site Plan application. Andre Gingles, Esq., attorney for the applicant, spoke in support and answered questions on behalf of the applicant. He was assisted by of Conifer Realty. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented. The Oral Argument hearing was held and Council took this case under advisement.

**The Conceptual Site Plan was hearing held and the case was taken under advisement.**

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

**ORAL ARGUMENTS (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:**

Ivy Thompson, M-NCCPC, provided an overview of the Detailed Site Plan application. Larry Taub, Esq., attorney for the applicant, spoke in support on behalf of the applicant. The following people spoke in opposition: Regina Meier, Arley Meier, and Susan Booth. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented. The Oral Argument Hearing was held and Council took this item under advisement.

**The Detailed Site Plan was hearing held and the case was taken under advisement.**

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

**ORAL ARGUMENTS (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:**

*Andrew Bishop, M-NCCPC, provided an overview of the Detailed Site Plan application. Larry Taub, Esq., attorney for the applicant, spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.*

*The Oral Argument hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 7-0; Absent: Council Members Glaros and Franklin).*

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

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

**Absent:** Glaros 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](#)

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**NEW CASE(S)**[A-10046](#)**Renard Lakes**

**Applicant(s):** Strittmatter Properties, LLC / Renard Lakes Holdings, LLC

**Location:** Northwest quadrant of the intersection of US 301 (Robert Crain Highway) and Dyson Road (167.84 Acres; R-S Zone).

**Request:** Requesting approval of a Zoning Map Amendment to rezone approximately 167.84 acres of R-S (Residential Suburban) zoned land to the I-1 (Light Industrial) Zone.

**Council District:** 9

**Appeal by Date:** 8/13/2018

**Action by Date:** 2/11/2019

**Opposition:** Darnetta Simmons, Jeffery Simmons and Matthew Hitt

**History:**

*Council elected to make the final decision on this item (Vote 7-0; Absent: Council Members Glaros and Toles).*

**A motion was made by Council Member Franklin, seconded by Council Member Davis, that Council elect to make the final decision on this Zoning Map Amendment.**

**The motion carried by the following vote:**

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

**Absent:** Glaros and Toles

**Attachment(s):** A-10046 Zoning Agenda Item Summary (ZAIS)  
[A-10046 - Zoning Hearing Examiner Decision](#)  
[A-10046-PORL](#)

*In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).*

**NEW CASE(S) (Continued)**

[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 referred this item to staff for preparation of an approving document (Vote: 7-0; Absent: Council Members Glaros and Toles).*

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

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

**Absent:** Glaros and Toles

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

*In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).*

**NEW CASE(S) (Continued)**[DSP-11017](#)[AmendCond Remand](#)**Hyattsville Subway Sandwich Shop (Amendment of Conditions)****(REMAND)****Companion Case(s):** DSP-11017 Amend of Conditions**Applicant(s):** Jagjot Khandpur**Location:** Located on the western side of Baltimore Avenue (US 1), approximately 790 feet south of its intersection of Farragut Street (0.15 Acres, M-U-I/D-D-O Zones).**Request:** Requesting approval for an amendment of condition of the District Council decision dated February 12, 2013, that Condition 1(k), supra, be revised to allow a wooden fence enclosure for the dumpster to the rear of the site.**Council District:** 2**Appeal by Date:** 9/7/2018**Action by Date:** 2/28/2019**Municipality:** Hyattsville**Opposition:** None**History:***Council deferred this item to a later date.***This Amendment of Conditions was deferred.****Attachment(s):** [DSP-11017 AmendCond Remad Agenda Item Summary](#)  
[DSP-11017 District Council Decision\\_02122013](#)  
[DSP-11017 Planning Board Resolution 12-98](#)  
[DSP-11017 Technical Staff Report](#)

*In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).*

**NEW CASE(S) (Continued)**[ERR-271](#)**Eugene Broadus****Validation of Use and Occupancy Permit No. 8851-1998-U Issued in Error****Applicant(s):** Eugene Broadus**Location:** Located at 5932 Baltic Street, Capitol Heights, Maryland 20743 (0.2296 Acres; R-20 Zone).**Request:** Requesting validation of Prince George's County Use and Occupancy Permit No. 8851-1998-U, issued in error, to operate a repair shop, storage yard, and storage of commercial vehicles on 10,000 square feet of R-20 (One-Family

Triple-Attached Residential) zoned land.

**Council District:** 7

**Appeal by Date:** 5/17/2018

**Action by Date:** 9/17/2018

**History:**

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

**A motion was made by Council Member Toles, seconded by Council Member Lehman, that this Permit issued in error be referred for document. The motion carried by the following vote:**

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

**Absent:** Glaros and Harrison

*Council adopted the prepared Zoning Ordinance of Approval with Conditions (Vote 8-0; Absent: Council Member Glaros).*

**A motion was made by Council Member Toles, seconded by Council Member Franklin, that this Permit issued in error be approved with conditions. The motion carried by the following vote:**

**Aye:** 8 - Davis, Franklin, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Glaros

**Attachment(s):** [ERR-271 Zoning Agenda Item Summary](#)  
[ERR 271- Zoning Hearing Examiner Decision](#)  
 ERR-271 PORL

*In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).*

**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  
**Municipality:** Bladensburg  
**Opposition:** Port Towns Environmental Action et al.  
**History:**

*Council deferred this item to September 24, 2018.*

**This Special Exception/Variance SE was deferred.**

**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)**

**(a) ZONING HEARING EXAMINER (Continued)**

[SE/VSE-4804](#)

**Crown Castle Old Indian**

**Applicant(s):** Crown Castle Inc./ Abood Family LLC  
**Location:** Located approximately 950 feet northwest of the intersection of Crain Highway (US 301) and Old Indian Road (0.746 Acres R-R Zone).  
**Request:** Requesting approval of a Special Exception for permission to bring an existing 115-foot tall monopole into compliance and to extend the monopole to 125 feet. Variance 4804 is a request for a variance from the setback requirements in Section 27-416 of the Zoning Ordinance (requiring a setback from all property lines and dwelling units of a distance equal to the height of the monopole measured from its base).

**Council District:** 9  
**Appeal by Date:** 9/26/2018  
**Review by Date:** 10/1/2018

**Opposition:** None

**History:**

*Council took no action on this item.*

**Council did not elect to make the final decision on this Special Exception/Variance SE.**

**Attachment(s):** [SE/VSE-4804 Zoning Agenda Item Summary](#)  
[SE-VSE-4804 Zoning Hearing Examiner](#)  
[Decision](#)  
 SE-VSE-4804 PORL

*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 (Continued)**

[CSP-06003](#)

**Addison Row, Phase 1**  
**Expedited Transit-Oriented Development Project**

**Companion Case(s):** DSP-17023

**Applicant(s):** Jemals Fairfield Farms, LLC

**Location:** Located on the north side of Addison Road, northeast of its intersection of North Englewood Drive (34.59 Acres; M-X-T Zone).

**Request:** Requesting approval of a Conceptual Site Plan for Expedited Transit-Oriented Development Detailed Site Plan DSP-17023 Addison Row, amending the previously approved Conceptual Site Plan CSP-06003, in accordance with the requirement of Section 27-290.01(a)(1)(C) of the Prince George's County Zoning Ordinance.

**Council District:** 5

**Appeal by Date:** 8/27/2018

**Review by Date:** 9/25/2018

**Comment(s):** Expedited TOD: This case is designated for expedited review in accordance with 27-290.01(a)(1)(B)

**History:**

*Council took no action on this item.*

**Council did not elect to review this Conceptual Site Plan.**

**Attachment(s):** [CSP-06003 Zoning Agenda Item Summary \(ZAIS\)](#)  
 CSP-06003\_PORL  
[CSP-06003 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****(b) PLANNING BOARD (Continued)**[DSP-17023](#)**Addison Row, Phase 1****Expedited Transit-Oriented Development Project****Companion Case(s):** CSP-06003**Applicant(s):** Jemals Fairfield Farms, LLC**Location:** Located on the north side of Addison Road, approximately 35 feet north of its intersection with North Inglewood Drive. It is known as 4800 and 4700 Addison Road, Capitol Heights, Maryland (34.59 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) proposing 321 multifamily dwelling units in two four-story buildings on Parcel 1 and an access roadway on Parcel 2, as Phase 1 of a larger mixed-use development**Council District:** 5**Appeal by Date:** 8/23/2018**Review by Date:** 9/24/2018**Comment(s):** Expedited TOD:  
This case is designated for expedited review in accordance with Section 27-107.01(a)(242.2)(B) and 27-290.01 of the Zoning Ordinance.**History:***Council took no action on this item.***Council did not elect to review this Detailed Site Plan.****Attachment(s):** [DSP-17023 Zoning Agenda Item Summary \(ZAIS\)](#)  
[DSP-17023 Planning Board Resolution 18-65](#)  
DSP-17023\_PORL  
[DSP-17023 Technical Staff Report](#)

**PENDING FINALITY (Continued)****(b) PLANNING BOARD (Continued)****DPLS-438****Sunoco Gas Station and Car Wash****Applicant(s):** Clearview 6308, LLC**Location:** Located at 6308 Allentown Road, Temple Hills, Maryland, on the east side of MD 337 (Allentown Road), approximately 320 feet southeast of the intersection of MD 5 (Branch Avenue) and MD 337 zoned Commercial Shopping Center (C-S-C), within the Military Installation Overlay (M-I-O) Zone (0.695 Acres; C-S-C).**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) from Section 27-568(a) and Section 27-582(a) of the Prince George's County Zoning Ordinance, for a reduction of 6 of the required 13 parking spaces and the elimination of the one required loading space.**Council District:** 8**Appeal by Date:** 8/16/2018**Review by Date:** 9/17/2018**Action by Date:** 2/20/2019**History:***Council elected to review this item (Vote: 8-0; Absent: Council Member Glaros).***A motion was made by Council Member Patterson, seconded by Council Member Davis, that Council elect to review this Departure from Parking and Loading Standards. The motion carried by the following vote:****Aye:** 8 - Davis, Franklin, Harrison, Lehman, Patterson, Taveras, Toles and Turner**Absent:** Glaros**Attachment(s):** [DPLS-438 Zoning Agenda Item Summary \(ZAIS\)](#)  
[DPLS-438 Planning Board Resolution 18-51](#)

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**PENDING FINALITY (Continued)****(b) PLANNING BOARD (Continued)****DSDS-697****Villages of Savannah**

- Applicant(s):** Mid-Atlantic Builders
- Location:** Located on the west side of MD 381 (Brandywine Road), approximately 5,000 feet north of its intersection with Floral Park Road (518.16 Acres; R-R Zone).
- Request:** Requesting approval of a Departure from Sign Design Standards for a departure from height and area requirements for two freestanding gateway signs in accordance with Subtitle 27 of the Prince George's County Code.
- Council District:** 9
- Appeal by Date:** 9/3/2018
- Review by Date:** 10/1/2018
- History:**

*Council took no action on this item.*

**Council did not elect to review this Departure from Sign Design Standards**

- Attachment(s):** [DSDS-697 Zoning Agenda Item Summary](#)  
[DSDS-697 Planning Board Resolution 18-68](#)  
DSDS-697\_PORL  
[DSDS-697 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****(b) PLANNING BOARD (Continued)****DSP-14015****Fellowship Baptist Academy**

- Applicant(s):** Fellowship Baptist Church
- Location:** Located on the west side of Rosaryville Road, approximately 3,000 feet south of its intersection with MD 223 (Woodyard Road). The property address is 8011 Woodyard Road, Clinton, Maryland (12.60 Acres; R-A / M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan for a private school for 72 students (K–12 education) in the existing Fellowship Baptist Church building and to construct a gravel walkway along the western edge of the parking lot leading to the proposed 7,228-square-foot playground on the southern corner of the lot.
- Council District:** 9
- Appeal by Date:** 8/30/2018
- Review by Date:** 9/30/2018
- History:**

*Council took no action on this item.*

**Council did not elect to review this Detailed Site Plan.**

- Attachment(s):** [DSP-14015 Zoning Agenda Item Summary](#)  
[DSP-14015 Planning Board Resolution 18-75](#)  
DSP-14015\_PORL  
[DSP-14015 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****(b) PLANNING BOARD (Continued)****DSP-15020-03****Capital Plaza, Eastern Pad Sites**

- Applicant(s):** Capital Plaza Associates Ltd. Partnership
- Location:** Located on the north side of MD 450 (Annapolis Road), approximately 1,000 feet east of its intersection with MD 295 (Baltimore-Washington Parkway). The three pad sites included in this approval are located in the southeast portion of the Capital Plaza Shopping Center, fronting along MD 450, west of the easternmost entrance.
- Request:** Requesting approval of a Detailed Site Plan for an amendment to a detailed site plan (DSP) to develop 24,840 square feet of retail and restaurant development in three buildings, as part of an integrated shopping center.
- Council District:** 3
- Appeal by Date:** 8/30/2018
- Review by Date:** 9/30/2018
- History:**

*Council took no action on this item.*

**Council did not elect to review this Detailed Site Plan.**

- Attachment(s):** [DSP-15020-03 Zoning Agenda Item Summary](#)  
[DSP-15020-03 Planning Board Resolution 18-77](#)  
DSP-15020-03\_PORL  
[DSP-15020-03 Technical Staff Report](#)

**PENDING FINALITY (Continued)****(b) PLANNING BOARD (Continued)**[DSP-17038](#)**Boulevard at the Capital Centre, Phase 1****Applicant(s):** Retail Properties of America, Inc.**Location:** The subject site is the remaining western portion of the existing shopping center known as the Boulevard at the Capital Centre, which is located in the southwest quadrant of the intersection of Medical Center Drive (formerly Medical Center Drive) and Lottsford Road, across the street from the Prince George's County Regional Hospital campus. The 49.71-acre site has frontage on Medical Center Drive, Harry S Truman Drive, and the Capital Beltway (I-95/495), within the Transit-Oriented Development (TOD) Core Area of the 2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment (Largo Town Center Sector Plan and SMA) (49.71 Acres; M-X-T / D-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan for 350 multifamily dwelling units, approximately 353,500 square feet of multifamily residential, retail/commercial, office, hotel, and entertainment uses, and retains approximately 130,300 square feet of the existing commercial/retail development on the site.**Council District:** 6**Appeal by Date:** 8/23/2018**Review by Date:** 9/24/2018**History:***Council elected to review this item (Vote: 8-0; Absent: Council Member Glaros).***A motion was made by Council Member Davis, seconded by Council Member Harrison, that Council elect to review this Detailed Site Plan. The motion carried by the following vote:****Aye:** 8 - Davis, Franklin, Harrison, Lehman, Patterson, Taveras, Toles and Turner**Absent:** Glaros**Attachment(s):** [DSP-17038 Zoning Agenda Item Summary](#)  
[DSP-17038 Planning Board Resolution 18-70](#)  
[DSP-17038 Technical Staff Report](#)



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**PENDING FINALITY (Continued)****(b) PLANNING BOARD (Continued)**[DSP-17044](#)**Riverfront at West Hyattsville****Expedited Transit-Oriented Development Project****Applicant(s):**

Robert Gilbane

**Location:**

Located on the southwest side of Ager Road, approximately 620 feet north of its intersection with Hamilton Street and the entrance to the West Hyattsville Metro Station. The subject property is also located in the 2006 Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone (West Hyattsville TDDP/TDOZMA) area. The property abuts the west side of the Metro station, including property owned by the Washington Metropolitan Area Transit Authority (WMATA) (13.5 Acres; M-X-T / T-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for three models for the townhouse architecture for 183 single-family attached townhouse dwelling units.

**Council District:**

2

**Appeal by Date:**

8/23/2018

**Review by Date:**

9/24/2018

**Comment(s):**

Expedited TOD:

This case is designated for expedited review in accordance with Section 27-107.01(a)(242.2)(A) and 27-290.01.

**History:**

*Council took no action on this item.*

**Council did not elect to review this Detailed Site Plan.**

**Attachment(s):**[DSP-17044 Zoning Agenda Item Summary](#)[\(ZAIS\)](#)[DSP-17044 Planning Board Resolution 18-69](#)

DSP-17044\_PORL

[DSP-17044 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****(b) PLANNING BOARD (Continued)****DSP-17050****Iglesia Roca de le Eternidad**

- Applicant(s):** Iglesia Roca de la Eternidad
- Location:** The property is in the southwest corner of the intersection of 69th Avenue and MD 450 (Annapolis Road), at 4610 69th Avenue in Landover Hills, Maryland (6.47 Acres; R-55 / D-D-O).
- Request:** Requesting approval for a Detailed Site Plan (DSP) for construction of an approximately 17,971-square-foot church building, an additional parking compound, and conversion of an existing single-family home to a rectory.
- Council District:** 3
- Appeal by Date:** 8/16/2018
- Review by Date:** 9/17/2018
- Municipality:** Landover Hills
- History:**

*Council took no action on this item.*

**Council did not elect to review this Detailed Site Plan.**

- Attachment(s):** [DSP-17050 Zoning Agenda Item Summary \(ZAIS\)](#)  
[DSP-17050 Planning Board Resolution 18-50](#)  
DSP-17050\_PORL  
[DSP-17050 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****(b) PLANNING BOARD (Continued)****DSP-18007****The Aspen at Melford Town Center**

- Applicant(s):** St. John Properties, Inc.
- Location:** The entire Melford property is located in the northeastern quadrant of the intersection of MD 3 (Robert Crain Highway) and US 50/US 301 (John Hanson Highway) within the City of Bowie. The specific 6.62 acres affected by this DSP approval are located in the northwestern quadrant of the intersection of Curie Drive and future East West Boulevard and identified as Parcel C and Parcel D.
- Request:** Requesting approval of a Detailed Site Plan (DSP) for a 388-unit multifamily building located on a 6.62-acre area within the larger Melford Town Center, identified on the preliminary plan of subdivision (PPS) as Parcel C (5.157 acres) and Parcel D (24,331 square feet).
- Council District:** 4
- Appeal by Date:** 8/30/2018
- Review by Date:** 10/1/2018
- Municipality:** City of Bowie
- History:**

*Council took no action on this item.*

**Council did not elect to review this Detailed Site Plan.**

- Attachment(s):** [DSP-18007 Zoning Agenda Item Summary](#)  
[DSP-18007 Planning Board Resolution 18-66](#)  
DSP-18007\_PORL  
[DSP-18007 Technical Staff Report](#)

**PENDING FINALITY (Continued)****(b) PLANNING BOARD (Continued)**[SDP-1003-15](#)**Parkside, Section 1B**

**Applicant(s):** SHF Project Owner, LLC.

**Location:** Located on the eastern side of MD 4 (Pennsylvania Avenue), approximately 1,800 feet east of its intersection with Suitland Parkway (49.36 Acres; R-M / M-I-O).

**Request:** Requesting approval of a Specific Design Plan to add a retaining wall behind Lots 43–58, Block H, Section 1B, in the Parkside subdivision (Appeal of Planning Director's Decision of Disapproval).

**Council District:** 6

**Appeal by Date:** 9/4/2018

**Review by Date:** 9/30/2018

**History:**

*Council took no action on this item.*

**Council did not elect to review this Specific Design Plan.**

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**PENDING FINALITY (Continued)****(b) PLANNING BOARD (Continued)****[SDP-1701-01](#)****Timothy Branch, Phase 1**

**Applicant(s):** Timothy Branch Inc.

**Location:** Phase 1 is in the middle of the larger development known as Timothy Branch, which is located on the east side of US 301 (Robert Crain Highway), and south of MD 381 (Brandywine Road) (322.41 Acres; R-M/M-I-O Zones).

**Request:** Requesting approval of a Specific Design Plan for additional architectural models and to modify the maximum allowed lot coverage for Phase 1 of the overall development.

**Council District:** 9

**Appeal by Date:** 8/30/2018

**Review by Date:** 9/30/2018

**History:**

*Council took no action on this item.*

**Council did not elect to review this Detailed Site Plan.**

**Attachment(s):** [SDP-1701-01 Zoning Agenda Item Summary](#)  
[SDP-1701-01 Planning Board Resolution 18-64](#)  
SDP-1701-01\_PORL  
[SDP-1701-01 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****(c) PLANNING BOARD'S REPRESENTATIVE****[CNU-19072-2018-U](#)****4505 Rhode Island Avenue****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** Approximately 130 feet northeast of the intersection of Rhode Island Avenue and Webster Street (0.542 Acres; U-L-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 1988.**Council District:** 2**Review by Date:** 9/24/2018**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 North Brentwood**History:***Council took no action on this item.***Council did not elect to review this Certification of a Nonconforming Use.****Attachment(s):** [CNU-19072-2018-U Agenda Item Summary \(ZAIS\)](#)

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**PENDING FINALITY (Continued)****(c) PLANNING BOARD'S REPRESENTATIVE (Continued)****[CNU-21468-2018-U](#)****6625 Walker Mill Road****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** Located at 6625 Walker Mill Road, Capitol Heights, Maryland (0.9330 Acres; C-S-C 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 1985.**Council District:** 7**Review by Date:** 9/24/2018**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 Capitol Heights**History:***Council took no action on this item.***Council did not elect to review this Certification of a Nonconforming Use.****Attachment(s):** [CNU-21468-2018-U Agenda Item Summary \(ZAIS\)](#)

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**PENDING FINALITY (Continued)****(c) PLANNING BOARD'S REPRESENTATIVE (Continued)****[CNU-22521-2018-U](#)****4601 Lydell Road****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** Located approximately 490 feet south of the intersection of Kenilworth Avenue and BW Parkway (1.0830 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 1987.**Council District:** 5**Review by Date:** 9/22/2018**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 Cheverly**History:***Council took no action on this item.***Council did not elect to review this Certification of a Nonconforming Use.****Attachment(s):** [CNU-22521-2018-U Zoning Agenda Item Summary](#)**12:12 PM RECESS***The meeting went into recess at 12:12 p.m. and was reconvened at 1:42 p.m.*



**1:42 PM MANDATORY REVIEW (Using Oral Argument Procedures)****CSP-18002****Magruder Pointe**

**Applicant(s):** Werlein WSSC, LLC

**Location:** Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue, north of Gallatin Street and west of 40th Place. The subject site is also located within the Traditional Residential Neighborhood (TRN) Character Area 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) (8.26 Acres; R-55/O-S/D-D-O Zones) .

**Request:** Requesting approval of a Conceptual Site Plan (CSP) application proposing to rezone the property from the One-Family Detached Residential (R-55) and Open Space (O-S) Zones to the Mixed Use-Infill (M-U-I) Zone for a future single-family residential development. No site improvements have been proposed in this CSP.

**Council District:** 2

**Appeal by Date:** 9/4/2018

**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.

**Municipality:** City of Hyattsville

**History:**

*Stan Brown, People's Zoning Counsel, spoke to the need to continue this case until Tuesday, October 15, 2018 at 10:00 a.m.*

**This Mandatory Review Conceptual Site Plan was continued to a later date.**

**Attachment(s):** [CSP-18002 Zoning Agenda Item Summary](#)  
[CSP-18002 Planning Board Resolution 18-74](#)  
CSP-18002\_PORL\_Rev  
[CSP-18002 Technical Staff Report Supplemental](#)

**MANDATORY REVIEW (Using Oral Argument Procedures) (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

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**Request:** Island Avenue (1.45 Acres; C-O Zone).  
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:**

*Andrew Bishop, M-NCCPC, provided an overview of the Detailed Site Plan application. Arthur Horne, Esq., attorney for the applicant, spoke in support on behalf of the applicant and responded to questions posed by the Council. He was assisted by Wes Guckard of the Transportation Group. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented. The Mandatory Review Hearing was held and Council took this item under advisement.*

**The Mandatory Review Detailed Site Plan hearing was held and the case was taken under advisement.**

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

**MANDATORY REVIEW (Using Oral Argument Procedures) (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:**

*Henry Zhang, M-NCCPC, provided an overview of the Detailed Site Plan application. Thomas Haller, Esq., attorney for the applicant, spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented. The Mandatory Review Hearing was held and Council took this item under advisement.*

**The Mandatory Review Detailed Site Plan hearing was held and the case was taken under advisement.**

**Attachment(s):** [DSP-17041 Zoning Agenda Item Summary](#)  
[DSP-17041 Planning Board Resolution 18-72](#)  
DSP-17041\_PORL  
[DSP-17041 Technical Staff Report](#)**MANDATORY REVIEW (Using Oral Argument Procedures) (Continued)**

[DSP-18017](#)**JDA Baltimore Avenue**

**Applicant(s):** JSF Management, LLC

**Location:** Located on the west side of US 1 (Baltimore Avenue), in the northwest quadrant of the “T” intersection of US 1 and Hollywood Road, at 9604 Baltimore Avenue. The site is also within the Corridor Infill Character Area and is subject to the Development District Overlay (D-D-O) Zone standards found in the Central US 1 Corridor Sector Plan and SMA (0.88 Acres; C-S-C Zone).

**Request:** Requesting approval of a Detailed Site Plan to modify the Table of Uses of the 2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment (Central US 1 Corridor Sector Plan and SMA), to expressly permit a consolidated storage facility on the subject site and construct a 116,615-square-foot building.

**Council District:** 1

**Appeal by Date:** 9/4/2018

**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:**

*Henry Zhang, M-NCCPC, provided an overview of the Detailed Site Plan application. The following people spoke in opposition: Terry Schum on behalf of the College Park City Council, Mary Cook, Myron Hutchison, Stasia Hutchison and Oscar Gregory. Judy Blumenthal, Robert Duchene, Peter Moran and Edward Gibbs, Esq., attorney for the applicant, spoke in support of the application. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented. The Mandatory Review Hearing was held and Council took this item under advisement.*

**The Mandatory Review Detailed Site Plan hearing was held and the case was taken under advisement.**

**Attachment(s):** [DSP-18017 Zoning Agenda Item Summary](#)  
[DSP-18017 Planning Board Resolution 18-73](#)  
DSP-18017\_PORL  
[DSP-18017 Technical Staff Report](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 15, 2018 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

CDP-1701The Preserve at Westphalia

**Applicant(s):** Green Revolution Realty, LLC

**Location:** Located in the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road in Upper Marlboro, Maryland (63.66 Acres; R-M / L-A-C Zones).

**Request:** Requesting approval of a Comprehensive Design Plan (CDP) to develop a 63.66-acre site with a range of 235–330 residential dwelling units and 12,500 square feet of commercial development. Specifically, the CDP illustrates 101 single-family detached (SFD) dwellings in the Residential Medium Development (R-M) Zone, and 147 single-family attached (SFA) dwellings and 22 SFD dwellings in the Local Activity Center (L-A-C) Zone. In addition, the CDP also includes a 1.93-acre area for the proposed 12,500 square feet of commercial development.

**Council District:** 6

**Appeal by Date:** 9/4/2018

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

**Hearing date announced.**

**Attachment(s):** [CDP-1701 Zoning Agenda Item Summary](#)  
[CDP-1701 Planning Board Resolution 18-71](#)  
 CDP-1701\_PORL  
[CDP-1701 Technical Staff Report Supplemental](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 15, 2018 AT 10:00 A.M. (CONTINUED)**

HPC-062-10Appeal of Decision of Historic Preservation CommissionBriarly Academy (Old Hotel) (Historic Resource - Area 62-10)

**Applicant(s):** Jumes House/Briarly Academy

**Location:** Located off a rise of ground immediately east of Old Washington-Baltimore turnpike between Vansville and Muirkirk and identified as 11777 OLD Baltimore Pike, Beltsville, Maryland 20705.

**Request:** The instant action involves the appeal of the Decision of the Historic Preservation Commission (“HPC”) to amend the July 1981 Historic Sites and Districts Plan, which included the subject property, the Briarly Academy (Old Hotel)(62-10) in its Historic Resource Inventory, by designating the Briarly Academy (Old Hotel) as a Historic Site in the Plan’s Inventory of Historic Sites.

**Council District:** 1

**Appeal by Date:** 6/15/2018

**Action by Date:** 10/29/2018

**Opposition:** None

**Hearing date announced.**

**Attachment(s):** [HPC 062-010 - Zoning Hearing Examiner Decision](#)  
HPC 062-010 - PORL  
[HPC-062-10 Zoning Agenda Item Summary \(ZAIS\)](#)

**ADJOURN**

*The meeting was adjourned at 4:57 p.m.*

DRAFT