



# 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

*Derrick Leon Davis, District 6, Chairman*  
*Mel Franklin, District 9*  
*Dannielle M. Glaros, District 3, Vice Chairwoman*  
*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*

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

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Monday, October 16, 2017

1:30 PM

Council Hearing Room

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**(FOR BOARD OF HEALTH - SEE SEPARATE AGENDA))**

**1:00 PM AGENDA BRIEFING - (ROOM 2027)**

**1:30 PM CALL TO ORDER - (COUNCIL HEARING ROOM)**

*The meeting was called to order by Chairman Davis at 2:03 p.m. with six members present at roll call. Council Member Franklin arrived at 2:04 p.m. Council Member Glaros arrived 2:34 p.m.*

**Present:**           8 -     Chairman Derrick Davis  
  Vice Chair Dannielle Glaros  
  Council Member Mel Franklin  
  Council Member Andrea Harrison  
  Council Member Mary Lehman  
  Council Member Obie Patterson  
  Council Member Deni Taveras  
  Council Member Todd Turner

**Absent:**                             Council Member Karen Toles

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

*M-NCPPC  
Ivy Thompson, Development Review Division*

**INVOCATION**

*The Invocation was provided by Mr. Edwin H. Brown, County Employee.*

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 09252017](#)

**District Council minutes dated September 25, 2017**

**A motion was made by Council Member Turner, seconded by Council Member Patterson, that this Minutes be approved. The motion carried by the following vote:**

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

**Absent:** Glaros and Toles

**Attachment(s):** [9-25-2017 District Council Minutes DRAFT](#)

**ORAL ARGUMENTS****CNU-23926-2015****Red Top Road Apartments, 6808 Red Top Road**

**Applicant(s):** Schuyler, LLLP

**Location:** Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

**Request:** Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming

**Council District:** 2

**Appeal by Date:** 8/17/2017

**Action by Date:** 1/15/2018

**Comment(s):** In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

**History:**

*Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Lewis, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*The Oral Argument hearing was held and Council took this case under advisement.*

**This Certification of a Nonconforming Use hearing was held; case taken under advisement.**

**Attachment(s):** [CNU-23926-2015 Planning Board Resolution 17-100](#)

CNU-23926-2015\_PORL

[CNU-23926-2015 Technical Staff Report](#)

**ORAL ARGUMENTS (Continued)**[CNU-23927-2015](#)**Red Top Road Apartments, 6810 Red Top Road****Applicant(s):** Schuyler, LLLP**Location:** Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).**Request:** Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1948. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.**Council District:** 2**Appeal by Date:** 8/17/2017**Action by Date:** 1/15/2018**Comment(s):** In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.**History:**

*Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Lewis, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*The Oral Argument hearing was held and Council took this case under advisement.*

**This Certification of a Nonconforming Use hearing was held; case taken under advisement.**

**Attachment(s):** [CNU-23927-2015 Planning Board Resolution 17-101](#)[CNU-23927-2015\\_PORL](#)[CNU-23927-2015 Technical Staff Report](#)

**ORAL ARGUMENTS (Continued)**[CNU-23928-2015](#)**Red Top Road Apartments, 6812 Red Top Road****Applicant(s):** Schuyler, LLLP**Location:** Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).**Request:** Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1948 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.**Council District:** 2**Appeal by Date:** 8/17/2017**Action by Date:** 1/15/2018**Comment(s):** In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.**History:**

*Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Lewis, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*The Oral Argument hearing was held and Council took this case under advisement.*

**This Certification of a Nonconforming Use hearing was held; case taken under advisement.**

**Attachment(s):** [CNU-23928-2015 Zoning AIS](#)  
[CNU-23928-2015 Planning Board Resolution 17-102](#)  
 CNU-23928-2015\_PORL  
[CNU-23928-2015 Technical Staff Report](#)

**ORAL ARGUMENTS (Continued)**[CNU-23929-2015](#)**Red Top Road Apartments, 6814 Red Top Road****Applicant(s):** Schuyler, LLLP**Location:** Located on the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).**Request:** Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.**Council District:** 2**Appeal by Date:** 8/17/2017**Action by Date:** 1/15/2018**Comment(s):** In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.**History:**

*Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Lewis, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*The Oral Argument hearing was held and Council took this case under advisement.*

**This Certification of a Nonconforming Use hearing was held; case taken under advisement.**

**Attachment(s):** [CNU-23929-2015 Zoning AIS](#)  
[CNU-23929-2015 Planning Board Resolution 17-103](#)  
 CNU-23929-2015\_PORL  
[CNU-23929-2015 Technical Staff Report](#)

**ORAL ARGUMENTS (Continued)**[CNU-23930-2015](#)**Red Top Road Apartments, 6816 Red Top Road****Applicant(s):** Schuyler, LLLP**Location:** Located on the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.20 Acres; R-18 Zone)**Request:** Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.**Council District:** 2**Appeal by Date:** 8/17/2017**Action by Date:** 1/15/2018**Comment(s):** In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.**History:**

*Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Lewis, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*The Oral Argument hearing was held and Council took this case under advisement.*

**This Certification of a Nonconforming Use hearing was held; case taken under advisement.**

**Attachment(s):** [CNU-23930-2015 Zoning AIS](#)  
[CNU-23930-2015 Planning Board Resolution 17-104](#)  
 CNU-23930-2015\_PORL  
[CNU-23930-2015 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-4794](#)**Uptown Suites; Lanham**

**Applicant(s):** Connor & Gaskin Unlimited, LLC.  
**Location:** Located on the southeast side of Willowdale Road, approximately 1000 feet east of its intersection with Forbes Boulevard (3.01 Acres; I-2 Zone)  
**Request:** Requesting approval of a Special Exception for a Hotel in the I-2 Zone.  
**Council District:** 5  
**Appeal by Date:** 10/16/2017  
**Review by Date:** 10/16/2017  
**Opposition:** None  
**History:**

*Council elected to make the final decision on this item (Vote: 8-0; Absent: Council Member Toles).*

**A motion was made by Council Member Harrison, seconded by Council Member Franklin, that Council elect to make the final decision on this Special Exception. The motion carried by the following vote:**

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

**Attachment(s):** [SE-4794 Zoning Hearing Examiner Decision](#)  
[SE-4794 Technical Staff Report](#)  
 SE-4794 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**[DSP-16048](#)**Quarles #408**

- Applicant(s):** Quarles Petroleum, Inc.
- Location:** Located on the north side of Tilden Road, between Edmonston Road and Kenilworth Avenue (MD 201) (.60 Acres; M-X-T/D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan to modify an existing gas station to remove existing vacant service building and add a new gasoline-pump island and two canopies.
- Council District:** 5
- Appeal by Date:** 11/9/2017
- Review by Date:** 11/9/2017
- Municipality:** Bladensburg
- History:**

*Council took no action on this item.*

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

- Attachment(s):** [DSP-16048 Technical Staff Report](#)  
[DSP-16048 Planning Board Resolution 17-124](#)

**PENDING FINALITY (Continued)****[DSDS-693](#)****Ft. Washington Medical Center**

**Applicant(s):** Nexus Health

**Location:** Located on the west side of Livingston Road, approximately 900 feet north of Swann Creek Road with frontage on and access via Livingston Road (7.01 Acres; C-M Zone).

**Request:** Requesting approval for Departure from Sign Design Standards for three signs from the sign design standards of the Prince George's County Zoning Ordinance.

**Council District:** 8

**Appeal by Date:** 11/9/2017

**Review by Date:** 11/9/2017

**History:**

*Council took no action on this item.*

**This Departure from Sign Design Standards was not elected to review by Council.**

**Attachment(s):** [DSDS-693 Technical Staff Report](#)  
[DSDS-693 Planning Board Resolution 17-132](#)

**PENDING FINALITY (Continued)****[SDP-1302-02](#)****Parkside (formerly Smith Home Farm)**

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

**Location:** Located on the east and west side of Melwood Road, approximately 6,400 feet south of its intersection with Westphalia Road (147.79 Acres; R-M/M-I-O Zones).

**Request:** Requesting approval for an infrastructure Specific Design Plan for 159 single-family attached (townhouses) lots in Section 5 and rough grading in Section 6.

**Council District:** 6

**Appeal by Date:** 10/19/2017

**Review by Date:** 10/19/2017

**History:**

*Council took no action on this item.*

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

**Attachment(s):** [SDP-1302-02 Technical Staff Report](#)  
[SDP-1302-02 Planning Board Resolution 17-120](#)  
SDP-1302-02\_PORL

**PENDING FINALITY (Continued)**

**[SDP-1701](#)**

**Timothy Branch, Phase I**

**Applicant(s):** Timothy Brandywine, Investments One & Two, LLC

**Location:** Located on the east side of Robert S. Crain Highway (US 30 I), southeast of its intersection with Branch Avenue (MD 5), and south of Brandywine Road (MD 381) (322.41 Acres, L-A-C/R-M/M-I-O Zones).

**Request:** Requesting approval of Specific Design Plan for Phase 1 of residential development , including 39 single-family detached, 18 single-family semidetached, 194 single-family attached(townhouses) , and 72 two-family attached residential units (two-over-two).

**Council District:** 9

**Appeal by Date:** 10/19/2017

**Review by Date:** 10/19/2017

**History:**

*Council took no action on this item.*

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

**Attachment(s):** [SDP-1701 Technical Staff Report](#)  
[SDP-1701 Planning Board Resolution 17-119](#)  
SDP-1701\_PORL

**ADJOURN**

*The meeting was adjourned at 3:12 p.m.*