

# ZONING MINUTES

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Tuesday, July 24, 2013

**(COUNTY COUNCIL SEE SEPARATE AGENDA)**

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, at 5:25 p.m. the Chairperson convened the meeting and the following Members were present:*

*Andrea Harrison, Chair  
Obie Patterson, Vice Chair  
Will A. Campos  
Derrick Leon Davis  
Mel Franklin  
Mary A. Lehman  
Eric C. Olson  
Ingrid M. Turner*

*Absent: Council Member Karen R. Toles*

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

**ITEMS FOR DISCUSSION****CSP 12001 Forks of the Road****Forks of the Road, LLC., Applicant****Located at the northwest quadrant of the intersection of Ritchie-Marlboro Road and Old Marlboro Pike (MD 725) (8.98 Acres; M-X-T Zone)****Requesting approval of a Conceptual Site Plan for 59,156 square feet of commercial development****Action by:****10/07/2013****CD: 6**

Technical Staff: Approval, with Conditions

Planning Board: Approval, with Conditions

On May 13, 2013, Council elected to review (Voice Vote: 7-0; Absent: Council Members Olson and Turner).

On July 8, 2013, the Oral Argument hearing was held; Council took this case under advisement.

**COUNCIL REFERRED ITEM TO STAFF FOR PREPARATION OF AN APPROVING ORDER, WITH CONDITIONS AND SUBSEQUENTLY ADOPTED THE PREPARED ORDER**

*Council Member Davis moved referral of CSP 12001 to staff for preparation of an approving document with conditions. The motion was seconded by Council Member Campos and carried by a roll call vote of 8-0 (Absent: Council Member Toles).*

*Council Member Davis moved adoption of the prepared Order of approval, with conditions. The motion was seconded by Council Member Franklin and carried by a roll call vote of 8-0 (Absent: Council Member Toles).*

**ITEMS FOR DISCUSSION (Continued)****SDP 0805 Kenwood Village****White House Road Ltd. Partners, Applicant****Located south of the intersection of White House Road and Harry S.****Truman Drive (63.07 Acres; R-S Zone)****Requesting approval of a Specific Design Plan for 72 single-family detached residential lots****Action by:****9/16/2013****CD: 6**

Technical Staff: Approval, with Conditions

Planning Board: Approval, with Conditions

On May 9, 2013, Michele LaRocca, Esq. filed an appeal on behalf of the owner and applicant on the decision of the Planning Board and requested Oral Argument.

On May 13, 2013, the Council elected to review this case (Voice Vote: 7-0; Absent: Council Members Olson and Turner).

On July 15, 2013, the Oral Argument hearing was held; Council took this case under advisement.

**COUNCIL REFERRED ITEM TO STAFF FOR PREPARATION OF AN APPROVING ORDER, WITH CONDITIONS AND SUBSEQUENTLY ADOPTED THE PREPARED ORDER**

*Council Member Davis moved referral of SDP 0805 to staff for preparation of an approving document with conditions. The motion was seconded by Council Member Campos and carried by a roll call vote of 8-0 (Absent: Council Member Toles).*

*Council Member Davis moved adoption of the prepared Order of approval, with conditions. The motion was seconded by Council Member Turner and carried by a roll call vote of 8-0 (Absent: Council Member Toles).*

**ITEMS FOR DISCUSSION (Continued)****SDP 1205 Smith Home Farm****SHF Project Owner, LLC, Applicant****Located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (223 Acres; R-M Zone)****Requesting approval of a Specific Design Plan for an umbrella application for single-family detached architecture****Action by:****9/16/2013****CD: 6**

Technical Staff: Approval, with Conditions

Planning Board: Approval, with Conditions

On June 10, 2013, the Council elected to review this case (Voice Vote: 8-0; Absent: Council Member Campos).

On July 15, 2013, the Oral Argument hearing was held; Council took this case under advisement.

**COUNCIL REFERRED ITEM TO STAFF FOR PREPARATION OF AN APPROVING ORDER, WITH CONDITIONS AND SUBSEQUENTLY ADOPTED THE PREPARED ORDER**

*Council Member Davis moved referral of SDP 0805 to staff for preparation of an approving document with conditions. The motion was seconded by Council Member Franklin and carried by a roll call vote of 8-0 (Absent: Council Member Toles).*

*Council Member Davis moved adoption of the prepared Order of approval, with conditions. The motion was seconded by Council Member Franklin and carried by a roll call vote of 8-0 (Absent Council Member Toles).*

**PENDING FINALITY**

The following decisions will become final unless the District Council elects, **BY MAJORITY VOTE**, to make final decision or an appeal is filed.

**30<sup>th</sup> Day****PLANNING BOARD**

**DSP 05052/01 Holmehurst Estates (formerly Henderson Property)**  
**Caruso Bowie 11, LLC, Applicant**  
**Located at the southwest quadrant of the intersection of Annapolis Road**  
**(MD 450) and Enterprise Road (MD 193) (7.226 Acres; R-R Zone)**  
**Requesting approval of a Detailed Site Plan to add architecture for nine new**  
**house types and reduce the minimum house size**

**Appeal by:**  
**08/15/2013**

**Review by:**  
**9/16/2013**

**CD: 5**

Technical Staff: Approval, with Conditions  
 Planning Board: Approval, with Conditions

**COUNCIL ELECTED TO REVIEW**

*Council Member Harrison moved election to review DSP 05052/01. The motion was seconded by Council Member Turner and carried by a voice vote 8-0 (Absent Council Member Toles).*

**DSP 07076/09 Brandywine Crossing Phase II**  
**Faison and Associates, Applicant**  
**Located at the northeast quadrant of the intersection of Timothy Branch**  
**Drive and Robert Crain Highway (US 301), on the west side of Matapeake**  
**Business Drive (34.10 Acres; C-S-C Zone)**  
**Requesting approval of a Detailed Site Plan to revise the building**  
**architecture for Buildings J and N and to update the landscape plan to meet**  
**the requirements of the 2010 Prince George's County Landscape Manual**

**Appeal by:**  
**08/15/2013**

**Review by:**  
**9/16/2013**

**CD: 9**

Technical Staff: Approval, with Conditions  
 Planning Board: Approval, with Conditions

Council Member Franklin wishes to waive his right to review. A majority vote of the full Council is required.

**COUNCIL WAIVED ITS RIGHT TO REVIEW**

*Council Member Franklin moved that Council waive its right to review DSP 07076/09. The motion was seconded by Council Member Turner and carried by a voice vote 8-0 (Absent Council Member Toles).*

**PENDING FINALITY**

The following decisions will become final unless the District Council elects, **BY MAJORITY VOTE**, to make final decision or an appeal is filed.

**30<sup>th</sup> Day**

**PLANNING BOARD**

**NCGS 21 Grimes Market-Aquasco**

**Deborah L. Boling, Applicant**

**Located along the west side of Aquasco Road (MD 381) at its intersection with St. Phillips Road (1.01 Acres; C-S-C Zone)**

**Requesting approval of a certified Non-Conforming Gas Station to revise the site plan to show the actual location of an existing pump island, and a variance from Section 27-358(a)(8) to waive five feet of the required 25-foot setback from the street line in order to validate the location of an existing gasoline pump**

**Appeal by:  
08/15/2013**

**Review by:  
9/16/2013**

**CD: 9**

Technical Staff: Approval, with Conditions

Planning Board: Approval, with Conditions

**COUNCIL TOOK NO ACTION**

*No action was taken on this item.*

**ADJOURN** -- *The District Council session was adjourned at 5:33 p.m.*

**Prepared by:**

**Submitted by:**

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Leonard Moses  
Zoning Assistant

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Redis C. Floyd  
Clerk of the Council