



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

Tuesday, February 9, 2021

12:00 PM

VIRTUAL MEETING

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

12:00 PM 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 2:32 p.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
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
Dinora Hernandez, Legislative Officer
Ellis Watson, Legislative Officer

APPROVAL OF DISTRICT COUNCIL MINUTES

MINDC 01252021 District Council Minutes dated January 25, 2021

A motion was made by Council Member Davis, seconded by Council Member Harrison, 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): [DRAFT District Council Minutes dated 01-25-2021](#)

MINDC 01282021 District Council Minutes dated January 28, 2021

A motion was made by Council Member Davis, seconded by Council Member Harrison, that the Minutes be approval. The motion carried by the following vote:

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

Attachment(s): [DRAFT District Council Minutes dated 01-28-2021](#)

REFERRED FOR DOCUMENT**A-10051****Carozza Property****Applicant(s):** Maria Volpe and Sandra Carey**Location:** Located in the southwest quadrant of the interchange of MD 4 (Pennsylvania Avenue) and MD 223 (Woodyard Road), on the north side of Marlboro Pike (60.02 Acres; R-R Zone).**Request:** Requesting approval for the rezoning of approximately 60.02 acres of R-R (Rural Residential) zoned land to the M-X-T (Mixed Use – Transportation Oriented) Zone within the M-I-O (Military Installation Overlay) Zone.**Council District:** 9**Appeal by Date:** 9/21/2020**Action by Date:** 3/1/2021**Opposition:** None**History:**

Council adopted the prepared Order of Remand to the Zoning Hearing Examiner in accordance with the Zoning Hearing Examiner recommendation (Vote: 11-0).

A motion was made by Council Member Harrison, seconded by Council Member Turner, that this Zoning Map Amendment be remanded. 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-10051 Zoning Agenda Item Summary](#)
[A-10051 Amendment to Exception Shipley to Brown 01212021](#)
[A-10051 Applicant Exceptions to the ZHE Decision](#)
[A-10051 ZHE- Decison](#)
[A-10051 Technical Staff Report](#)
A-10051 PORL
A-10051 Color Power Point Presentation Updated

A-10051 Color Power Point Presentation
[A-10051 Oral Argument Hearing Notice](#)
[A-10051 ZHE Record \(Part 1\)](#)
[A-10051 ZHE Record \(Part 2\)](#)

REFERRED FOR DOCUMENT (Continued)

A-8589-04

**Bowie New Town Center (Former "Sears Parcel")
(Basic Plan Amendment)****Applicant(s):** Seritage SRC Finance, LLC**Location:** Located on the northwest side of Evergreen Parkway and on the south side of MD 197 (Collington Road), though it does not extend to the intersection of these two roads. (10.81 Acres; M-A-C Zone).**Request:** Requesting approval of an amendment of the Basic Plan for Bowie New Town Center as it pertains to the former Sears Parcel, also identified as Lot 6 in PPS 4-03121. In particular Applicant seeks: removal/revision of certain conditions of approval and considerations set forth in A-8589-C; affirmation of the available/unallocated commercial and office square footage approved in A-8589-C; and, an increase to the permitted residential density cap in the M-A-C (Major Activity Center) Zone.**Council District:** 4**Appeal by Date:** 1/2/2021**Action by Date:** 2/16/2021**Municipality:** City of Bowie**Opposition:** None**History:**

Council adopted the prepared Zoning Ordinance No. 1-2021 of approval, with conditions in accordance with the Zoning Hearing Examiner recommendation (Vote: 11-0).

A motion was made by Council Member Turner, seconded by Council Member Davis, that this Zoning Map Amendment be approved 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-8589-C-04 Zoning Agenda Item Summary](#)
[A-8589-C-04 - Seritage Bowie Town Center Notice of Decision](#)

[A-8589-C-04 Seritage Bowie Town Center ZHE Decision](#)

A-8589-C-04 - Seritage Bowie Town Center PORL

[A-8589-C-04 Technical Staff Report](#)

[A-8589-C-04 Planning Board Resolution 2020-134 - SIGNED](#)

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**CSP-07004-01 Westphalia Center (Amended)**
Amended

Applicant(s): Evangel Cathedral

Location: Located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road, and east of the interchange of Suitland Parkway and Pennsylvania Avenue (530 Acres; M-X-T Zone).

Request: Requesting approval of a Conceptual Site Plan (CSP) revises Conditions 15, 16, 24, and 25 regarding the special-purpose detailed site plan, and Conditions 30 and 31 regarding phasing and the restriction on development of attached dwelling units. These changes will allow the development of the Moore Property to proceed prior to other portions of Westphalia. Development on the Moore Property would be a maximum of 505 attached dwelling units, 135 multifamily units, and 3,000 square feet of community/retail land use.

Council District: 6

Appeal by Date: 3/4/2021

Review by Date: 3/4/2021

History:

Council deferred this item to February 22, 2021.

This Conceptual Site Plan was deferred.

Attachment(s): [CSP-07004-01 Zoning Agenda Item Summary](#)
[CSP-07004-01 Planning Board Resolution](#)
CSP-07004-01_PORL
[CSP-07004-01 Technical Staff Report](#)

PENDING FINALITY (Continued)

DSP-19062 Westphalia Town Center North

Applicant(s): D.R. Horton

Location: Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (88.06 Acres; Zones M-X-T / M-I-O).

Request: Requesting approval of a Detailed Site Plan (DSP) for construction of 34 single-family detached dwelling units and 605 single-family attached (townhouse) dwelling units, including 133 on condominium parcels and 472 on fee-simple lots.

Council District: 6

Appeal by Date: 3/4/2021

Review by Date: 3/4/2021

History:

Council deferred this item to February 22, 2021.

This Detailed Site Plan was deferred.

Attachment(s): [DSP-19062 Zoning Agenda Item Summary](#)
 [DSP-19062 Planning Board Resolution](#)
 DSP-19062 PORL
 [DSP-19062 Technical Staff Report](#)

PENDING FINALITY (Continued)

DSP-20014

Harmony at Brandywine

Applicant(s): Brandywine IL AL Investors, LLC

Location: Located on the west side of MD 5 (Branch Avenue), approximately 1,600 feet north of Moores Road, in Brandywine (8.24 Acres; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for a 195-unit elderly care facility made up of 93 independent living apartments, 62 assisted living units, and 40 memory care home units in the Mixed Use-Transportation Oriented (M-X-T) Zone.

Council District: 9

Appeal by Date: 3/4/2021

Review by Date: 3/4/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

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

Attachment(s): [DSP-20014 Zoning Agenda Item Summary](#)
[DSP-20014 Planning Board Resolution](#)
DSP-20014_PORL
[DSP-20014 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-20018****Dunkin Donuts Clinton****Applicant(s):** MPB Realty**Location:** Located on the south side of MD 223 (Woodyard Road), west of MD 5 (Branch Avenue), approximately 165 feet east of its intersection with Pine View Lane (1.05 Acres; C-S-C / C-O / M-I-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of an 1,802-square-foot eating and drinking establishment with drive-through service on Parcel B, within the existing Clinton Gardens shopping center.**Council District:** 9**Appeal by Date:** 3/4/2021**Review by Date:** 3/4/2021**History:**

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Harrison, seconded by Council Member Streeter, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

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

Attachment(s): [DSP-20018 Zoning Agenda Item Summary](#)
[DSP-20018 Planning Board Resolution](#)
DSP-20018_PORL
[DSP-20018 Technical Staff Report](#)

PENDING FINALITY (Continued)**SDP-1803 Remand 7-Eleven at Brandywine Village (Remand)**

Applicant(s): 7-Eleven, Inc.

Location: Located at the northwest corner of the intersection of Chadds Ford Drive and US 301 (Robert Crain Highway) (1.14 Acres; L-A-C Zone).

Request: Requesting approval of a Specific Design Plan (SDP) for a 3,062-square-foot food and beverage store and a gas station in the Local Activity Center (L-A-C) Zone.

Council District: 9

Appeal by Date: 2/18/2021

Review by Date: 2/18/2021

Action by Date: 4/12/2021

History:

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

A motion was made by Council Member Harrison, seconded by Council Member Streeter, that this Specific Design 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): [SDP-1803 Zoning Agenda Item Summary](#)
[SDP-1803 Remand Planning Board Resolution 2020-131\(A\)](#)
SDP-1803 Remand PORL
[SDP-1803 Remand Technical Staff Report](#)

CASE(S) SCHEDULED FOR MANDATORY REVIEW HEARING ON FEBRUARY 22, 2021 AT 10:00 A.M.*Hearing Dates & Times Subject to Change***DSP-20017 Royal Farms #381 Walker Mill Road****Applicant(s):** Two Farms, Inc.**Location:** Located in the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road (7.67 Acres; I-1 / M-I-O).**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of a 4,649 square-foot food and beverage store, gas station, and a 1,248 square-foot car wash.**Council District:** 6**Appeal by Date:** 1/14/2021**Review by Date:** 2/1/2021**Action by Date:** 3/15/2021**Comment(s):** Mandatory Review:
District Council review of this case is required by conditions imposed by Council on Zoning Cases A-9190-C and A-8033-C.**This Detailed Site Plan hearing date was announced.****Attachment(s):** [DSP-20017 Zoning Agenda Item Summary](#)
[DSP-20017 Notice of Mandatory Review](#)
[DSP-20017 Planning Board Resolution 2020-165](#)[DSP-20017_PORL](#)[DSP-20017 Technical Staff Report](#)[DSP-20017 Transcripts 11-12-2020](#)[DSP-20017 Planning Board Record](#)**ADJ7-21****ADJOURN****History:***The meeting was adjourned at 2:56 p.m. (Vote: 11-0).***A motion was made by Council Member Turner, seconded by Council Member Glaros, 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