



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

Monday, October 22, 2018

10:00 AM

****LOCATION CHANGED
TO ROOM 2027 DUE TO
EQUIPMENT FAILURE****

9:59 AM AGENDA BRIEFING - (ROOM 2027)

At 9:59 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.

10:34 AM CALL TO ORDER - (ROOM 2027) **LOCATION CHANGED DUE TO EQUIPMENT FAILURE**

The meeting was called to order by Chair Glaros at 10:34 a.m. with seven members present at roll call.

Present: 8 - Chair Dannielle Glaros
 Council Member Derrick Davis
 Council Member Mel Franklin
 Council Member Mary Lehman
 Council Member Obie Patterson
 Council Member Deni Taveras
 Council Member Karen Toles
 Vice Chair Todd Turner

Absent: Council Member Andrea Harrison

*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
Redis C. Floyd, Clerk of the Council
Donna J. Brown, Deputy Clerk of the Council
Leonard D. Moses, Office of the Clerk of the Council*

*M-NCPPC
Ivy Thompson, Development Review Division
Andrew Bishop, Development Review Division*

INVOCATION

The Invocation was provided by Mr. Musa Eubanks, County Employee. Council Member Taveras requested prayer for Lois Reddick as she undergoes surgery. Council Member Glaros requested prayer for Legislative Branch staff and for civility and compassion in the nation, state, and county.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Davis.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 10152018](#)

District Council Minutes Dated October 15, 2018

A motion was made by Council Member Lehman, seconded by Council Member Taveras, that these Minutes be approved. The motion carried by the following vote:

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

Absent: Harrison and Toles

Attachment(s): [10-15-2018 District Council Minutes DRAFT](#)

ORAL ARGUMENTS**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

Comment(s): This item has a companion case, SE/VSE-4772 that is pending before the Zoning Hearing Examiner.

History:

This case was continued until 2019 in light of its companion case, SE-4772, that is still pending before the Zoning Hearing Examiner.

This Departure from Parking and Loading Standards was continued at a later date.

Attachment(s): [DPLS-438 Zoning Agenda Item Summary \(ZAIS\)](#)
[DPLS-438 Planning Board Resolution 18-51](#)

ORAL ARGUMENTS[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:** 3/13/2019
- Opposition:** Darnetta Simmons, Jeffery Simmons and Matthew Hitt
- History:**

Ivy Thompson, M-NCCPC, provided an overview of the Zoning Map Amendment application. Edward Gibbs, Esq., attorney for the applicant, spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, commented on the factual and legal arguments presented by the parties. The Oral Argument Hearing was held and Council referred this item to staff for preparation of a an approving document, with conditions (Vote 7-0; Absent: Council Members Harrison and Toles).

This Zoning Map Amendment hearing was held; subsequently, a motion was made by Council Member Franklin, seconded by Council Member Davis, that this Zoning Map Amendment be referred for document. The motion carried by the following vote:

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

Absent: Harrison and Toles

Council adopted the prepared Zoning Ordinance No. 13 - 2018 of approval, with conditions (Vote 7-0; Absent: Council Members Harrison and Toles).

A motion was made by Council Member Franklin, seconded by Council Member Davis, that this Zoning Map Amendment be approval with conditions. The motion carried by the following vote:

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

Absent: Harrison and Toles

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

ORAL ARGUMENTS[DSP-17038](#)**Carillon Prince George's County, Phase 1 (formerly Boulevard at the Capital Centre)****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**Action by Date:** 1/16/2019**History:**

Andrew Bishop, M-NCPPC, provided an overview of the Detailed Site Plan application. Andre Gingles Esq., attorney for the applicant, along with Craig Friedson, Retail Properties of America, Inc. (RPAI), Cessily Bedwell, Design Collective, and Nick Orer, RPAI, spoke in support. Stan Brown, People's Zoning Counsel, commented on the factual and legal arguments presented by the parties. The Oral Argument hearing was held and Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Harrison and Toles).

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

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

Attachment(s): [DSP-17038 Zoning Agenda Item Summary](#)
[DSP-17038 Planning Board Resolution 18-70](#)
[DSP-17038 Technical Staff Report](#)
 DSP-17038_PORL

ITEM(S) FOR DISCUSSION

[CDP-1701](#)

The 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

Action by Date: 1/3/2019

History:

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

A motion was made by Council Member Davis, seconded by Vice Chair Turner, that this Comprehensive Design Plan be referred for document. The motion carried by the following vote:

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

Absent: Harrison and Toles

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

ITEM(S) FOR DISCUSSIONDSP-18017JDA 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:

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

A motion was made by Council Member Lehman, seconded by Council Member Davis, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

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

Absent: Harrison and Toles

Council adopted the prepared Order of approval, with conditions (Vote 8-0; Absent: Council Member Harrison).

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

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

Absent: Harrison

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

ITEM(S) FOR DISCUSSION

[DSP-16025](#)

Woodmore Overlook

Applicant(s): Woodmore Overlook, LLC
Location: Located on the north side of Ruby Lockhart Boulevard, west of its intersection with Lottsford Road (26.30 Acres; M-X-T Zone).
Request: Requesting approval of a Detailed Site Plan proposing 215 single-family attached residential units (townhouses) on 26.30 acres.
Council District: 5
Appeal by Date: 5/10/2018
Review by Date: 5/10/2018

History:

Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Members Harrison).

A motion was made by Council Member Davis, seconded by Vice Chair Turner, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

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

Absent: Harrison

Council adopted the prepared Order of approval, with conditions (Vote 8-0; Absent: Council Member Harrison).

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

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

Absent: Harrison

Attachment(s): [DSP-16025 Zoning Agenda Item Summary \(AIS\)](#)

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) PLANNING BOARD**DSP-17033****EZ Tag & Title**

Applicant(s): Millennium Engineering, LLC

Location: Located on the south side of MD 202 (Landover Road), approximately 225 feet southeast of its intersection with 55th Avenue (0.11 Acres; M-X-T / D-D-O Zones).

Request: Requesting approval of a Detailed Site Plan to convert the use of an existing single-family dwelling used for residential purposes to commercial office use and to validate the parking compound previously constructed without a permit.

Council District: 5

Appeal by Date: 11/15/2018

Review by Date: 1/15/2019

History:

Council took no action on this item.

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

Attachment(s): [DSP-17033 Zoning Agenda Item Summary](#)
[DSP-17033 Planning Board Resolution 18-89](#)
DSP-17033_PORL

PENDING FINALITY (Continued)**(a) PLANNING BOARD (Continued)****DSP-18013****7618 Marlboro Pike Property**

Applicant(s): 7618 Marlboro Properties, LLC

Location: Located on the north side of MD 725 (Marlboro Pike) at the northwest quadrant of the intersection of Old Forestville Road and Marlboro Pike. More specifically, the site is located at 7618 Marlboro Pike, District Heights, Maryland.

Request: Requesting approval of a Detailed Site Plan to develop the subject property with a 110,050-square-foot, three-story consolidated storage facility on proposed Parcel 1, which fronts Ritchie Road, and proposes to construct the infrastructure for a future commercial pad site located on proposed Parcel 2, which is south of Parcel 1 with frontage on MD 725 (Marlboro Pike)

Council District: 6

Appeal by Date: 11/15/2018

Review by Date: 1/15/2019

History:

Council took no action on this item.

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

Attachment(s): [DSP-18013 Zoning Agenda Item Summary](#)
[DSP-18013 Planning Board Resolution18-96](#)
DSP-18013_PORL

PENDING FINALITY (Continued)**(b) PLANNING BOARD'S REPRESENTATIVE****CNU17601-2018-U****5509 Branchville Road College Park****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** 5509 Branchville Road, College Park, MD 20740 (0.576 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 1989.**Council District:** 1**Review by Date:** 1/18/2019**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.**History:***Council deferred this item.***This Certification of a Nonconforming Use was deferred.**

PENDING FINALITY (Continued)**(b) PLANNING BOARD'S REPRESENTATIVE (Continued)****CNU-26832-2018-U****10931 Indian Head Highway Fort Washington****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** 10931 Indian Head Highway, Fort Washington, MD 20744 (0.5 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 1985.**Council District:** 8**Review by Date:** 1/18/2019**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.**History:***Council took no action on this item.***This Certification of a Nonconforming Use was not elected to review by Council.**

PENDING FINALITY (Continued)**(b) PLANNING BOARD'S REPRESENTATIVE (Continued)****[CNU-29589-2018-U](#)****6415 Old Alexandria Ferry Road Clinton****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** 6415 Old Alexandria Ferry Road, Clinton, MD 20735 (1.91 Acres; C-M 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 1986.**Council District:** 9**Review by Date:** 1/18/2019**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.**History:***Council took no action on this item.***This Certification of a Nonconforming Use was not elected to review by Council.**

PENDING FINALITY (Continued)**(b) PLANNING BOARD'S REPRESENTATIVE (Continued)**[CNU-34067-2018-U](#)**6905 Friendship Road Clinton**

Applicant(s): April Mackoff, Clear Channel Outdoor

Location: 6905 Friendship Road, Clinton, Maryland 20735 (2.92 Acres; R-80 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 1982.

Council District: 9

Review by Date: 1/18/2019

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.

History:

Council took no action on this item.

This Certification of a Nonconforming Use was not elected to review by Council.

12:19 PM ADJOURN

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

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

Absent: Harrison

EXECUTIVE SESSION SUMMARY**[EX 10152018](#)**

Motion to convene in executive session to consider the investment of public funds in accordance with Section 3-305(b) (5), General Provisions Article, Annotated Code of Maryland.

History:

Action Note: On 10/15/2018, A motion was made by Vice Chair Turner, seconded by Council Member Patterson, to convene into Executive Session. The motion carried by the following vote: Aye: 8, Glaros, Davis, Franklin, Lehman, Patterson, Taveras, Toles and Turner.

Date of Executive Session: October 15, 2018

Beginning Time: 12:58 p.m.

Ending Time: 1:18 p.m.

Members Present:

CM Glaros, Chair, CM Turner, Vice-Chair, CM Davis, CM Franklin, CM Lehman, CM Patterson, CM Taveras, and CM Toles.

Others Present:

Robert Williams, Jr., Bill Hunt, Ree Floyd, Nell Johnson, Howard Stone and Colette Gresham.

Topic Discussed:

- *Domestic Violence Grant Program funding recommendations for FY '19*

No actions were taken.

This Executive Session was Summary