



Prince George's County Council

Wayne K. Curry
Administration Building
1301 McCormick Dr
Largo, MD 20774

Zoning Minutes - Draft Sitting as the District Council

Calvin S. Hawkins, II, Chair, At-Large

Edward P. Burroughs, III, District 8

Derrick Leon Davis, District 6

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, Vice Chair, District 9

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, District 2

Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Monday, April 11, 2022

10:00 AM

Council Hearing Room

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

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 Vice-Chair Harrison at 10:02 a.m. with nine members present at roll call, Council Member Franklin arrived at 10:23 am, (Absent: Council Member Hawkins).

Present: 10 - Council Member Derrick Davis
Council Member Thomas Dernoga
Council Member Mel Franklin
Council Member Dannielle Glaros
Vice Chair Sydney Harrison
Council Member Jolene Ivey
Council Member Rodney Streeter
Council Member Deni Taveras
Council Member Todd Turner
Council Member Edward Burroughs

Absent: Chair Calvin S. Hawkins

INVOCATION / MOMENT OF SILENCE

Invocation was led by Council Administrator Robert J. Williams.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Turner.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 03282022](#)

District Council Minutes Dated March 28, 2022

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

Aye: 9 - Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Hawkins and Burroughs

Attachment(s): [District Council Minutes Draft 3-28-2022](#)

NEW CASE(S)

In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131.01 (c)(2).

[CSP-10002 Amend
Conditions](#)

**Queens Chapel Town Center
(CSP-10002 / DSP-10011)**

Companion Case(s): DSP-10011 Amend Conditions

Applicant(s): Queens Chapel Town Center, LLC

Location: Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville, Maryland (6.05 Acres; M-X-T / R-55 / T-D-O Zones).

Request: Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.

Council District: 2

Appeal by Date: 4/11/2022

Action by Date: 7/25/2022

Opposition: The City of Hyattsville, et. al.

History:

Council elected to review this item (Vote: 8-0; Absent: Burroughs, Hawkins and Franklin).

A motion was made by Council Member Taveras, seconded by Council Member Turner, that the Council elect to review this Conceptual Site Plan. The motion carried by the following vote:

Aye: 8 - Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Hawkins, Franklin and Burroughs

Attachment(s): [CSP-10002 Amend Conditions Notice of Oral Argument Hearing](#)
[CSP-10002 Amend Conditions Zoning Agenda Item Summary](#)
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal Letter 04082022](#)
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown Appeal email 04082022](#)
[CSP-10002-DSP-10011 Lynch to Brown Appeal Letter 04082022](#)
[CSP-10002-DSP-10011 Lynch-Spell to Brown Appeal email 04082022](#)
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZHE Decision](#)
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decision](#)
CSP 10002 & DSP-10011 Amend Conditions POR
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-22](#)
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

NEW CASE(S) (Continued)

[DSP-10011 Amend
Conditions](#)

**Queens Chapel Town Center
(CSP-10002 / DSP-10011)**

Companion Case(s): CSP-10002 Amend Conditions

Applicant(s): Queens Chapel Town Center, LLC

Location: Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville (6.05 Acres; M-X-T / R-55 / T-D-O Zones).

Request: Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.

Council District: 2

Appeal by Date: 4/11/2022

Action by Date: 7/25/2022

Opposition: The City of Hyattsville, et. al.

History:

Council elected to review this item (Vote: 8-0; Absent: Burroughs, Hawkins and Franklin).

A motion was made by Council Member Taveras, seconded by Council Member Turner, that the Council elect to review this Detailed Site Plan. The motion carried by the following vote:

Aye: 8 - Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Hawkins, Franklin and Burroughs

Attachment(s): [DSP-10011 Amend Conditions Notice of Oral Argument Hearing](#)
[DSP-10011 Amend Conditions Zoning Agenda Item Summary](#)
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal Letter 04082022](#)
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown Appeal email 04082022](#)
[CSP-10002 & DSP-10011 Lynch to Brown Appeal Letter 04082022](#)
[CSP-10002 & DSP-10011 Lynch-Spell to Brown Appeal email 04082022](#)
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decision](#)
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZHE Decision](#)
CSP 10002 & DSP-10011 Amend Conditions POR
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-22](#)
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

REFERRED FOR DOCUMENT**A-9973-C-01****Woodside Village**

- Applicant(s):** Westphalia Meadows, LLC/Woodside Village
- Location:** Located on the south side of Westphalia Road and west of Ritchie Marlboro Road, Accokeek, Maryland (63.30 Acres; R-M Zone).
- Request:** Requesting approval for the Amendment of Basic Plan of A-9973 which rezoned the Subject Property from the R-A (Rural Agricultural) to the R-M (Residential-Medium) Zone.
- Council District:** 6
- Appeal by Date:** 2/16/2022
- Action by Date:** 7/1/2022
- Opposition:** Terry Goolsby et al.
- History:**

Council adopt prepared order (Vote: 10-0, Absent; Council Member Hawkins).

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

- Aye:** 10 - Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs
- Absent:** Hawkins

- Attachment(s):** [A-9973-C-01 Zoning Agenda Item Summary](#)
[A-9973-01 Presentation Slides](#)
[A-9973-C-01 Notice of Oral Argument Hearing](#)
[A-9973-C-01 Haller to Brown Response to Exception 3-22-22](#)
[A-9973-C-01 Allen to Brown Appeal email 2-9-2022](#)
[A-9973-C-01 - ZHE Notice](#)
[A-9973-C-01 - ZHE Decision](#)
A-9973-01 - PORL
[A-9973-01 Technical Staff Report](#)
[A-9973-01 -Exhibit List](#)
[A-9973-01 Exhibits 1-52](#)
[A-9973-01 Transcripts 12-01-2021](#)

ITEM(S) FOR DISCUSSION[CDP-9306-05](#)**Preserve At Piscataway (Bailey's Village)****Applicant(s):** NVR MS Cavalier Preserve, LLC**Location:** Located south of Floral Park Road, at its intersection with St. Mary's View Road (19.98 Acres; L-A-C Zone).**Request:** Requesting approval to amend the previously approved Comprehensive Design Plan (CDP) to remove commercial, retail, office, and multifamily uses and replace with 26 single-family attached dwelling units within the Local Activity Center (L-A-C)- Zone, known as Bailey's Village, Preserve at Piscataway.**Council District:** 9**Appeal by Date:** 2/24/2022**Review by Date:** 2/24/2022**Action by Date:** 4/25/2022**History:**

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

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

Aye: 9 - Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

Absent: Hawkins and Franklin

Attachment(s): [CDP-9306-05 Zoning Agenda Item Summary](#)
[CDP-9306-05 Presentation Slides](#)
[CDP-9306-05 Notice of Oral Argument Hearing](#)
[CDP-9306-05 Nelson to Brown Appeal 2-24-22](#)
[CDP-9306-05 Planning Board Resolution](#)
CDP-9306-05_PORL
[CDP-9306-05 Technical Staff Report](#)
[CDP-9306-05 Transcripts](#)
[CDP-9306-05 Planning Board Record](#)

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**CDP-2101****Parkland and Rock Creek**

Applicant(s): Stanley Martin Companies, LLC

Location: Located north of Westphalia Road, south of Ritchie Marlboro Road, approximately 1,790 feet west of their intersection, west of the Preserve at Westphalia, in Upper Marlboro, Maryland (R-M / L-A-C / M-I-O).

Request: Requesting approval of a Comprehensive Design Plan (CDP) to develop a 156.87-acre site with up to 770 residential dwelling units, including 350–440 single-family attached dwellings (townhouses), 130–170 single-family detached dwellings, and 110–160 age-restricted multifamily dwelling units, as well as approximately 6,000 square feet of commercial/retail space.

Council District: 6

Appeal by Date: 5/5/2022

Review by Date: 5/5/2022

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Members Franklin and Hawkins).

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

Aye: 9 - Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

Absent: Hawkins and Franklin

Attachment(s): [CDP-2101 Zoning Agenda Item Summary](#)
[CDP-2101 Planning Board Resolution 2022-29 - Signed](#)
 CDP-2101_PORL
[CDP-2101 Technical Staff Report](#)

PENDING FINALITY (Continued)[DDS-682](#)**Clinton Church of Christ**

Applicant(s): Gutschick, Little, & Weber

Location: Located in the northwest quadrant of the intersection of MD 381 (Brandywine Road) and Den Lee Drive (3.43 Acres; R-80 Zone).

Request: Requesting approval of a Departure from Design Standards (DDS) from Section 4.7, Buffering Incompatible Uses, of the 2010 Prince George's County Landscape Manual (Landscape Manual) for a church or similar place of worship. Per Table 4.7-1 of the Landscape Manual, a church is considered a medium-impact use. The one-family detached dwellings to the north and west require a Type C bufferyard between the two uses. The applicant requested a reduction from the required 40-foot building setback to 13.5 feet, and the 30-foot landscape bufferyard to vary from 0 to 30 feet. The only proposed modifications to the property are to adjust the driveway and parking areas to accommodate the new use. This includes widening the existing driveway and entrance, as well as striping the parking spaces.

Council District: 9**Appeal by Date:** 5/5/2022**Review by Date:** 5/5/2022**History:**

Council waived election to review for this item (Vote:9-0; Absent: Council Member Franklin and Hawkins).

A motion was made by Vice Chair Harrison, seconded by Council Member Davis, that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:

Aye: 9 - Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

Absent: Hawkins and Franklin

Attachment(s): [DDS-682 Zoning Agenda Item Summary](#)
[DDS-682 Planning Board Resolution 2022-33 - Signed](#)
 DDS-682_PORL
[DDS-682 Technical Staff Report](#)

PENDING FINALITY**DSP-20045****Marlboro Crossroads, Starbucks**

Applicant(s): ShopCore Properties, LP

Location: Located within a portion of the overall Marlboro Crossroads shopping center (10.54 Acres; C-S-C Zone)

Request: Requesting approval of a Detailed Site Plan (DSP) for the renovation of an existing 2,628-square-foot bank building, to use as an eating and drinking establishment with drive-through service within an existing integrated shopping center known as Marlboro Crossroads on Parcel A.

Council District: 9

Appeal by Date: 5/5/2022

Review by Date: 5/5/2022

History:

Council waived election to review for this item (Vote:10-0; Absent: Council Member Hawkins).

A motion was made by Vice Chair 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: 10 - Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

Absent: Hawkins

Attachment(s): [DSP-20045 Zoning Agenda Item Summary](#)
[DSP-20045 Planning Board Resolution 2022-32](#)
[- Signed](#)
DSP-20045_PORL
[DSP-20045 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-21009****Dash In at Marlboro Pike #1552**

- Applicant(s):** Dash in Food Stores, Inc.
- Location:** Located in the southwest quadrant of the intersection of MD 725 (Marlboro Pike) and US 301 (Robert Crain Highway) (2.60 Acres; I-1 Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to construct a 4,508-square-foot food and beverage store, gas station, and a 3,216-square-foot car wash.
- Council District:** 9
- Appeal by Date:** 4/21/2022
- Review by Date:** 4/21/2022
- History:**

Council waived election to review for this item (Vote:9-0; Absent: Burroughs and Hawkins).

A motion was made by Vice Chair 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:** 9 - Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner
- Absent:** Hawkins and Burroughs

- Attachment(s):** [DSP-21009 Zoning Agenda Item Summary](#)
[DSP-21009 Planning Board Resolution 2022-26](#)
[- Signed](#)
DSP-21009 PORL
[DSP-21009 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-21012****Spirit of God Deliverance Church****Applicant(s):** Annette Dreher**Location:** Located in the southwest and southeast corners of the intersection of Westphalia Road and Rock Spring Drive (5.28 Acres; R-R / R-M / C-S-C / M-I-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the construction of an 18, 112-square-foot church with 126 parking spaces within the Military Installation Overlay (M-I-O) Zone.**Council District:** 6**Appeal by Date:** 4/28/2022**Review by Date:** 4/28/2022**History:***Council waived election to review for this item (Vote:9-0; Absent: Burroughs and Hawkins).***A motion was made by Council Member Davis, seconded by Council Member Turner, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:****Aye:** 9 - Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner**Absent:** Hawkins and Burroughs**Attachment(s):** [DSP-21012 Zoning Agenda Item Summary](#)
[DSP-21012 Planning Board Resolution 2022-31](#)
[- Signed](#)
DSP-21012_PORL
[DSP-21012 Technical Staff](#)

PENDING FINALITY (Continued)**DSP-21015****Sycamore Hill Assisted Living Facility****Applicant(s):** Presidential Care, LLC**Location:** Located in the southeast quadrant of the intersection of Vista Grande Drive and Lottsford Vista Road, approximately 1,000 feet south of its intersection with US 50 (John Hanson Highway) (7.91 Acres; R-R Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of an adult day care center for 15 people and assisted living facility with 63 units for 78 people.**Council District:** 5**Appeal by Date:** 5/5/2022**Review by Date:** 5/5/2022**History:**

Council waived election to review for this item (Vote:10-0; Absent: Council Member Glaros and Hawkins).

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

Aye: 10 - Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

Absent: Hawkins

Attachment(s): [DSP-21015 Zoning Agenda Item Summary](#)
[DSP-21015 Planning Board Resolution 2022-34](#)
[- Signed](#)
DSP-21015_PORL
[DSP-21015 Technical Staff Report](#)

ADJ51-22**ADJOURNED****History:**

Meeting adjourned at 10:59 am.

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

Aye: 10 - Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

Absent: Hawkins

1:30 PM EDUCATION & WORKFORCE DEVELOPMENT COMMITTEE - (VIRTUAL MEETING)

(SEE SEPARATE AGENDA)

DRAFT