



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

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

Monday, June 14, 2021

10:00 AM

VIRTUAL MEETING

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

10:00 AM 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 10:01 a.m. with 11 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

Colette R. Gresham, Associate 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

M-NCPPC

Jill Kosack, Supervisor, Development Review Division

Jeremy Hurlbutt, Supervisor, Development Review Division

INVOCATION / MOMENT OF SILENCE

The Invocation was led by Council Member Harrison. Vice Chair Taveras requested prayer for safety and for the return of good jobs so that people would not engage in illicit activities. Council Member Ivey requested prayer for Flag Day.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Taveras.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05242021](#)

District Council Minutes dated May 24, 2021

A motion was made by Vice Chair Taveras, seconded by Council Member Harrison, that the Minutes be approved. 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): [DRAFT District Council Minutes dated 5-24-2021](#)

[MINDC 06022021](#)

District Council Minutes dated June 2, 2021

A motion was made by Vice Chair Taveras, seconded by Council Member Harrison, that the Minutes be approved. 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): [DRAFT District Council Minutes dated 6-02-2021](#)

[MINDC 06082021](#)

District Council Minutes dated June 8, 2021

A motion was made by Vice Chair Taveras, seconded by Council Member Harrison, that the Minutes be approved. 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): [DRAFT District Council Minutes dated 6-08-2021](#)

ORAL ARGUMENTS**DSP-16004****Oaklawn**

- Applicant(s):** Daniel Mwavua
- Location:** Located on the east side of Allentown Road, approximately 400 feet south of the intersection of Allentown Road and Tucker Road (1.63 Acres; R-R Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to develop three single-family detached dwelling units.
- Council District:** 8
- Appeal by Date:** 4/29/2021
- Review by Date:** 4/29/2021
- Action by Date:** 6/25/2021

History:

Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Daniel Mwavua, applicant, and Dean Packard, Packard & Associates, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council referred this item to staff for preparation of a document of remand to the Planning Board (Vote: 10-0; Absent: Council Member Hawkins).

The Oral Argument Hearing was held; subsequently, a motion was made by Council Member Anderson-Walker, seconded by Council Member Davis, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

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

- Attachment(s):** [DSP-16004 Zoning Agenda Item Summary](#)
[DSP-16004 Notice of Oral Argument Hearing](#)
[DSP-16004 Planning Board Resolution 2021-30](#)
[- Signed](#)
 DSP-16004_PORL

NEW CASE(S)**[ROW- Winfield Kelly Jr.](#)****Winfield Kelly, Jr.**

Applicant(s): Winfield Kelly, Jr.

Location: Located approximately 2,000 feet beyond the municipal boundaries of the City of Bowie, Maryland, and is identified as 7111 NE Crain Highway, Bowie, Maryland (7.93 Acres; C-M Zone).

Request: Requesting authorization to Issue Building Permit for a structure within a Proposed Right-of-Way to authorize the issuance of Permit No. 16977-2020-CGU to construct a multi-tenant commercial/retail/service building within the proposed right-of-way of E-1, associated with the interchange of Central Avenue (MD 214), Crain Highway (US 301) and Old Central Avenue as depicted (in differing iterations) on PGAtlas, the 2009 County Master Plan of Transportation and the US 301 Access Control Study Plan prepared by the State Highway Administration (“SHA”) in 1999.

Council District: 4

Appeal by Date: 7/5/2021

Action by Date: 11/1/2021

Opposition: None

History:

Council deferred item to June 21, 2021.

This Authorization to Build in the Right of Way was deferred.

Attachment(s): [ROW-Winfield Kelly Jr. Zoning Agenda Item Summary](#)
[ROW-Winfield Kelly Jr. Notice of ZHE Decision](#)
[ROW-Winfield Kelly Jr. ZHE Decision](#)
[ROW-Winfield Kelly Jr. Exhibit List](#)
ROW-Winfield Kelly Jr. PORL

REFERRED FOR DOCUMENT**CSP-20002****Terrapin House**

- Applicant(s):** 12300 Carrol Investors and Terrapin Main Street LLC
- Location:** Located on the north side Hartwick Road, between Yale Avenue and US 1 (Baltimore Avenue) (0.89 Acres; M-U-I / R-55 Zones).
- Request:** Requesting approval of a Conceptual Site Plan (CSP) application to rezone part of the property from One-Family Detached Residential (R-55) to the Mixed Use-Infill (M-U-I) Zone for a future mixed-use development to include 160 to 175 multifamily residential units and 10,000 to 15,000 square feet of commercial/retail uses.
- Council District:** 3
- Appeal by Date:** 5/20/2021
- Review by Date:** 5/20/2021
- Action by Date:** 6/21/2021
- Comment(s):** District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance.
- Municipality:** College Park
- History:**

Council adopted the prepared order of approval with conditions (Vote: 11-0).

A motion was made by Council Member Glaros, seconded by Council Member Dernoga, that this Conceptual Site Plan 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):** [CSP-20002 Zoning Agenda Item Summary](#)
[CSP-20002 Presentation Slides](#)
[CSP-20002 Notice of District Council Hearing](#)
[CSP-20002 Planning Board Resolution 2021-45](#)
[- Signed](#)
 CSP-20002_PORL
[CSP-20002 Technical Staff Report](#)
[CSP-20002 Planning Board Record](#)
[CSP-20002 Transcripts 03-25-2021](#)
[PZC Notice of Intention to Participate](#)

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**[CDP-0302-H1](#)****Balmoral, Lot 24 Block C (Vala Deck)**

Applicant(s): Carine Vala

Location: Located at 4001 House of Lords Drive, on the southside of Governor's Park Lane, approximately 2,160 feet west of its intersection with US 301 (0.22 Acres; R-S Zone).

Request: Requesting approval of a Comprehensive Design Plan (CDP) to construct an elevated deck at the rear of the existing single-family detached dwelling within the rear yard setback.

Council District: 6

Appeal by Date: 5/27/2021

Review by Date: 6/28/2021

Comment(s): This case was originally transmitted on April 27, 2021 and retransmitted on May 27, 2021 to comply with affidavit requirements.

History:

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

A motion was made by Council Member Davis, seconded by Council Member Streeter, that Council waive election to review for this Comprehensive Design 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): [CDP-0302-H1 Zoning Agenda Item Summary](#)
[CDP-0302-H1 Planning Board Resolution 2021-36 - Signed](#)
CDP-0302-H1_PORL
[CDP-0302-H1 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.

[DSP-19041](#)

East Pines

Companion Case(s): DPLS-488

Applicant(s): DVG Apartments

Location: Located on the east side of Riverdale Road, approximately 660 feet west of Veterans Parkway (3.24 acres; R-18 / R-55 Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a mixed-use building and attached parking structure to include 224 multifamily dwelling units and 13,960 square feet of ground floor commercial space.

Council District: 3

Appeal by Date: 6/24/2021

Review by Date: 6/24/2021

History:

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

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

Aye: 10 - Hawkins, Anderson-Walker, Davis, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Dernoga

Attachment(s): [DSP-19041 Zoning Agenda Item Summary](#)
[DSP-19041 Planning Board Resolution 2021-58](#)
[- Signed](#)
DSP-19041 PORL
[DSP-19041 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.

[DPLS-488](#)

East Pines

Companion Case(s): DSP-19041

Applicant(s): DVG Apartments

Location: Located on the east side of Riverdale Road, approximately 660 feet west of Veterans Parkway (3.24 acres; R-18 / R-55 Zone).

Request: Requesting approval of a Departure from Parking and Loading Standards (DPLS) for a reduction of 250 parking spaces from 553 to 303.

Council District: 3

Appeal by Date: 6/24/2021

Review by Date: 6/24/2021

History:

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

A motion was made by Council Member Glaros, seconded by Council Member Davis, that Council waive election to review for this Departure from Parking and Loading Standards. The motion carried by the following vote:

Aye: 9 - Hawkins, Anderson-Walker, Davis, Franklin, Glaros, Harrison, Streeter, Taveras and Turner

Absent: Dernoga and Ivey

Attachment(s): [DPLS-488 Zoning Agenda Item Summary](#)
[DPLS-488 Planning Board Resolution 2021-59 - Signed](#)
DPLS-488_PORL
[DPLS-488 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.

DSP-20015**Freeway Airport**

- Applicant(s):** Freeway Realty, LLC
- Location:** Located on the west side of Church Road and in the southwest quadrant of its intersection with US 50 (John Hanson Highway)(131.50 Acres; R-A Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for 416 single-family attached (townhouse) lots and 93 single-family detached lots, for a total of 509 lots.
- Council District:** 6
- Appeal by Date:** 7/1/2021
- Review by Date:** 7/1/2021

History:

Council waived election to review for this item (Vote: 8-0-1; Absent: Council Members Dernoga and Ivey; Abstained: Council Member Anderson-Walker).

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

- Aye:** 8 - Hawkins, Davis, Franklin, Glaros, Harrison, Streeter, Taveras and Turner
- Absent:** Dernoga and Ivey
- Abstain:** 1 - Anderson-Walker

- Attachment(s):** [DSP-20015 Zoning Agenda Item Summary](#)
[DSP-20015 Planning Board Resolution 2021-62](#)
[Signed](#)
 DSP-20015_PORL
[DSP-20015 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.

DSP-20041**Suitland Carwash**

- Applicant(s):** Andre Reveley
- Location:** Located on the west side of Suitland Road, approximately 417 feet west of its intersection with Marianne Drive (2.73 Acres; C-M / D-D-O / M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for development of a 4,820-square-foot car wash.
- Council District:** 7
- Appeal by Date:** 7/8/2021
- Review by Date:** 7/8/2021
- Municipality:** Morningside

History:

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

A motion was made by Council Member Streeter, 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 - Anderson-Walker, Davis, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner
- Absent:** Hawkins and Dernoga

- Attachment(s):** [DSP-20041 Zoning Agenda Item Summary](#)
[DSP-20041 Planning Board Resolution 2021-64](#)
[- Signed](#)
 DSP-20041_PORL
[DSP-20041 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.

SDP-2001**801 Prince George's Boulevard Property**

- Applicant(s):** Collington Center, LLC Lot 14B
- Location:** Located at the northwest corner of the intersection of Prince George's Boulevard and Branch Court (7.44 Acres; E-I-A Zone).
- Request:** Requesting approval of a Specific Design Plan (SDP) for a 102,455-square-foot warehouse with office space in the Employment and Institutional (E-I-A) Zone.
- Council District:** 4
- Appeal by Date:** 6/24/2021
- Review by Date:** 6/24/2021
- History:**

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

A motion was made by Council Member Turner, seconded by Council Member Davis, that Council waive election to review for this Specific Design 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): [SDP-2001 Zoning Agenda Item Summary](#)
[SDP-2001 Planning Board Resolution 2021-57 - Signed](#)
SDP-2001_PORL
[SDP-2001 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JUNE 21, 2021 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

[SE-4774 Remand](#)

Palmer Road Class 3 Fill Facility
(Remanded from Circuit Court)

Companion Case(s): SE-4774

Location: Located on the northern side of Palmer Road, abutting the western side of Tucker Road, and identified as 1500 and 1611 Ferguson Lane, Fort Washington, Maryland (173.584 Acres; R-E Zone).

Request: Requesting approval of a Special Exception to continue using approximately 173.584 acres of land in the R-E (Residential-Estate) Zone as a Class III Fill. Also requesting a variance from the requirement that the use not be located within a three (3) mile radius of properties containing an active or pre-existing approved or nonconforming Class III Fill, sanitary landfill, transfer station, rubble fill, recycling facility, mining facility, processing facility, sand and gravel operation, or wash plant.

Council District: 8

Action by Date: 9/20/2021

Opposition: Stephen Briggs, et. al.

This Special Exception hearing date was announced.

Attachment(s): [SE-4774 Zoning Agenda Item Summary](#)
[SE-4774 Presentation Slides](#)
[SE-4774 Notice of District Council Final Decision](#)
[SE-4774 Circuit Court Order Remanding Case to District Council](#)
[SE-4774 Zoning Hearing Examiner Decision](#)
SE-4774 PORL
[SE-4774 Technical Staff Report](#)
[SE-4774 Case File](#)
[SE-4774 \(5-19-2021 PZC Notice of Intention to Participate District Council 6-21-2021 agenda0](#)
[SE-4774 Circuit Court Remand Notice of District Council Oral Argument](#)

[Add69-21](#)

ADDITIONS TO THE AGENDA

History:

Council moved to accept the additions (Vote: 11-0).

A motion was made by Vice Chair Taveras, seconded by Council Member Ivey, that this Additions to the Agenda be accepted. The motion carried by the following vote:

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

BRIEFING - (VIRTUAL MEETING)[BR 06142021](#)**Briefing: Prince George's County Alumnae Chapter, Delta Sigma Theta Sorority, Incorporated**

Miriam L. Brewer, PGCAC Chapter President

Barbara C. Gardner, PGCAC Social Action Committee Co-Chair

Deborah C. Wilder, Member, National Social Action Commission

Bonnie Sermons Sullivan, PGCAC Social Action Committee Co-Chair

Denise G. Smith, PGCAC County Engagement Subcommittee

History:

Council Vice Chair introduced the briefing presenters of Prince George's County Alumnae Chapter, Delta Sigma Theta Sorority, Incorporated (PGCAC). Barbara C. Gardner, PGCAC Social Action Committee, thanked the Council for the briefing opportunity and provided brief remarks along with previewing the briefing agenda. Miriam Brewer, PGCAC Chapter President, provided a presentation on Delta Sigma Theta, Incorporated (Delta) and the Prince George's County Alumnae Chapter, which holds the distinction as Delta's largest chapter in the world. Deborah Wilder, Member, National Social Action Commission provided an overview of Delta's social action history and Delta Days in the Nation's Capital, Delta Days at the United Nations, and Delta Days in Annapolis. Ms. Wilder also went over their Social Action Policy Priorities for 2020-2021. Bonnie Sermons Sullivan, PGCAC Social Action Committee Co-Chair, relayed the PGCAC 2021-2022 Social Action Committee Initiatives including local redistricting, community forums, advocacy and get out the vote campaigns, voter education, candidate forums and Delta Days. Council Chair Hawkins asked all Council Members to introduce themselves and Delta representatives responded to Council Member questions. Denise Smith, PGCAC, County Engagement Subcommittee, asked questions related to the particular authority of the County Council versus other governmental bodies including the Maryland General Assembly and Council Members responded.

This briefing was held.

[ADJ25-21](#)**ADJOURN****History:**

The District Council meeting was adjourned at 1:15 p.m. (Vote: 11-0).

A motion was made by Vice Chair Taveras, seconded by Council Member Franklin, 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

ADDITIONS TO THE AGENDA**1:00 PM EXECUTIVE SESSION (VIRTUAL MEETING)**[EX 06142021](#)

Motion to convene in Executive Session pursuant to Section 3-305(b)(1), (7), (8) and (10) General Provisions Article, Annotated Code of Maryland, in order to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction; to discuss and consider pending or potential litigation, and to consult with counsel to seek legal advice; and to discuss public security including the deployment of fire and police services and staff, specifically regarding the Prince George's County Fire/EMS Department.

History:

Council moved to convene an Executive Session (Vote: 11-0). The Chair read the following closing statement/motion to convene in executive session: "Motion to convene in Executive Session pursuant to Section 3-305(b)(1), (7), (8) and (10) General Provisions Article, Annotated Code of Maryland, in order to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction; to discuss and consider pending or potential litigation, and to consult with counsel to seek legal advice; and to discuss public security including the deployment of fire and police services and staff, specifically regarding the Prince George's County Fire/EMS Department. The Executive Session was held (See County Council Minutes dated June 21, 2021 for details).

A motion was made by Vice Chair Taveras, seconded by Council Member Streeter, that this Executive Session be convened. The motion carried by the following vote:

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

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Donna J. Brown, Clerk of the Council