



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, April 6, 2021

1:00 PM

VIRTUAL MEETING

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

1:00 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 1:12 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

(Approximate Time - immediately following County Council Session)

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

REFERRED FOR DOCUMENT

A-9968-02-C

**National Capital Business Park (formerly Willowbrook)
(Basic Plan Amendment)**

Applicant(s): National Capitol Business Park

Location: Located on the north side of Leeland Road, approximately 3, 178 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway), Upper Marlboro, Maryland (442.30, Acres; R-S / I-1 / R-A Zones).

Request: Requesting approval to amend the existing Basic Plan (A-9968-01) for the project previously know as "Willowbrook" (Zoning Ordinance 5-2019) to replace the currently approved residential land use patterns with certain employment and institutional uses permitted in the R-S Zone.

Council District: 4

Appeal by Date: 4/7/2021

Action by Date: 5/7/2021

History:

Council deferred item to April 12, 2021.

This Basic Plan Amendment was deferred.

Attachment(s): [A-9968-C-02 Zoning Agenda Item Summary](#)

[A-9968-C-02- Notice of ZHE Decision](#)

[A-9968-C-02 - ZHE Decision](#)

A-9968-C-02 - PORL

[A-9968-C-02- Memo to Clerk](#)

REFERRED FOR DOCUMENT (Continued)

DSP-19045

Royal Farms Greenbelt (Reconsideration)

Reconsideration

Applicant(s): RF Greenbelt RE LLC

Location: Located on the north side of MD 193 (Greenbelt Road), approximately 635 feet east of its intersection with Walker Drive (4.07 Acres; C-O Zone).

Request: Requested approval of a Detailed Site Plan (DSP) for the development of a 4,649-square-foot food and beverage store, a gas station, and a separate 4,368-square-foot commercial building

Council District: 4

Appeal by Date: 2/11/2021

Review by Date: 2/11/2021

Action by Date: 4/9/2021

History:

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

A motion was made by Council Member Turner, seconded by Council Member Davis, that this Detailed 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

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- Attachment(s):** [DSP-19045 Zoning Agenda Item Summary](#)
[DSP-19045 PowerPoint Slides](#)
[DSP-19045 Haller Response to Appeal 03112021](#)
- [DSP-19045 PZC Notice of Intention to Participate 2021.03.04](#)
[DSP-19045 PZC disclosure letter 2021.03.04](#)
[DSP-19045 Notice of Oral Argument Hearing](#)
[DSP-19045 Appeal Letter Pounds and Nelson to Brown 02082021](#)
[DSP-19045 Planning Board Resolution 2020-154 \(A\)](#)
[DSP-19045 Planning Board Resolution 2020-154](#)
- DSP-19045 PORL
[DSP-19045 Technical Staff Report](#)
[DSP-19045 Transcripts 09-24-2020](#)
[DSP-19045 Transcripts 10-15-2020](#)
[DSP-19045 Transcripts 10-29-2020](#)
[DSP-19045 Transcripts 12-03-2020](#)
[DSP-19045 Transcripts 12-17-2020](#)
[DSP-19045 Planning Board Record](#)

REFERRED FOR DOCUMENT (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 adopted the prepared order of approval, with conditions (Vote: 11-0).

A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Specific Design 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): [SDP-1803 Remand Zoning Agenda Item Summary](#)

[SDP-1803 Remand Presentation Slides](#)

[SDP-1803 Remand Notice of Oral Argument Hearing](#)

[SDP-1803 Remand Planning Board Resolution 2020-131\(A\)](#)

SDP-1803 Remand PORL

[SDP-1803 Remand Technical Staff Report](#)

[SDP-1803 Remand Transcripts](#)

[SDP-1803 District Council Order of Remand](#)

[SDP-1803 Planning Board Record Remand](#)

[SDP-1803 Planning Board Record](#)

ITEM(S) FOR DISCUSSION

A-10020-C-01 Woodmore Overlook Commercial

Applicant(s): Woodmore Overlook Commercial, LLC
Location: Located in the northwest quadrant of the intersection of Landover Road (MD 202) and Lottsford Road (18.33 Acres; M-X-T Zone).
Request: Requesting approval of a Zoning Map Amendment for the amendment of all conditions of approval specifically related to transportation improvements set forth in Conditions 5.a and 5.b; 6; 7; and 8 imposed by the District Council upon its adoption of Zoning Ordinance 6-2010, which rezoned the subject property from the I-3 (Planned Industrial/Employment Park) Zone to the M-X-T (Mixed Use-Transportation Oriented) Zone.

Council District: 5
Appeal by Date: 2/24/2021
Action by Date: 7/9/2021
Opposition: Lake Arbor Civic Association., Samuel Dean, LaRay Benton

History:
Council referred item to staff for preparation of an approving document, with conditions (Vote: 10-0: Absent: Council Member Ivey).

A motion was made by Chair Hawkins, seconded by Council Member Streeter, that this Zoning Map Amendment be referred for document. The motion carried by the following vote:

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

- Attachment(s):** [A-10020-C-01 Zoning Agenda Item Summary](#)
[A-10020 Presentation Slides](#)
[A-10020-C-01 Dean 2nd corrected appeal 3-23-21](#)

[A-10020-C-01 Rivera Opposition to Remand](#)
[A-10020-C-01 Benton Appeal](#)
[A-10020-C-01 Dean Remand Request](#)
[A-10020-C-01 Dean Corrected Appeal](#)
A-10020-C-01 POR List
[A-10020-C-01 Dean Appeal](#)
[A-10020-C-01 Rivera Revised Exceptions to ZHE](#)

[A-10020-C-01 Rivera Exceptions to ZHE Decision](#)
A-10020-C-01 ZHE Memo to Clerk
[A-10020-C-01 Notice of Decision](#)
[A-10020-C-01 ZHE Decision](#)
[A-10020-C-01 Transcripts 12-14-2020](#)
[A-10020-C-01 Transcripts 11-30-2020](#)
[A-10020-C-01 Transcript 10-07-2020](#)

ADJ14-21

ADJOURN

History:

The District Council meeting was adjourned at 1:23 p.m. (Vote: 10-0: Absent: Council Member Ivey).

A motion was made by Council Member Davis, seconded by Vice Chair Taveras, that this ADJOURN be adjourned. The motion carried by the following vote:

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

Absent: Ivey

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Donna J. Brown, Clerk of the Council

DRAFT