



# 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*

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Tuesday, April 6, 2021

01:00 PM

VIRTUAL MEETING

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**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

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**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:

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Donna J. Brown, Clerk of the Council