

# Prince George's County Council

*County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland  
20772-3050*



## **Zoning Agenda - Final**

**(9:30 AM Agenda Briefing Rm 2027)**

**Monday, July 2, 2018**

**10:00 AM**

**Council Hearing Room**

## **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*

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language interpreters are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

**9:30 AM AGENDA BRIEFING - (ROOM 2027)**

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

**INVOCATION**

*Mr. Mathew Goldstein, Chair, Secular Coalition for Maryland*

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

MINDC 06192018

**District Council Minutes dated June 19, 2018**

**Attachment(s):**

6-19-2018 District Council Minutes DRAFT

**ORAL ARGUMENTS**[A-10043](#)**Linda Lane Commercial Park****Applicant(s):**

Curtis Properties, Inc.

**Location:**

Located on the west side of Branch Avenue (MD 5), in the southwest quadrant of its intersection with Linda Lane, and east of Old Branch Avenue, also identified as 5620 Linda Lane, and 5702 and 5710 Old Branch Avenue, Temple Hills, Maryland (5.61 Acres; C-S-C / R-80 / M-I-O Zones).

**Request:**

Requesting approval for a Zoning Map Amendment for the rezoning of approximately 5.61 acres of land from the C-S-C (Commercial Shopping Center) / R-80 (One-Family Detached Residential) / M-I-O (Military Installation Overlay) Zones to the M-X-T (Mixed Use-Transportation Oriented) / M-I-O Zones.

**Council District:**

8

**Appeal by Date:**

5/10/2018

**Action by Date:**

10/8/2018

**History:**

11/20/2017	M-NCPPC Technical Staff	disapproval
12/14/2017	M-NCPPC Planning Board	no motion to consider
04/10/2018	Zoning Hearing Examiner	approval
05/14/2018	Sitting as the District Council	elected to make the final decision

*Council elected to make the final decision on this item (Vote: 9-0).*

**Attachment(s):**[A-10043 Zoning Agenda Item Summary \(ZAIS\)](#)

**ORAL ARGUMENTS (CONTINUED)**[SE-4785](#)**Traditions at Beechfield - Enterprise Road****Applicant(s):**

Greenlife Property Group, LLC./Beechfield

**Location:**

Located in the northeast quadrant of MD 193 (Enterprise Road) and US 50 (John Hanson Highway) (83.68 Acres; R-E Zone).

**Request:**

Requesting approval of a Special Exception for permission to use approximately 82.68 acres of R-E (Residential – Estate) zoned land for a Planned Retirement Community (major revision to prior SE-4529).

**Council District:**

6

**Appeal by Date:**

3/29/2018

**Review by Date:**

3/29/2018

**Action by Date:**

7/27/2018

**Opposition:**

Steve Brigham, Edwin Brown, Sr., et. al.

**History:**

10/05/2017	M-NCPPC Technical Staff	approval with conditions
10/19/2017	M-NCPPC Planning Board	no motion to consider
02/27/2018	Zoning Hearing Examiner	approval with conditions
03/12/2018	Sitting as the District Council	deferred
	<i>Council deferred this item to March 26, 2018.</i>	
03/26/2018	Sitting as the District Council	elected to make the final decision

*Council elected to make the final decision on this item (Vote: 7-0; Absent: Council Members Franklin and Toles).*

**Attachment(s):**[SE-4785 Zoning AIS](#)[SE-4785 Zoning Hearing Examiner Decision](#)

SE-4785 PORL

**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 (c)(2).*

[A-10042](#)**Brandywine Waldorf Medical Dental Center****Applicant(s):**

Brandywine Waldorf Medical Center

**Location:**

Northwest quadrant of the intersection of Brandywine Road and Branch Avenue (Route 5) identified as 13518 and 13600 Brandywine Road, Brandywine, MD 20613 (2.99 acres; C-O Zone).

**Request:**

Rezoning of properties from C-O to M-X-T Zone

**Council District:**

9

**Appeal by Date:**

6/22/2018

**Action by Date:**

11/20/2018

**History:**

12/19/2017	M-NCPPC Technical Staff	approval
01/04/2018	M-NCPPC Planning Board	no motion to consider
05/23/2018	Zoning Hearing Examiner	approval

**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****DPLS-451****Palmer Park****Applicant(s):**

Housing Initiative Partnership

**Location:**

Located in the southwest quadrant of the intersection of Barlowe Road and Palmer Park Road (0.85 acre; R-20 Zone).

**Request:**

Requesting a departure from Section 27-568 of the Zoning Ordinance for a reduction of 4 parking spaces from the 19-space parking requirement and variance requests to Sections 27-120.01(a) and 27-442(c), (d), and (e).

**Council District:**

5

**Appeal by Date:**

7/19/2018

**Review by Date:**

7/19/2018

**History:**

05/23/2018

M-NCPPC Technical Staff

approval with conditions

06/14/2018

M-NCPPC Planning Board

approval with conditions

**PENDING FINALITY (CONTINUED)****(a) PLANNING BOARD**

*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-06072-02****Glenn Dale Commons, Phase 1****Applicant(s):**

SLDM, LLC

**Location:**

Phase 1 of the Glenn Dale Commons project is located in the northwestern quadrant of the intersection of Aerospace Road and Hubble Drive, in the central western portion of the larger Glenn Dale Commons development, as approved in Conceptual Site Plan CSP-06001-01. The subject project is also located, within the Focus Area of the 2010 Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment (Glenn Dale-Seabrook-Lanham Sector Plan and SMA) and the 2006 Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area (Portions of Planning Area 70) (East Glenn Dale Sector Plan and SMA) (11.95 Acres; M-X-T / I-1 Zones).

**Request:**

Requesting approval of a Detailed Site Plan to eliminate one of two access points to the subdivision, specifically the one off Aerospace Road in the southwestern corner of the site; to remove the decorative fence; to revise the monument sign and add freestanding pillars and fence; to revise the triggers for recreational facilities; to remove one townhouse unit; and to adjust the plan accordingly.

**Council District:**

4

**Appeal by Date:**

7/12/2018

**Review by Date:**

7/12/2018

**History:**

05/08/2018	M-NCPPC Technical Staff	approval with conditions
06/07/2018	M-NCPPC Planning Board	approval with conditions
06/19/2018	Sitting as the District Council	deferred

*Council deferred this item to July 2, 2018.*

**Attachment(s):**

[DSP-06072 Zoning Agenda Item Summary \(ZAIS\)](#)



**PENDING FINALITY (CONTINUED)****(a) PLANNING BOARD**

*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-15009****Redeemed Christian Church of God, Lanham****Applicant(s):**

The Redeemed Christian Church

**Location:**

Located on the south side of MD 564 (Lanham-Severn Road), approximately 0.25 miles northeast of Springfield Road (1.86 Acres; R-R Zone).

**Request:**

Requesting approval to convert a 1.86-acre property improved with a 3,243-square-foot single-family dwelling in the Rural Residential (R-R) Zone to a 120-seat church with associated parking.

**Council District:**

4

**Appeal by Date:**

7/12/2018

**Review by Date:**

7/12/2018

**History:**

05/04/2018	M-NCPPC Technical Staff	approval with conditions
06/07/2018	M-NCPPC Planning Board	approval with conditions
06/19/2018	Sitting as the District Council	deferred

*Council deferred this item to July 2, 2018.*

**Attachment(s):**

[DSP-15009 Zoning Agenda Item Summary](#)

**PENDING FINALITY (CONTINUED)****(a) PLANNING BOARD**

*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-17037****Eritrean Church**

**Location:** Located on the south side of Bladensburg Road, approximately 250 feet east of its intersection with 43rd Avenue (2.16 acres; M-X-T, D-D-O, I-D-O Zones).

**Request:** Requesting conversion of existing warehouse buildings for use as a church and multipurpose building.

**Council District:** 5

**Appeal by Date:** 7/19/2018

**Review by Date:** 7/19/2018

**History:**

05/11/2018	M-NCPPC Technical Staff	approval with conditions
06/14/2018	M-NCPPC Planning Board	approval with conditions

**ADJOURN****COUNTY COUNCIL SESSION - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

**COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*