



# 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

*Todd M. Turner, Chair, District 4*  
*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*  
*Calvin S. Hawkins, II, At-Large*  
*Jolene Ivey, District 5*  
*Rodney C. Streeter, Vice Chair, District 7*  
*Deni L. Taveras, District 2*

*Robert J. Williams, Jr., Council Administrator*

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**Monday, May 13, 2019**

**10:00 AM**

**Council Hearing Room**

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### **9:50 AM AGENDA BRIEFING - (ROOM 2027)**

*At 9:50 a.m., due to a lack of a quorum of members, a public statement was read and the Agenda Briefing was conducted as an informal discussion in lieu of a public meeting.*

### **10:18 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the meeting was called to order by Chair Turner at 10:18 a.m. with nine members present at roll call. Council Member Dernoga arrived at 11:03 a.m. Council Member Franklin arrived at 12:37 p.m.*

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**Present:** 11 - Chair Todd Turner  
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 Calvin S. Hawkins  
Council Member Jolene Ivey  
Vice Chair Rodney Streeter  
Council Member Deni Taveras

### INVOCATION

*The Invocation was provided by Mr. Edwin H. Brown, Jr. County Employee. Council Member Glaros requested prayer for her staff member, Wanda Brooks, and the Brooks-Curry family due to the illness of her sister and mother and also requested prayer for all Legislative Branch staff who are dealing with illness in the family. Council Member Taveras requested prayer for Town of Brentwood Mayor, Rocio Treminio-Lopez and family, in the loss of her brother. Council Member Hawkins requested prayer for public safety employees as Public Safety Week is celebrated. Council Member Anderson-Walker recognized the life of Johan van Hulst, a Dutch principal who saved the lives of hundreds of children during the Holocaust, who passed at the age of 107 years old. Council Member Harrison requested prayer for the over 400,000 children in foster care and children all across the world for a loving mother and father.*

### PLEDGE OF ALLEGIANCE

*The Pledge of Allegiance was led by Council Member Streeter.*

### APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05062019](#)

District Council Minutes dated May 6, 2019

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

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

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**Absent:** Dernoga and Franklin

**MANDATORY REVIEW (Using Oral Argument Procedures)**

**CSP-18002 Remand**

**Magruder Pointe (REMAND)**

**Applicant(s):** Werrlein WSSC LLC

**Location:** Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue, north of Gallatin Street and west of 40th Place. The subject site is also located within the Traditional Residential Neighborhood (TRN) Character Area of the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District (Gateway Arts District Sector Plan and SMA) (8.26 Acres; R-55/O-S/D-D-O Zones).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) application proposing to rezone the property from the One-Family Detached Residential (R-55) and Open Space (O-S) Zones to the Mixed Use-Infill (M-U-I) Zone for a future single-family residential development. No site improvements have been proposed in this CSP.

**Council District:** 2

**Appeal by Date:** 5/2/2019

**Action by Date:** 6/10/2019

**Comment(s):** Mandatory Review:  
District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance.

**Municipality:** City of Hyattsville

**History:**

*Jill Kosack, M-NCCPC, provided an overview of the Conceptual Site Plan application. Norman Rivera, Esq., attorney for the applicant, spoke in support on behalf of the applicant as did the following individuals: James Danly, Michael Romero, Nicholas Harrison, Flawn Williams and Alyce Thompson. Jim Chandler, Assistant City Administrator for the City of Hyattsville, spoke in opposition as did Daniel Muth, Daniel Schnable, Thresea Immordino, Karen Veigas, Maureen Vosmek, Jennifer Bosworth, Tim Davis and Greg Smith. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Mandatory Review Hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 8-0-1; Absent: Council Members Franklin and Glaros; Abstained: Council Member Anderson-Walker).*

**This Mandatory Review hearing was held; subsequently, a motion was made by Council Member Taveras, seconded by Council Member Davis, that this Conceptual Site Plan be referred for document. The motion carried by the following vote:**

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

**Absent:** Franklin and Glaros

**Abstain:** 1 - Anderson-Walker

**Attachment(s):** [CSP-18002 Remand Planning Board Resolution 18-74\(A\)](#)  
CSP-18002 Remand PORL\_searchable  
[CSP-18002 Remand Technical Staff Report and Memorandum](#)

## **ORAL ARGUMENTS**

### **CSP-17005**

### **Park Place**

**Applicant(s):** Konterra Associates LLC

**Location:** Located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Van Dusen Road (17.21 Acres; I-3 Zone).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for development of 131,810 square feet of flexible industrial space for office/warehouse uses on existing Parcel 218.

**Council District:** 1

**Appeal by Date:** 4/11/2019

**Review by Date:** 4/11/2019

**Action by Date:** 5/24/2019

### **History:**

*Ivy Thompson, M-NCCPC, provided an overview of the Conceptual Site Plan application. Andre Gingles, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Oral Argument hearing was held and Council referred item to staff for preparation of an approving document, with conditions (Vote: 11-0).*

**This Conceptual Site Plan hearing was held; subsequently, a motion was made by Council Member Dernoga, seconded by Council Member Davis, that this Conceptual Site Plan be referred for document. The motion carried by the following vote:**

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

**Attachment(s):** [CSP-17005 Planning Board Resolution](#)  
CSP-17005\_PORL  
[CSP-17005 Technical Staff Report](#)

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**REFERRED FOR DOCUMENT**[A-9968-01](#)**Willowbrook****Applicant(s):** Willowbrook**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 Basic Plan for Willowbrook to increase the number of dwelling units, to increase the percentage of single family attached dwelling units, to change the size and location of dwelling units, and to revise conditions and considerations of Basic Plan approval.**Council District:** 4**Appeal by Date:** 4/17/2019**Action by Date:** 5/17/2019**Opposition:** None**History:**

*Council adopted the prepared Zoning Ordinance No. 5 - 2019 approving the request to amend the Basic Plan and Conditions in accordance with the Zoning Hearing Examiner's decision (Vote: 11-0).*

**A motion was made by Chair Turner, seconded by Vice Chair Streeter, that this Amendment of Basic Plan and Conditions be approved with conditions. The motion carried by the following vote:**

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

**Attachment(s):** [A9968-01- Zoning Hearing Examiner's Decision](#)  
[A-9968-01 Planning Board Resolution](#)  
A-9968-01- PORL  
[A-9968-01 MNCPP Technical Staff Report](#)

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**REFERRED FOR DOCUMENT (Continued)**[A-9975-01](#)**Locust Hill****Applicant(s):** WBLH, LLC**Location:** On the north and south sides of Oak Grove Road, west of Leeland Road, and east of Church Road, approximately 1.2 miles west of US 301 (505.81 Acres; R / L Zone).**Request:** Request approval to amend the Basic Plan for Locust Hill to increase the proportion of attached dwelling units to add conventional townhouses, to revise the layout, and to revise conditions of approval.**Council District:** 6 & 4**Appeal by Date:** 4/17/2019**Action by Date:** 5/17/2019**Opposition:** None**History:**

*Council adopted the prepared Zoning Ordinance No. 6 - 2019 approving the request to amend the Basic Plan and Conditions in accordance with the Zoning Hearing Examiner's decision (Vote: 11-0).*

**A motion was made by Council Member Davis, seconded by Vice Chair Streeter, that this Amendment of Basic Plan and Conditions be approved with conditions. The motion carried by the following vote:**

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

**Attachment(s):** [A-9975-01 Zoning Hearing Examiner Decision](#)[A-9975-01 Planning Board Resolution](#)

A-9975-01 - PORL

**REFERRED FOR DOCUMENT (Continued)**[ERR-265 Remand](#)**Ali I. Tangoren Family Settlement Revocable Family Trust/ Ali I.****Tangoren, Trustee (Remand)****Validation of Multifamily Rental License No. M-130 Issued in Error****Applicant(s):**

Ali Tangoren

**Location:**

Located at 833 Fairview Avenue, Takoma Park, Maryland (0.16 Acres; R-18 Zone).

**Request:**

Requesting validation of Prince George's County Multifamily Rental License No. M-130 issued in error for a 3-unit apartment building in the R-18 Zone.

**Council District:**

2

**Appeal by Date:**

11/21/2018

**Action by Date:**

5/21/2019

**Opposition:**

Takoma Branch Civic Association

**History:**

*Council adopted the prepared Zoning Ordinance No. 7 - 2019 validating Prince George's County Multifamily Rental License No. M-130 issued error (Vote: 11-0).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Permit issued in error be approved with conditions. The motion carried by the following vote:**

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

**Attachment(s):**[ERR 265 Remand Zoning Hearing Examiner](#)[Decision](#)

ERR-265 Remand PORL

[ERR-265 Zoning Hearing Examiner Decision](#)

**REFERRED FOR DOCUMENT (Continued)****ERR-274****Robert and Cynthia Moses Validation of Rental Housing License No. M-141 Issued In Error****Applicant(s):**

Robert and Cynthia Moses

**Location:**

Located at the south intersection of Buchanan Street and east of Edmonston Road, also identified as 4611 Edmonston Road, Hyattsville, Maryland 20781 (0.14 Acres; R-55 Zone).

**Request:**

Requesting approval for validation of Rental Housing License No. M-141 issued in error to Robert and Cynthia Moses to operate a multifamily dwelling unit on 0.14-acre site in the R-55 (One-Family Detached Residential) Zone, and identified as 4611 Edmonston Road, Hyattsville, Maryland.

**Council District:** 5**Appeal by Date:** 5/2/2019**Action by Date:** 7/31/2019**Opposition:** None**History:**

*Council adopted the prepared Zoning Ordinance No. 8 - 2019 validating Rental Housing License No. M-141 Issued In Error (Vote: 11-0).*

**A motion was made by Council Member Ivey, seconded by Council Member Davis, that this Permit issued in error be approved with conditions. The motion carried by the following vote:**

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

**Attachment(s):**

[ERR-274 Zoning Agenda Item Summary](#)

[ERR 274 Zoning Hearing Examiner's Decision](#)

ERR-274 PORL



**ITEM(S) FOR DISCUSSION**[A-10044](#)**Moore's Corner****Applicant(s):** Moores Corner, LLC**Location:** Located on the east side of Branch Avenue (MD 5) in the southwest quadrant of its intersection with Moore's Road, Brandywine, Maryland (8.279 Acres; R-R Zone).**Request:** Requesting approval of a Zoning Map Amendment to rezone approximately 8.279 acres of land from the R-R (Rural Residential) to the M-X-T (Mixed Use-Transportation Oriented) Zone.**Council District:** 9**Appeal by Date:** 1/18/2019**Action by Date:** 5/30/2019**Opposition:** Kesia Wheeler et. al**History:**

*Council referred item to staff for preparation of a disapproving document (Vote: 10-0; Absent: Council Member Franklin).*

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

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

**Absent:** Franklin

**Attachment(s):** A- 10044 Tedesco to Floyd Letter  
[A-10044 Zoning Hearing Examiner Decison](#)  
A-10044 PORL  
[A-10044 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.*

**PLANNING BOARD**[DSP-17049](#)**Capital Court**

**Companion Case(s):** DDS-650; DPLS-460

**Applicant(s):** The NRP Group, LLC

**Location:** Located in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and I-95/495 (Capital Beltway), on the south side of MD 214. (7.2 Acres; C-O Zone).

**Request:** Requesting approval of a detailed site plan (DSP) for 260 multifamily dwelling units.

**Council District:** 6

**Appeal by Date:** 6/6/2019

**Review by Date:** 6/6/2019

**History:**

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

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

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

**Attachment(s):** [DSP-17049 Planning Board Resolution](#)  
DSP-17049 PORL  
[DSP-17049 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**

*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 (Continued)****[DDS-650](#)****Capital Court**

**Companion Case(s):** DPLS-460; DSP-17049

**Applicant(s):** The NRP Group, LLC

**Location:** Located in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and I-95/495 (Capital Beltway), on the south side of MD 214 (7.2 Acres; C-O Zone).

**Request:** Requesting approval of a Departure from Design Standards from the requirements of Section 27-558(a) of the Prince George's County Zoning Ordinance, to provide a reduced parking space size.

**Council District:** 6

**Appeal by Date:** 6/6/2019

**Review by Date:** 6/6/2019

**History:**

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

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

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

**Attachment(s):** [DDS-650 Planning Board Resolution](#)

DDS-650 PORL

[DDS-650 Technical Staff Report](#)

**PENDING FINALITY (Continued)**

*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 (Continued)****DPLS-460****Capital Court**

**Companion Case(s):** DDS-650; DSP-17049

**Applicant(s):** The NRP Group, LLC

**Location:** Located in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and I-95/495 (Capital Beltway), on the south side of MD 214 (7.2 Acres; C-O Zone).

**Request:** Requesting a Departure from Parking and Loading Standards from the requirements of Section 27-568(a) of the Prince George's County Zoning Ordinance, to provide a reduced number of parking spaces.

**Council District:** 6

**Appeal by Date:** 6/6/2019

**Review by Date:** 6/6/2019

**History:**

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

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

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

**Attachment(s):** [DPLS-460 Planning Board Resolution](#)

DPLS 460 PORL

[DPLS 460 Technical Staff Report](#)

**PENDING FINALITY (Continued)**

*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 (Continued)****DSP-18050****Glenn Dale Commons**

**Applicant(s):** Jemal's Greentec Land, LLC

**Location:** Located at the northwestern quadrant of the terminus of Mission Drive, and on the north and east sides of Forbes Court, approximately 1,200 feet north of MD 193 (Greenbelt Road), in the eastern portion of the larger Glenn Dale Commons development, as approved in Conceptual Site Plan CSP-06001-02, which included  
87.24 acres (20.08 Acres; M-X-T Zone).

**Request:** Requesting approval of a detailed site plan (DSP) for approval of Phase 2 of the larger Glenn Dale Commons development and consists of 232 two-family attached dwelling units in the Mixed Use-Transportation Oriented(M-X-T) Zone.

**Council District:** 4

**Appeal by Date:** 5/30/2019

**Review by Date:** 5/30/2019

**History:**

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

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

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

**Attachment(s):** [DSP-18050 Planning Board Resolution](#)  
DSP-18050\_PORL  
[DSP-18050 Technical Staff Report](#)

**1:04 PM ADJOURN**

**History:**

*The meeting was adjourned at 1:04 p.m.*

**A motion was made by Council Member Davis, seconded by Council Member Anderson-Walker, to ADJOURN. The motion carried by the following vote:**

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

**12:00 PM HEALTH, HUMAN SERVICES AND PUBLIC SAFETY COMMITTEE - BUDGET WORKSESSION (ROOM 2027)**

*The Health, Human Services And Public Safety Committee - Budget Worksession was held. See Separate Standing Committee Report for details.*

*(SEE SEPARATE AGENDA)*

**1:30 PM COMMITTEE OF THE WHOLE - BUDGET WORKSESSION - (ROOM 2027)**

*A Committee of The Whole - Budget Worksession was not held.*

Prepared by:

\_\_\_\_\_  
Leonard Moses, Zoning Assistant

Submitted by:

\_\_\_\_\_  
Redis C. Floyd, Clerk of the Council