



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, May 10, 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 10:02 a.m. with ten members present at roll call. Council Member Franklin arrived at 10:05 a.m.

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

Adam Bossie, Development Review Division

INVOCATION / MOMENT OF SILENCE

The Invocation was provided by Council Member Anderson-Walker. Council Chair Hawkins requested prayer for Council Member Glaros to get better and better each day.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Harrison.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 04262021](#)

District Council Minutes dated April 26, 2021

A motion was made by Council Member Davis, seconded by Council Member Streeter, 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 4-26-2021](#)

ORAL ARGUMENTS**DSP-20029****Behnke Property 7-Eleven**

- Applicant(s):** Root 1, LLC, ETAL
- Location:** Located on the west side of US 1 (Baltimore Avenue) south of its intersection with Howard Avenue (1.89 Acres; C-M Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for development of a 4,500-square-foot food and beverage store and a gas station with eight multi-product dispensers.
- Council District:** 1
- Appeal by Date:** 4/8/2021
- Review by Date:** 4/8/2021
- Action by Date:** 5/28/2021

History:

Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Gordon, Esq., attorney for the applicant, and Andrew R. Polot, Root 1 Manager LLC, 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 took this case under advisement.

This Detailed Site Plan hearing was held and the case was taken under advisement.

- Attachment(s):** [DSP-20029 Zoning Agenda Item Summary](#)
[DSP-20029 Power Point Presentation](#)
[DSP-20029_email 04262021 Gordon To Brown](#)
[DSP-20029 Letter 04262021 Gordon To Brown](#)
[DSP-20029 Planning Board Resolution 2021-21 - Signed](#)
DSP-20029_PORL
[DSP-20029 Technical Staff Report](#)
[DSP-20029 Planning Board Record](#)
[DSP-20029 Transcripts_02-04-2021 Planning Board](#)
[DSP-20029 Notice of District Council Hearing](#)
[DSP-20029 PZC Notice of Intention to Participate](#)

ORAL ARGUMENTS (Continued)**DSP-20013****St. Joseph's House**

Applicant(s): St. Joseph's House, LTD.

Location: Located in the northeast quadrant of the intersection of Oliver Street and 40th Avenue, within the municipal limits of the City of Hyattsville (0.18 Acres; R-55 / D-D-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) to develop a family day care use within an existing single-family detached residential dwelling, including a building addition, within the Development District Overlay (D-D-O) Zone 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).

Council District: 2

Appeal by Date: 4/22/2021

Review by Date: 4/22/2021

Action by Date: 5/28/2021

Municipality: Hyattsville

History:

Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Daniel F. Lynch, Esq., attorney for the applicant, Joe Lahood, and Mark Ferguson, 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 item to staff for preparation of an approving document, with conditions (Vote: 11-0).

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

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

Attachment(s):

[DSP-20013 Zoning Agenda Item Summary](#)
[DSP-20013 Planning Board Resolution 2021-39](#)
[- Signed](#)
DSP-20013 PORL
[DSP-20013 Technical Staff Report](#)
[DSP-20013 Planning Board Record](#)
[DSP-20013 Transcripts 03-11-2021 Planning](#)
[Board](#)
[DSP-20013 PZC Notice of Intention to](#)
[Participate](#)

REFERRED FOR DOCUMENT[SE-4816](#)**ROYAL FARMS #220 ACCOKEEK****Companion Case(s):** ROW Royal Farms Remand**Applicant(s):** Two Farms, Inc.**Location:** Located on the west side of MD 210 (Indian Head Highway), in the southwest quadrant of its intersection with MD 375 (Livingston Road) (2.94 Acres; C-S-C Zone).**Request:** Requesting approval of a Special Exception (SE) to use approximately 2.94 acres of land, in the C-S-C (Commercial Shopping Center) Zone, for a Gas Station with an associated Food or Beverage Store.**Council District:** 9**Appeal by Date:** 2/10/2021**Review by Date:** 2/10/2021**Action by Date:** 6/10/2021**Opposition:** Sangee and Sulojana Tharmarajah, et al.**History:**

Council adopted the prepared order of Dismissal (Vote: 8-0; Absent: Council Members Dernoga, Franklin, and Glaros).

A motion was made by Council Member Harrison, seconded by Council Member Anderson-Walker, that this Special Exception be dismissed. The motion carried by the following vote:

Aye: 8 - Hawkins, Anderson-Walker, Davis, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Dernoga, Franklin and Glaros

Attachment(s): [SE-4816 Zoning Agenda Item Summary](#)
[SE-4816 Notice of District Council Hearing](#)
SE-4816 Memo to Clerk
[SE-4816 Notice of Decision](#)
[SE-4816 ZHE Decision](#)
SE-4816 PORL
[SE-4816 Royal Farms Technical Staff Report](#)
[SE-4816 Royal Farms 220 Accokeek __ ZHE](#)
[Case file part 1](#)
[SE-4816 Case File Part 1](#)
[SE-4816 Royal Farms 220 Accokeek __ ZHE](#)
[Case file Part 2](#)
[SE-4816 ROW Screen_appeal 2-5-2021](#)
[SE-4816 Nelson to Brown_appeal 2-9-21](#)
[SE-4816 ROW Kochen to Brown_appeal](#)
[2-10-21](#)
[SE-4816 ROW Holzer and Canavan to](#)
[Brown_appeal 3-23-2021](#)
[SE-4816 ROW Tedesco and Taub to](#)
[Brown_withdrawal 4-06-2021](#)
[SE-4816 ROW Tedesco and Taub to](#)
[Brown_2nd withdrawal email 4-08-2021](#)
[SE-4816 ROW Tedesco and Taub to](#)
[Brown_2nd withdrawal 4-08-2021](#)

REFERRED FOR DOCUMENT (Continued)**[ROW Royal Farms Remand](#)****Royal Farms #220 (Accokeek) (Remand)****Companion Case(s):** SE-4816**Applicant(s):** Two Farms, Inc.**Location:** Located on the west side of MD 210 (Indian Head Highway), in the southwest quadrant of its intersection with MD 375 (Livingston Road) (2.94 Acres; C-S-C Zone).**Request:** Requesting approval of a application to Authorize the Issuance of Building Permits for Structures Within a Proposed Right-of-Way (ROW) for two (2) pylon signs, 22 parking spaces, free air station, five (5) multi dispenser gasoline pumps with canopy, large vehicle parking areas, all of the required landscaping, and a stormwater management facility, all within the proposed rights-of-way for F-11 and C-525.**Council District:** 9**Appeal by Date:** 2/10/2021**Action by Date:** 6/10/2021**Opposition:** Sangee and Sulojana Tharmarajah, et al.**History:**

Council adopted the prepared order of Dismissal (Vote: 8-0; Absent: Council Members Dernoga, Franklin, and Glaros).

A motion was made by Council Member Harrison, seconded by Council Member Streeter, that this Authorization to Build in the Right of Way be dismissed. The motion carried by the following vote:

Aye: 8 - Hawkins, Anderson-Walker, Davis, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Dernoga, Franklin and Glaros

Attachment(s): [ROW Royal Farms #220 Remand Zoning Agenda Item Summary](#)
[ROW Royal Farms 220 Remand Notice of District Council Hearing](#)
[ROW Royal Farms #220 Remand Notice of Decision](#)
[ROW Royal Farms #220 Remand ZHE Decision](#)
[ROW Royal Farms #220 Remand PORL](#)
[ROW Royal Farms #220 Remand Case File](#)
[SE-4816 ROW Screen appeal 02-05-2021](#)
[ROW Royal Farms #220 Remand Nelson to Brown appeal 2-9-21](#)
[SE-4816 ROW Kochen to Brown appeal 2-10-21](#)
[SE-4816 ROW Holzer and Canavan to Brown appeal 3-23-2021](#)
[SE-4816 ROW Tedesco and Taub to Brown withdrawal 4-6-2021](#)
[SE-4816 ROW Tedesco and Taub to Brown 2nd withdrawal email 4-08-2021](#)
[SE-4816 ROW Tedesco and Taub to Brown 2nd withdrawal 4-08-2021](#)

[REC7-21](#)**RECESS****History:**

The District Council meeting was recessed at 11:15 a.m. (Vote: 9-0; Absent: Council Members Franklin and Glaros).

A motion was made by Council Member Turner, seconded by Council Member Streeter, that this meeting be recessed. The motion carried by the following vote:

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

Absent: Franklin and Glaros

EXECUTIVE SESSION (VIRTUAL MEETING)[EX 05102021](#)

Motion to convene in executive session to consult with counsel to seek legal advice and to discuss pending or potential litigation in accordance with section 3-305(b)(7, 8), General Provisions Article, Annotated Code of Maryland.

History:

Council moved to convene an Executive Session (Vote: 9-0; Absent: Council Members Franklin and Glaros). 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)(7), and (8), General Provisions Article, Annotated Code of Maryland, in order to discuss and consider pending or potential litigation and to consult with counsel to seek legal advice, specifically to be briefed by counsel as to and to discuss status of cases in the Circuit Court for Prince George's County, Maryland, and the Court of Special Appeals, to maintain confidentiality regarding the current status of ongoing litigation and as to the Council's position on pending litigation. The Executive Session was held (See County Council Minutes dated May 17, 2021 for details).

A motion was made by Council Member Davis, seconded by Council Member Turner, that this Executive Session be convened. The motion carried by the following vote:

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

Absent: Franklin and Glaros

RECONVENE

The District Council meeting was reconvened at 12:23 p.m. with eleven members present.

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

ITEM(S) FOR DISCUSSION[DSP-20008](#)**Hope Village - Phase I Royal Farms # 282**

- Applicant(s):** VMD-Upper Marlboro, LLC
- Location:** Located in the southeast quadrant of the intersection of Woodyard Road (MD 223) and Marlboro Pike (3.27 Acres; M-X-T / M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 4,650-square-foot food and beverage store and a gas station with eight multi-product dispensers.
- Council District:** 9
- Appeal by Date:** 4/8/2021
- Review by Date:** 4/8/2021
- Action by Date:** 5/21/2021

History:

Council referred item to staff for preparation of an approving document, with conditions (Vote: 11-0).

A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

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

- Attachment(s):** [DSP-20008 Zoning Agenda Item Summary](#)
[DSP-20008 Presentation Slides](#)
[DSP-20008 Notice of District Council Hearing](#)
[DSP-20008 Planning Board Resolution 2021-24 - Signed](#)
DSP-20008_PORL
[DSP-20008 Technical Staff Report](#)
[DSP-20008 Planning Board Record](#)
[DSP-20008 Transcripts 02-11-2021](#)
[PZC Notice of Intention to Participate](#)

ITEM(S) FOR DISCUSSION (Continued)

This matter has been remanded from the Circuit Court, after a decision from the Court of Special Appeals, to allow the District Council to conduct further proceedings on the merits of Special Exception 4774 and Variance 4774.

[SE-4774](#)**Palmer Road Class 3 Fill Facility**

- Applicant(s):** Palmer Road Landfill, Inc./ Palmer Road Landfill Company and Palmer Road, LLC.
- 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**Appeal by Date:** 8/21/2017**Review by Date:** 9/20/2017**Action by Date:** 2/19/2018**Opposition:** Stephen Briggs, et. al.**History:**

Council directed the Clerk to schedule an Oral Argument hearing for this item in accordance with the Circuit Court Remand (Vote: 11-0).

A motion was made by Council Member Anderson-Walker, seconded by Council Member Davis, that the Clerk be directed to schedule an Oral Argument hearing on this Special Exception. The motion carried by the following vote:

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

Attachment(s): [SE-4774 Circuit Court Order Remanding Case to District Council](#)
[SE-4774 Notice of District Council Final Decision](#)
[SE-4774 Zoning Agenda Item Summary](#)
[SE-4774 Zoning Hearing Examiner Decision](#)
 SE-4774 PORL
[SE-4774 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.

(a) PLANNING BOARD**[CDP-0505-01](#)****National Capital Business Park**

Applicant(s): NCBP Property, LLC

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) (426.52 Acres; R-S Zone).

Request: Requesting approval of Comprehensive Design Plan (CDP) to amend the previously approved plan to remove all residential uses and replace them with up to 3.5 million square feet of employment and institutional uses, as permitted in the Employment and Institutional Area (E-I-A) Zone, as authorized pursuant to Section 27-515(b), Footnote 38, of the Prince George's County Zoning Ordinance.

Council District: 4

Appeal by Date: 6/3/2021

Review by Date: 6/3/2021

History:

Council deferred this item to May 24, 2021.

This Comprehensive Design Plan was deferred.

Attachment(s): [CDP-0505-01 Zoning Agenda Item Summary](#)
[CDP-0505-01 Planning Board Resolution](#)
[2021-50 - Signed](#)
CDP-0505-01_PORL
[CDP-0505-01 Technical Staff Report](#)

PENDING FINALITY (Continued)[DDS-674](#)**Wellspring Manor and Spa****Applicant(s):** Wellspring Manor & Spa**Location:** Located east of Drumsheugh Lane and about 400 feet north of the intersection of Largo Road (MD 202) and Mount Lubentia Way (7.35 Acres; R-R / R-S Zones).**Request:** Requesting approval of a Departure from Design Standards (DDS) to allow a driveway width reduction of eight feet for a bed and breakfast inn, pursuant to Section 27-239.01 of the Prince George's County Zoning Ordinance.**Council District:** 6**Appeal by Date:** 5/27/2021**Review by Date:** 5/27/2021**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 Departure from Design Standards . The motion carried by the following vote:

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

Attachment(s): [DDS-674 Zoning Agenda Item Summary](#)
[DDS-674 Planning Board Resolution 2021-47 - Signed](#)
DDS-674_PORL
[DDS-674 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-20031****Aspen Maryland**

Applicant(s): York Acquisitions, LLC

Location: Located on the north and south sides of Knox Road, at its intersection with Guilford Drive (0.84 Acres; M-U-I / D-D-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) to construct two mixed-use buildings with a total of 129 multifamily dwelling units and 2,080 square feet of ground floor commercial retail.

Council District: 3

Appeal by Date: 6/3/2021

Review by Date: 6/3/2021

Municipality: College Park

History:

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

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

Attachment(s): [DSP-20031 Zoning Agenda Item Summary](#)
[DSP-20031 Planning Board Resolution 2021-48 - Signed](#)
DSP-20031_PORL
[DSP-20031 Technical Staff Report](#)

PENDING FINALITY (Continued)[ROSP-4663-02](#)**Alice Ferguson Foundation-Hard Bargain Farm**

- Applicant(s):** Alice Ferguson Foundation
- Location:** Located on the northeast and southwest sides of Bryan Point Road, approximately 2.4 miles west of Farmington Road (18.00 Acres; O-S / R-C-O Zones).
- Request:** Requesting approval of a Revision of Site Plan (ROSP) for the revision of a Special Exception Site Plan and CBCA conservation plan to remove a previously approved 12,240-square-foot educational building (known as the Moss Building) and replace it with a 60- by 40-foot open-air pavilion and associated parking modifications.
- Council District:** 9
- Appeal by Date:** 4/29/2021
- Review by Date:** 6/2/2021
- Comment(s):** This case was originally transmitted on March 30, 2021 and retransmitted on May 3, 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 Harrison, seconded by Council Member Davis, that Council waive election to review for this Revision of Site 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):** [ROSP-4663-02 Zoning Agenda Item Summary](#)
[ROSP-4663-02 Planning Board Resolution 2021-32 - Signed](#)
ROSP-4663-02_PORL
[ROSP-4663-02 Technical Staff Report](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD'S REPRESENTATIVE**

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision.

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

[CNU-4285-2021-U](#)

Bob & Paul Auto Mall

- Applicant(s):** Hares Yasini
- Location:** Located approximately 1800 feet, SW of intersection of Marlboro Pike and Walker Mill Road (1.24 Acres; R-18 Zone).
- Request:** Requesting approval of a Certification of Nonconforming used for a used car sales with outdoor display area. Permit 8426-88-CGU/05 was issued by the Department of Environmental Resources on August 13, 1990. The Marlboro Pike Sector Plan and Sectional Map Amendment was adopted on 11/17/09 and rezoned the property from C-M to R-18. Used car sales is prohibited in the R-18 Zone. The applicant has provided adequate documentation of continuous operation of the used car sales until it ceased operation on October 15, 2020.
- Council District:** 7
- Review by Date:** 5/31/2021
- Comment(s):** In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

History:

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

A motion was made by Council Member Streeter, seconded by Council Member Davis, that Council waive election to review for this Certification of a Nonconforming Use be waived election to review. The motion carried by the following vote:

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

Attachment(s): [CNU-4285-2021 Zoning Agenda Item Summary](#)
[CNU-4285-2021 Case File](#)

CASE(S) SCHEDULED FOR MANDATORY REVIEW HEARING ON MAY 24, 201 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

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

This Conceptual Site Plan hearing date was announced.

- 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](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 24, 201 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

[DSP-04067-10](#)

Woodmore Commons

Companion Case(s): DDS-672

Applicant(s): Balk Hill Ventures, LLC

Location: Located in the northeast quadrant of the intersection of MD 202 (Landover Road) and St Joseph's Drive, on both sides of Ruby Lockhart Boulevard (10.64 Acres; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for development of approximately 72,000 square feet of commercial, retail, and office uses in two distinct sections on approximately 10.64 acres ("subject property").

Council District: 5

Appeal by Date: 5/6/2021

Review by Date: 5/6/2021

Action by Date: 6/11/2021

This Detailed Site Plan hearing date was announced.

Attachment(s): [DSP-04067-10 Zoning Agenda Item Summary](#)
[DSP-04067-10 & DDS-672- Presentation Slides](#)
[DSP-04067-10 & DDS-672 Letter from Dean to Brown 5-15-21](#)
[DSP-04067-10 & DDS-672 Letter from Gibbs to Brown May 19, 2021](#)
[DSP-04067-10 Notice of District Council Hearing](#)
[DSP-04067-10 Planning Board Resolution 2021-43 - Signed](#)
[DSP-04067-10_PORL](#)
[DSP-04067-10 Technical Staff Report](#)
[DSP-04067-10 Transcripts_03-18-2021 Planning Board](#)
[DSP-04067-10 Planning Board Record](#)
[PZC Notice of Intention to Participate](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 24, 201 AT 10:00 A.M.*Hearing Dates & Times Subject to Change*[DDS-672](#)**Woodmore Commons****Companion Case(s):** DSP-04067-10**Applicant(s):** Balk Hill Ventures, LLC**Location:** Located in the northeast quadrant of the intersection of MD 202 (Landover Road) and St Joseph's Drive, on both sides of Ruby Lockhart Boulevard (10.64 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards, for a reduction of the standard surface parking space size to 9 feet by 18 feet.**Council District:** 5**Appeal by Date:** 5/13/2021**Review by Date:** 5/13/2021**Action by Date:** 6/21/2021**This Departure from Design Standards hearing date was announced.**

Attachment(s): [DDS-672 Zoning Agenda Item Summary](#)
[DSP-04067-10 & DDS-672- Presentation Slides](#)
[DSP-04067-10 & DDS-672 Letter from Gibbs to Brown May 19, 2021](#)
[DSP-040067-10 & DDS-672 Letter from Dean to Brown 5-15-21](#)
[DDS-672 Notice of District Council Hearing](#)
[DDS-672 Planning Board Resolution 2021-44 - Signed](#)
 DDS-672_PORL
[DDS-672 Technical Staff Report](#)
[DDS-672 Planning Board Record](#)
[DDS-672 Transcripts 03-18-2021 Planning Board](#)
[PZC Notice of Intention to Participate](#)

[ADJ19-21](#)

ADJOURN

History:

The District Council meeting was adjourned at 12:45 p.m. (Vote: 11-0).

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

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Donna J. Brown, Clerk of the Council