



# 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

*Derrick Leon Davis, District 6, Chairman*  
*Mel Franklin, District 9*  
*Dannielle M. Glaros, District 3, Vice Chairwoman*  
*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*

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

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Monday, October 23, 2017

1:30 PM

Council Hearing Room

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1:00 PM AGENDA BRIEFING - (ROOM 2027)

1:30 PM CALL TO ORDER - (COUNCIL HEARING ROOM)

*The meeting was called to order by Chairman Davis at 1:47 p.m. with six members present at roll call. Council Member Glaros was absent due to illness. Council Member Toles arrived at 3:01 p.m.*

**Present:** 7 - Chairman Derrick Davis  
Council Member Andrea Harrison  
Council Member Mary Lehman  
Council Member Obie Patterson  
Council Member Deni Taveras  
Council Member Karen Toles  
Council Member Todd Turner

**Absent:** Vice Chair Dannielle Glaros  
Council Member Mel Franklin

*Also Present: Robert Williams, Council Administrator  
William M. Hunt, Deputy Council Administrator  
Rajesh Kumar, Principal Counsel to the District Council  
Stan Brown, People's Zoning Counsel  
Redis C. Floyd, Clerk of the Council  
Donna J. Brown, Deputy Clerk of the Council*

*M-NCPPC  
Taslima Alam, Development Review Division*

**INVOCATION**

*The Invocation was provided by Mr. Johnie Higgs, County Employee. Council Member Lehman requested prayer for her mother, Irene, who is both ill and bereaved.*

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 10162017](#)

**District Council Minutes dated October 16, 2017**

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

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Glaros, Franklin and Toles

**Attachment(s):** [10-16-2017 District Council Minutes DRAFT](#)

**ORAL ARGUMENTS****A-10024-C Amend  
Conditions****Fairview Commercial (Amendment of Conditions)**

- Applicant(s):** DD Land Holding, LLC / Fairview Commercial
- Location:** Located at the northwest intersection of Martin Luther King, Jr. Highway (MD 704) and Whitfield Chapel Road (7.65 Acres; C-S-C Zone).
- Request:** Requesting approval for the amendment of Condition b, imposed by the District Council upon its adoption of Zoning Ordinance 10-2015.
- Council District:** 5
- Appeal by Date:** 7/28/2017
- Action by Date:** 2/12/2018
- Municipality:** None
- Opposition:** Whitfield Garden & Civic Association, et. al.

**History:**

*Taslina Alam, M-NCPPC, provided an overview of the application for amendment of condition for referenced Zoning Map Amendment application. Michael Nagy, Esq., spoke in support, on behalf of the applicant. Johnnie Tucker and Kathy Rittenhouse spoke in opposition. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.*

*The Oral Argument hearing was held and Council referred item to staff for preparation of an approving document, with conditions (Vote: 6-0; Absent: Council Members Franklin, Glaros and Toles).*

**This Zoning Map Amendment hearing was held; subsequently, a motion was made by Council Member Harrison, seconded by Council Member Lehman, that this Zoning Map Amendment be referred for document. The motion carried by the following vote:**

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Glaros, Franklin and Toles

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- Attachment(s):** [A-10024-C Amend Cond\\_Zoning Hearing Examiner Decision](#)  
[A-10024-C Amend Cond\\_PORL](#)  
[A-10024-C \(REMAND\) District Council Final Decision 05122015](#)  
[A-10024-C \(REMAND\) ZHE Decision](#)  
A-10024-C POR  
[A-10024-C District Council Decision 05132013](#)  
[A-10024-C ZHE Decision](#)  
[A-10024-C Planning Board Resolution 12-60](#)  
[A-10024-C Technical Staff Report](#)

DRAFT

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**ORAL ARGUMENTS (Continued)**[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:**

*Taslina Alam, M-NCPPC, provided an overview of the Special Exception application. Arthur Horne, Esq., spoke in support, on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.*

*The Oral Argument hearing was held and Council took this case under advisement.*

**This Special Exception hearing was held; case taken under advisement**

- Attachment(s):** [SE-4774 Zoning AIS](#)  
[SE-4774 Zoning Hearing Examiner Decision](#)  
SE-4774 PORL  
[SE-4774 Technical Staff Report](#)

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**REFERRED FOR DOCUMENT****DSP-16051****Carrollton Shopping Center**

- Applicant(s):** Lowe's Home Centers, LLC
- Location:** Located in the northeast quadrant of the intersection of Annapolis Road (MD 450) and Riverdale Road (27.75 Acres; R-55 / C-S-C / T-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan for a change of the underlying zoning for a portion of Parcel B from the existing One-Family Residential (R-55) Zone to the Commercial Shopping Center (C-S-C) Zone. No new development is proposed as part of this application.
- Council District:** 3
- Appeal by Date:** 8/31/2017
- Action by Date:** 10/30/2017
- Comment(s):** District Council review of this case is required by Section 27-548.09.01(b)(1) of the Zoning Ordinance.
- Municipality:** City of New Carrollton

**History:**

*Council adopted the prepared Order of Approval, with conditons (Vote: 6-0; Absent: Council Members Franklin, Glaros and Toles).*

**A motion was made by Chairman Davis, seconded by Council Member Turner, that this Detailed Site Plan be approved. The motion carried by the following vote:**

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Glaros, Franklin and Toles

- Attachment(s):** [DSP-16051 Zoning AIS](#)  
[DSP-16051 Planning Board Resolution 17-99](#)  
DSP-16051\_PORL  
[DSP-16051 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.*

**(b) PLANNING BOARD****DPLS-448****Steeplechase 95, Building D**

**Applicant(s):** Atapco Ritchie Interchange, Inc.

**Location:** Located on west side of Hampton Park Boulevard, approximately 2,200 feet north of its intersection with Ritchie Marlboro Road (6.44 Zone; I-1 Zone).

**Request:** Requesting approval of departure from parking and loading of 216 parking spaces from the required 355 parking spaces required for a 30,250-square-foot launch trampoline park facility.

**Council District:** 6

**Appeal by Date:** 11/3/2017

**Review by Date:** 11/3/2017

**History:**

*Council took no action on this item.*

**This Departure from Parking and Loading Standards was not elected to review by Council.**

**Attachment(s):** [DPLS-448 Planning Board Resolution 17-128](#)

DPLS-448 PORL

[DPLS-448 Technical Staff Report](#)

**ADJOURN**

*The meeting was adjourned at 3:25 p.m.*

**7:00 PM TOWN HALL MEETING - EDUCATION - (SEE SEPARATE AGENDA)**