



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

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

Monday, July 18, 2016

10:00 AM

Council Hearing Room

9:30 AM AGENDA BRIEFING - (ROOM 2027)

10:16 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 Chairman Davis at 10:16 a.m. with six member present at roll call. Council Member Franklin arrived at 10:28 a.m. Council Member Toles arrived at 10:45 a.m. Council Member Lehman was out on County business.

Present: 8 - Chairman Derrick Davis
 Vice Chair Dannielle Glaros
 Council Member Andrea Harrison
 Council Member Deni Taveras
 Council Member Karen Toles
 Council Member Mel Franklin
 Council Member Obie Patterson
 Council Member Todd Turner

Absent: Council Member Mary Lehman

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

*M-NCPPC
Jimi Jones, Supervisor, Development Review Division
Henry Zhang, Supervisor, Development Review Division*

INVOCATION

The Invocation was provided by Rodney C. Taylor, County Employee. Chairman Davis requested prayer for law enforcement and people around the nation and the world for civility during this time of social unrest.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Glaros.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07112016](#) **District Council Minutes dated July 11, 2016**

A motion was made by Vice Chair Glaros, seconded by Council Member Turner, that these Minutes be approved. The motion carried by the following vote:

Aye: 5 - Davis, Glaros, Taveras, Patterson and Turner

Absent: Harrison, Toles, Lehman and Franklin

ORAL ARGUMENTSSE-4733Walmart #2799 (Clinton)Applicant(s): Walmart Real Estate Business TrustLocation: The subject site is an approximately 23.4 acre portion of a larger developed site identified as Clinton Plaza, now known as the Woodyard Crossing Shopping Center. The Shopping Center is located in the northwest quadrant of the intersection of Branch Avenue (MD 5) and Woodyard Road (MD 223). Walmart currently occupies a 134,241 square foot freestanding structure located on the northernmost portion of the developed site as a permitted use.Request: Requesting approval of a Special Exception to use approximately 23.9 acres of land (part of the approximately 64 acre development known as Woodyard Crossing Shopping Center) in the C-S-C (Commercial Shopping Center) Zone, Clinton, Maryland, for a Department or Variety Store combined with Food and Beverage Store, in excess of 125,000 square feet (an approximately 171,634 square foot store is being proposed).Council District: 9Appeal by Date: 6/13/2016Review by Date: 6/13/2016Action by Date: 11/10/2016Opposition: Donald Hancock, et. al.History:

Jimi Jones, M-NCPPC, provided an overview of the Special Exception application. Andre Gingles, Esq., on behalf of the applicant, and Dr. Glenda Hodges spoke in support. G. Macy Nelson spoke in opposition. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.

Council referred the item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Lehman).

This Special Exception hearing was held; subsequently, a motion was made by Council Member Franklin, seconded by Council Member Harrison, that this Special Exception be referred for document. The motion carried by the following vote:

Aye: 8 - Davis, Glaros, Harrison, Taveras, Toles, Franklin, Patterson and Turner

Absent: Lehman

Attachment(s): [SE 4733 District Council Final Decision_07192016](#)
[SE-4733 Zoning AIS](#)
[SE-4733 Zoning Hearing Examiner Decision](#)
 SE-4733 PORL

DSP-10044-01**Naylor Station**

Applicant(s): JBG Associates, L.L.C.

Location: Located on the northeast side of Branch Avenue (MD 5) and in the southeast quadrant of the intersection of Suitland Parkway and Branch Avenue.

Request: to redevelop an existing shopping center site with Phase 1 of a mixed-use development consisting of 598,400 square feet of office and 12,800 square feet of retail uses. The proposed development is a revision to the original DSP, which proposed 1,150,000 square feet of office space and an associated seven-story parking garage, as well as 12,000 square feet of retail use.

Council District: 7

Appeal by Date: 6/16/2016

Review by Date: 6/16/2016

Action by Date: 9/12/2016

History:

Henry Zhang, M-NCPPC, provided an overview of the Detailed Site Plan application. Michele LaRooca, Esq., spoke on behalf of the Applicant, John M. Scroggins and Pastor Charles Whitaker spoke in support. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.

Council referred this item to staff for preparation of an approving document with conditions (Vote: 6-0; Absent: Council Members Glaros, Lehman and Patterson).

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

Aye: 6 - Davis, Harrison, Taveras, Toles, Franklin and Turner

Absent: Glaros, Lehman and Patterson

Attachment(s): [DSP 10044-01 District Council Final Decision_07192016](#)
[DSP-10044-01_Zoning AIS](#)
[DSP-10044-01 Planning Board Resolution 16-58](#)
 DSP-10044-01_PORL
[DSP-10044-01 Technical Staff Report](#)

REFERRED FOR DOCUMENT[A-10030](#)**Oakcrest, Lots 11-13**

- Applicant(s):** Nazario Family, LLC/Oak Crest Lots 11-13
- Location:** Located at the northwest quadrant of the intersection of Magnolia Street and Clarke Avenue, approximately 320 feet east of Baltimore Avenue (US 1), identified as Part of Lot 23, and Lots 12-13, Block 3 of the Oak Crest Subdivision, Laurel, Maryland.
- Request:** Requesting approval of a Zoning Map Amendment to rezone approximately 0.518 acre (approximately 22,500 sq. ft) of R-55 (One-Family Detached Residential) zoned land to the C-S-C (Commercial Shopping Center) Zone.
- Council District:** 1
- Appeal by Date:** 3/25/2016
- Action by Date:** 7/25/2016
- Opposition:** None
- History:**

Council deferred this item to July 19, 2016.

This Zoning Map Amendment was deferred.

- Attachment(s):** [A-10030 District Council Final Decision_07192016](#)
[A-10030 Zoning AIS](#)
A-10030 Exceptions to the ZHE Decision
[A-10030 Zoning Hearing Examiner Decision](#)
A-10030 PORL

12:16 PM ADJOURN

The meeting was adjourned at 12:16 p.m.

EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)**[EX 07182016](#)**

Motion to convene in executive session in accordance with Section 3-305(b), (1) (i) (ii), (4), (7) and (8), General Provisions Article, Annotated Code of Maryland, as follows:

1. to discuss personnel issues,
2. to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State;
3. to consult with legal counsel to seek legal advice; and
4. to discuss pending or potential litigation.

History:

The topics discussed as to the District Council portion were:

1. *District Council Litigation Update*

Other topics discussed (on the County Council side of things) were:

1. *Update on location of a regional medical center in the County*
2. *Personnel staffing for General Assembly*

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

Aye: 6 - Davis, Harrison, Taveras, Toles, Franklin and Turner

Absent: Glaros, Lehman and Patterson

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Redis C. Floyd, Clerk of the Council