



# Prince George's County Council

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

## Zoning Minutes Sitting as the District Council

*Mel Franklin, District 9, Chairman*  
*Derrick Leon Davis, District 6, Vice Chair*  
*Dannielle M. Glaros, District 3*  
*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, May 11, 2015**

**10:00 AM**

**Council Hearing Room**

---

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

**10:30 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 at 10:30 a.m. with eight members present at roll call. Council Member Glaros arrived at 12:10 p.m.*

*Also Present: Rajesh Kumar, Principal Counsel to the District Council*  
*Stan Brown, People's Zoning Counsel*  
*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, Legislative Officer*

*M-NCPPC*

*Tom Lockard, Development Review Division*

*Jimi Jones, Supervisor, Development Review Division*

*Susan Lareuse, Development Review Division*

**INVOCATION - Thomas Mayah, County Employee**

*Chairman Franklin requested prayer for all mothers in continued observation of Mother's Day. Council Member Harrison requested prayer for the families of two community activist, Otis Phillips and Bob Ballard who passed away. Council Member Davis also acknowledged the influence of Otis Phillips and requested prayer for the family of William Mason in his passing.*

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF DISTRICT COUNCIL MINUTES**

District Council Minutes dated May 4, 2015

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

**Attachment(s):**     [05-04-2015 District Council Minutes DRAFT](#)

**ORAL ARGUMENTS**

Mill Branch Crossing (Walmart)

**Applicant(s):** Wal-Mart Real Estate Business Trust

**Location:** Located northeast quadrant of the intersection of Robert Crain Highway (US 301) and Mill Branch Road (24.90 Acres; C-S-C Zone).

**Request:** Requesting approval of a Special Exception for a department or variety store over 125,000 square feet in the C-S-C Zone.

**Council District:** 4

**Appeal by Date:** 2/20/2015

**Review by Date:** 2/20/2015

**Action by Date:** 6/22/2015

**Municipality:** City of Bowie

**Opposition:** The Patuxent Riverkeeper, et. al.

**History:**

*Prior to the Oral Argument, a preliminary motion by Mr. G. Macy Nelson to require that Council Member Turner recuse himself from the case, was considered. Andre Gingles, Esq. provided argument in opposition to the request, on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented regarding the preliminary motion and questioned Council Member Turner with regard to the motion. Council Member Turner decided to participate. Judicial notices were made of two additional issues raised by Mr. Nelson and the oral argument hearing proceeded.*

*Tom Lockard, M-NCPPC, provided an overview of the Special Exception application. Andre Gingles, Esq., spoke in support on behalf of the applicant, as did Joe Meinert, on behalf of the City of Bowie and Helen Simms. G. Macy Nelson, John Trussell, Andrew Bottner and Michael A. Terry spoke in opposition. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*Council took this case under advisement.*

**This Special Exception was hearing held and the case was taken under advisement.**

**Attachment(s):** SE-4734 Applicants Exceptions to ZHE  
Decision  
[SE-4734 Zoning Hearing Examiner Decision](#)  
[SE-4734 Technical Staff Report](#)  
SE-4734\_PORL  
SE-4734 Opposition Letters  
SE-4734 Response to Appeal

---

**ORAL ARGUMENTS (Continued)**

X4B Luxury Club

- Applicant(s):** CD#15CL2001, Inc. d/b/a Shriners United d/b/a X4B Luxury Club
- Location:** Located along the south side of Brinkley Road approximately 1,400 feet east of its intersection with Fisher Road (9.3 Acres; C-S-C Zone).
- Request:** Requesting approval of a Special Exception to operate an adult entertainment establishment in the C-S-C Zone.
- Council District:** 8
- Appeal by Date:** 2/23/2015
- Review by Date:** 2/23/2015
- Action by Date:** 6/22/2015
- Municipality:** None
- Opposition:** Indian Head Highway Area Action Council, District IV Citizens Advisory Council

*Prior to M-NCPPC staff overview, Stan Brown, People's Zoning Counsel, questioned whether the Council wanted to proceed with the Oral Argument in the absence of all pertinent parties. Council took a brief recess.*

*Chairman Franklin announced that the oral argument would be continued to a later date.*

- Attachment(s):** [SE-4717 -Zoning Hearing Examiner Decision](#)  
[SE-4717 Technical Staff Report](#)  
SE-4717 -PORL

**12:33 PM RECESS**

*The meeting went into recess at 12:33 p.m.*

**12:39 PM RECONVENE**

*The meeting was reconvened at 12:39 p.m.*

---

**ORAL ARGUMENTS (Continued)**

X4B Luxury Club

**Applicant(s):** CD#15CL2001, Inc. d/b/a Shriners United d/b/a X4B Luxury Club**Location:** Located along the south side of Brinkley Road approximately 1,400 feet east of its intersection with Fisher Road (9.3 Acres; C-S-C Zone).**Request:** Requesting approval of a Special Exception to operate an adult entertainment establishment in the C-S-C Zone.**Council District:** 8**Appeal by Date:** 2/23/2015**Review by Date:** 2/23/2015**Action by Date:** 6/22/2015**Municipality:** None**Opposition:** Indian Head Highway Area Action Council, District IV Citizens Advisory Council**History:**

*Prior to M-NCPPC staff overview, Stan Brown, People's Zoning Counsel, questioned whether the Council wanted to proceed with the Oral Argument in the absence of all pertinent parties. Council took a brief recess.*

*Chairman Franklin announced that the oral argument would be continued to a later date.*

**This Special Exception was continued to a later date.**

**Attachment(s):** [SE-4717 -Zoning Hearing Examiner Decision](#)[SE-4717 Technical Staff Report](#)

SE-4717 -PORL

**11:30 AM ORAL ARGUMENTS (Continued)**

Kiplinger Property, Expedited Transit-Oriented Development Project

**Companion Case(s):** DPLS-417; DSP-14010

**Applicant(s):** Kiplinger Washington Editors

**Location:** Located on the south side of East-West Highway (MD 410), at the southwest corner of the intersection of East-West Highway (MD 410) and Editors Park Drive, within the City of Hyattsville (11.68 Acres, M-X-T / T-D-O Zones).

**Request:** Requesting approval of a Conceptual Site Plan to revise the original CSP-11002 for the purpose of changing the development concept from multifamily and retail uses and layout, to eliminate the retail use and propose multifamily, townhouses and two-family dwellings.

**Council District:** 2

**Appeal by Date:** 5/21/2015

**Review by Date:** 5/21/2015

**Action by Date:** 5/18/2015

**Comment(s):** This case is designated for expedited review in accordance with Section 27-290.01(a)(1)(B).

**Municipality:** City of Hyattsville

**History:**

*Chairman Franklin announced that the oral argument hearings for the following cases would held in tandem: CSP-11002 Kiplinger Property, Expedited Transit-Oriented Development Project, DSP-14010 Kiplinger, Phase I, Expedited Transit-Oriented Development Project and DPLS-417 Kiplinger, Phase I, Expedited Transit-Oriented Development Project. Susan Lareuse, M-NCPPC, provided an overview of the Conceptual Site Plan, Detailed Site Plan and Departure from Parking and Loading Standards applications. Bill Shipp, Esq., spoke in support on behalf of the applicant, as did Jim Chandler, on behalf of the City of Hyattsville. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

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

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

**Attachment(s):** [CSP-11002 Planning Board Resolution 13-20\(A\)](#)  
CSP-11002\_PORL

**ORAL ARGUMENTS (Continued)**

Kiplinger, Phase I, Expedited Transit-Oriented Development Project

**Companion Case(s):** CSP-11002; DPLS-417

**Applicant(s):** Fore Property Company

**Location:** Located on the south side of East-West Highway (MD 410), at the southwest corner of the intersection of East-West Highway (MD 410) and Editors Park Drive, within the City of Hyattsville (11.68 Acres, M-X-T / T-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for development on proposed Lot 1, including a multifamily development of 352 dwelling units and an access road, which provides the main roadway through the development property.

**Council District:** 2

**Appeal by Date:** 5/21/2015

**Review by Date:** 5/21/2015

**Action by Date:** 5/18/2015

**Comment(s):** This case is designated for expedited review in accordance with Section 27-290.01

**Municipality:** City of Hyattsville

**History:**

*Chairman Franklin announced that the oral argument hearings for the following cases would held in tandem: CSP-11002 Kiplinger Property, Expedited Transit-Oriented Development Project, DSP-14010 Kiplinger, Phase I, Expedited Transit-Oriented Development Project and DPLS-417 Kiplinger, Phase I, Expedited Transit-Oriented Development Project. Susan Lareuse, M-NCPPC, provided an overview of the Conceptual Site Plan, Detailed Site Plan and Departure from Parking and Loading Standards applications. Bill Shipp, Esq., spoke in support on behalf of the applicant, as did Jim Chandler, on behalf of the City of Hyattsville. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

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

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

**Attachment(s):** [DSP-14010 Planning Board Resolution 15-26](#)  
DSP-14010\_PORL

**ORAL ARGUMENTS (Continued)**

Kiplinger, Phase I, Expedited Transit-Oriented Development Project

**Companion Case(s):** CSP-11002; DSP-14010

**Applicant(s):** Fore Property Company

**Location:** Located on the south side of East-West Highway (MD 410), at the southwest corner of the intersection of East-West Highway (MD 410) and Editors Park Drive, within the City of Hyattsville (11.68 Acres, M-X-T / T-D-O Zones).

**Request:** Requesting approval of a Departure from Parking and Loading Standards for a reduction in the number of loading spaces for the multifamily development from 2 loading spaces to 1.

**Council District:** 2

**Appeal by Date:** 5/21/2015

**Review by Date:** 5/21/2015

**Comment(s):** This case is a companion to DSP-14010 and CSP-11002 (Revised) that are designated for expedited review in accordance with Section 27-290.01.

**Municipality:** City of Hyattsville

**History:**

*Chairman Franklin announced that the oral argument hearings for the following cases would held in tandem: CSP-11002 Kiplinger Property, Expedited Transit-Oriented Development Project, DSP-14010 Kiplinger, Phase I, Expedited Transit-Oriented Development Project and DPLS-417 Kiplinger, Phase I, Expedited Transit-Oriented Development Project. Susan Lareuse, M-NCPPC, provided an overview of the Conceptual Site Plan, Detailed Site Plan and Departure from Parking and Loading Standards applications. Bill Shipp, Esq., spoke in support on behalf of the applicant, as did Jim Chandler, on behalf of the City of Hyattsville. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*Council referred item to staff for preparation of an approving document (Vote: 8-0; Absent: Council Member Toles).*

**A motion was made by Council Member Taveras, seconded by Vice Chair Davis, that this Departure from Parking and Loading Standards be referred for document. The motion carried by the following vote:**

**Attachment(s):** [DPLS-417 Planning Board Resolution 15-27](#)

DPLS-417\_PORL



**NEW CASE(S)**

AG TDG Pinewood, LLC.

Validation of Multifamily Rental License M-504 Issued in Error

**Applicant(s):** AG TDG Pinewood, LLC.**Location:** Located at 5601, 5603, 5605, 5607, 5609, 5611, 5613, 5615, 5617, 5619, 5621, 5623, 5625, 5627, 5629, 5631 and 5633 Regency Park Court, Suitland, Maryland (11.063 Acres; R-18 Zone).**Request:** Requesting approval for validation of Prince George's County Multifamily Rental License No. M-504 issued in error on May 27, 2013 for Andrews Ridge Apartments (formerly Pinewood Chase Apartments, Section 1).**Council District:** 7**Appeal by Date:** 5/18/2015**Opposition:** None**History:**

*Council referred item to staff for preparation of an approving document (Vote: 9-0).*

**A motion was made by Council Member Toles, seconded by Council Member Harrison, that this Permit issued in error be referred for document. The motion carried by the following vote:**

**Attachment(s):** [ERR-244 Zoning Hearing Examiner Decision](#)

ERR-244 PORL

*Council adopted the prepared Zoning Ordinance No. 8 - 2015 validating Multifamily Rental License No. M-504 (Vote: 9-0).*

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

**REFERRED FOR DOCUMENT**

South Hill Apartments, LLC  
Validation of Multifamily Rental License M-0164 Issued in Error

**Applicant(s):** South Hill Apartments, LLC

**Location:** Located at 4105 Southern Avenue, Capitol Heights, Maryland (1.32 Acres; R-T Zone).

**Request:** Requesting approval for validation of Prince George's County Multifamily Rental License No. M-0164 issued in error on October 1, 2014 for a 69-unit multifamily apartment building.

**Council District:** 7

**Appeal by Date:** 3/6/2015

**Action by Date:** 6/4/2015

**Opposition:** None

**History:**

*Council adopted the prepared Zoning Ordinance No. 9- 2015 validating Multifamily Rental License No. M-0164 (Vote: 9-0).*

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

**Attachment(s):** [ERR-242 Zoning Hearing Examiner Decision](#)

**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**

Central Wholesaler at Town Center Business Campus

**Applicant(s):** CWI Limited Partnership

**Location:** Located on the eastern side of Konterra Drive approximately 800 feet south of its intersection with Van Dusen Road (25.23 Acres; E-I-A Zone).

**Request:** Requesting approval of a Comprehensive Design Plan to increase the overall trip cap for the project to allow for the ultimate build out of the site at 342,378 square feet with approximately 120,000 square feet on Lot 3.

**Council District:** 1

**Appeal by Date:** 5/21/2015

**Review by Date:** 5/21/2015

**History:**

*Council elected to review this item (Vote: 9-0).*

**A motion was made by Council Member Lehman, seconded by Vice Chair Davis, that this Comprehensive Design Plan be elected to review. The motion carried by the following vote:**

**Attachment(s):** [CDP-0101-03 Planning Board Resolution 15-24](#)

CDP-0101-03\_PORL

**PENDING FINALITY (Continued)**

The Crescents at Largo Town Center, Phases I & II

**Applicant(s):** Largo Crescents, LLC

**Location:** Located in the northwest quadrant of Landover Road (MD 202) and Central Avenue (MD 214), within the southeast quadrant of Largo Town Center (18.01 Acres; M-U-I / D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for 352 multifamily (Phase I) and 84 townhome (Phase II) residential units.

**Council District:** 6

**Appeal by Date:** 6/4/2015

**Review by Date:** 6/4/2015

**History:**

*Council elected to review this item (Vote: 9-0).*

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

**1:38 PM ADJOURN**

*The meeting was adjourned at 1:38 p.m.*

**2:22 PM COW WORKSESSION (ROOM 2027)**

**PRINCE GEORGE'S COUNTY BUDGET**

**Proposed FY 2016-2021 Capital Improvement Program (CIP)**

*The Committee Worksession was held and concluded at 5:25 p.m.*

(SEE SEPARATE AGENDA)