



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

Monday, May 16, 2016

10:00 AM

Council Hearing Room

9:30 AM AGENDA BRIEFING - (ROOM 2027)

10:21 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 10:21 a.m. with eight members present at roll call. Council Member Franklin 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 Mary Lehman
 Council Member Obie Patterson
 Council Member Todd Turner

Absent: Council Member Mel Franklin

ORAL ARGUMENTS**[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:**

At the request of the attorney for the applicant, council deferred this hearing to June 20, 2016.

This Zoning Map Amendment hearing was deferred.

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

NEW CASE(S)[A-10033](#)**Virginia Linen**

Applicant(s): Virginia Linen Service of Maryland, Inc.

Location: Located in the south east quadrant of the intersection of Sheriff Road and Glen Willow Drive, also identified as 6101 Sheriff Road, Capital Heights, Maryland.

Request: Requesting approval of a Zoning Map Amendment to rezone approximately 5.592 acres of land from the I-3 (Planned Industrial/Employment Park) to the I-1 (Light Industrial) Zone.

Council District: 5

Appeal by Date: 5/2/2016

Action by Date: 9/1/2016

History:

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

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

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

Absent: Franklin

REFERRED FOR DOCUMENT**SDP-1101****Westphalia Central Park - Phase I, Parkside**

Applicant(s): SHF Project Owner, LLC

Location: The subject SDP includes the entire Westphalia Central Park that is located in the eastern quadrant of the intersection of Central Park Drive (MC-631) and P-615, in an irregular shape of a goldfish with a long tail. The two roadways intersect in the front and to the west of the Central Park, in the middle of the larger Parkside project site. Another master plan roadway, MC-632, divides the entire park in the north/south direction from the middle into distinct eastern and western parts. The proposed Phase I is located in the western part (131 Acres; R-M Zone).

Request: Requesting approval of a Specific Design Plan for the Westphalia Central Park, as required by Condition 23 attached to the previously approved Comprehensive Design Plan, CDP-0501.

Council District: 6

Appeal by Date: 4/21/2016

Review by Date: 4/21/2016

Action by Date: 5/27/2016

History:

Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Franklin).

A motion was made by Chairman Davis, seconded by Council Member Turner, that this Specific Design Plan be approved with conditions. The motion carried by the following vote:

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

Absent: Franklin

ITEM(S) FOR DISCUSSION[DSP-14036](#)**5936 Old Central Avenue**

Applicant(s): AMB Architectural Design Studio LLC

Location: Located in the northwest quadrant of Old Central Avenue and Chamber Avenue.

Request: Requesting approval for a mixed-use project consisting of 9,990 square feet of office and retail/commercial space. This application also requests a change of the underlying zoning for the property from the existing Light Industrial Zone (I-1) to the Commercial Shopping Center (C-S-C) Zone and a partial waiver (36.2 percent) from tree canopy coverage requirements.

Council District: 7

Appeal by Date: 4/7/2016

Action by Date: 5/31/2016

Comment(s): District Council review of this case is required by TDOZ Section 27-548.09.01(b)(1) of the Zoning Ordinance.

History:

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

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

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

Absent: Franklin

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) ZONING HEARING EXAMINER

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

[SE-4733](#)**Walmart #2799 (Clinton)**

Applicant(s): Walmart Real Estate Business Trust

Location: 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: 9

Appeal by Date: 6/13/2016

Review by Date: 6/13/2016

Opposition: Donald Hancock, et. al.

History:

Council deferred this item to June 13, 2016.

This Special Exception was deferred.

Attachment(s): [SE-4733 Zoning Hearing Examiner Decision](#)
SE-4733 PORL

PENDING FINALITY (Continued)**(b) PLANNING BOARD****DSP-15001****Glenn Dale Commons, Phase 3**

Applicant(s): SLDM, LLC

Location: Located in the northeastern quadrant of the intersection of Aerospace Road and Hubble Drive, in the north central portion of larger Glenn Dale Commons. The subject project is also located within a “Focus Area” of the 2010 Approved Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment and the 2006 Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale (East Glenn Dale Sector Plan and SMA) area.

Request: Requesting approval of a Detailed Site Plan for 70 single-family detached dwelling units on 25.99 acres of land in the Mixed Use–Transportation Oriented (M-X-T) Zone. The DSP is the single-family detached component of the larger Glenn Dale Commons project.

Council District: 4

Appeal by Date: 6/2/2016

Review by Date: 6/2/2016

History:

Council took no action on this item.

This Detailed Site Plan was not elected to review by Council.

PENDING FINALITY (Continued)

[DSP-13045](#)

Greenbelt Station Phase 3

Applicant(s): NVR MS Cavalier Greenbelt, LLC

Location: Located on the west side of Greenbelt Station Parkway, approximately 1,800 feet north of its intersection with Greenbelt Road (MD 193), within the western portion of the larger Greenbelt Station development.

Request: Requesting approval for a Detailed Site Plan for a portion of the South Core of the overall development known as Greenbelt Station. The proposed development consists of 165 townhouse lots and 3,000 square feet of commercial retail space.

Council District: 4

Appeal by Date: 5/19/2016

Review by Date: 5/19/2016

History:

Council took no action on this item.

This Detailed Site Plan was not elected to review by Council.

Attachment(s): [DSP-13045 Zoning AIS_05242016](#)

10:36 AM ADJOURN

The meeting was adjourned at 10:36 a.m.

1:30 PM COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Redis C. Floyd, Clerk of the Council