



# 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

*Dannielle M. Glaros, District 3, Chair*

*Derrick Leon Davis, District 6*

*Mel Franklin, District 9*

*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, Vice Chair*

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

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**Monday, April 23, 2018**

**10:00 AM**

**Council Hearing Room**

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### **9:45 AM AGENDA BRIEFING - (ROOM 2027)**

*At 9:45 a.m., due to a lack of a quorum of members, a public statement was read and the Agenda Briefing was conducted as an informal discussion in lieu of a public meeting.*

### **10:14 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 Chair Glaros at 10:14 a.m. with six members present at roll call. Council Member Franklin arrived at 10:15 a.m.*

**Present:**        7 -    Chair Dannielle Glaros  
                                 Council Member Derrick Davis  
                                 Council Member Mel Franklin  
                                 Council Member Mary Lehman  
                                 Council Member Obie Patterson  
                                 Council Member Deni Taveras  
                                 Vice Chair Todd Turner

**Absent:**            Council Member Andrea Harrison  
                                 Council Member Karen Toles

**INVOCATION**

*The Invocation was provided by Mr. Johnie Higgs, County Employee. Council Member Turner requested prayer for the family and fans of Prince Rogers Nelson, who passed away two years ago. Council Member Taveras requested prayer for students of Northwestern High School whose bus caught on fire yesterday and for safety in the Chillum community. Council Member Glaros requested prayer for Legislative Branch staff during this busy time.*

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 04162018](#)

**District Council Minutes dated April 16, 2018**

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

**Aye:**                7 -        Glaros, Davis, Franklin, Lehman, Patterson, Taveras and Turner

**Absent:**                Harrison and Toles

**REFERRED FOR DOCUMENT**

[ERR-265](#)

**Ali I. Tangoren Family Settlement Revocable Family Trust/ Ali I.**

**Tangoren, Trustee**

**Validation of Multifamily Rental License No. M-130 Issued in Error**

**Applicant(s):**

Ali I. Tangoren

**Location:**

Located at 833 Fairview Avenue, Takoma Park, Maryland (.16 Acres; R-18 Zone).

**Request:**

Requesting validation of Prince George's County Multifamily Rental License No. M-130 issued in error for a 3-unit apartment building in the R-18 Zone.

**Council District:**

2

**Appeal by Date:**

12/7/2017

**Action by Date:**

5/7/2018

**Opposition:**

None

**History:**

*Council deferred this item to May 7, 2018.*

**This Permit issued in error was deferred.**

**Attachment(s):**

[ERR-265 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.*

**(a) PLANNING BOARD****DSP-17011****Matapeake Parcel 1, 2, & A**

**Applicant(s):** Fairfield Building Co.

**Location:** Located on the east side of Matapeake Business Drive, one-quarter mile east of the intersection of Timothy Branch Drive and US 301 (Robert Crain Highway), also identified as 7651 Matapeake Business Drive in Brandywine, Maryland (12.38 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for 312 multifamily units on Parcels 1, 2 (previously Parcels 8 and 9) and A.

**Council District:** 9

**Appeal by Date:** 5/17/2018

**Review by Date:** 5/17/2018

**History:**

*Council took no action on this item.*

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

**PENDING FINALITY (Continued)****(a) PLANNING BOARD (Continued)**[DDS-642](#)**Matapeake Parcel 1, 2, & A****Applicant(s):** Fairfield Building Co.**Location:** Located on the east side of Matapeake Business Drive, one-quarter mile east of the intersection of Timothy Branch Drive and US 301 (Robert Crain Highway), also identified as 7651 Matapeake Business Drive in Brandywine, Maryland (12.38 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards from Section 27-558(a) of the Prince George's County Zoning Ordinance to allow parking spaces with varied depths from 18 feet to 21 feet by 9 feet in width.**Council District:** 9**Appeal by Date:** 5/17/2018**Review by Date:** 5/17/2018**History:***Council took no action on this item.***This Departure from Design Standards was not elected to review by Council.**

**PENDING FINALITY (Continued)****(a) PLANNING BOARD (Continued)**[DSP-87050-12](#)**The Shops at Oxford (Constellation Centre)****Applicant(s):** Oxon Hill Road LLC**Location:** Located on the north side of Oxon Hill Road at its intersection with I-95/495 (Capital Beltway), approximately 1,000 feet west of the intersection with MD 414 (St. Barnabas Road) (24.95 Acres; C-S-C Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of 16,000 square feet of commercial retail uses, The Shops at Oxford, within the existing parking area of Constellation Centre.**Council District:** 8**Appeal by Date:** 5/3/2018**Review by Date:** 5/3/2018**History:***Council took no action on this item.***This Detailed Site Plan was not elected to review by Council.****Attachment(s):** [DSP-87050-12 Zoning Agenda Item Summary \(ZAIS\)](#)

**PENDING FINALITY (Continued)****(a) PLANNING BOARD (Continued)****[SDP-1501 Amended](#)****Oak Creek Club, Phase 5 (Amended)**

- Applicant(s):** NVR-MS Cavalier Oak Creek, LLC
- Location:** Located north of oak grove road, 3,200 feet west of the intersection with church road south (117.49 Acres; R-L Zone).
- Request:** Requesting waiver and reconsideration of the conditions to construct a roundabout at the intersection of Oak Grove Road and Church Road and convert the roundabout to a four-way signal-controlled intersection. (The original request was approval of a Specific Design Plan for Phase 5 of the development, which proposes 213 single-family units).
- Council District:** 6
- Appeal by Date:** 4/12/2018
- Review by Date:** 5/16/2018
- Comment(s):** This case was originally transmitted on March 13, 2018 to the Council, but was returned and retransmitted on April 12, 2018 in order to satisfy affidavit requirements.
- History:**

*Council deferred this item to a later date.*

**This Specific Design Plan was deferred.**

**Attachment(s):** [SDP-1501 Planning Board Resolution 15-141](#)

**PENDING FINALITY (Continued)****(a) PLANNING BOARD (Continued)****[SDP-0417 Amended](#)****Oak Creek Club, Phase 3 (Amended)**

- Applicant(s):** Oak Creek Club, Corporation
- Location:** Located in the northwest intersection of Oak Grove Road and Church Road (64.73 Acres; R-L Zone).
- Request:** Requesting waiver and reconsideration of the conditions to construct a roundabout at the intersection of Oak Grove Road and Church Road and convert the roundabout to a four-way signal-controlled intersection. (The original request was approval of a Specific Design Plan for the construction of 92 single-family detached houses in the R-L Zone).
- Council District:** 6
- Appeal by Date:** 4/12/2018
- Review by Date:** 5/14/2018
- Comment(s):** This case was originally transmitted on March 13, 2018 to the Council, but was returned and retransmitted on April 12, 2018 in order to satisfy affidavit requirements.
- History:**
- Council deferred this item to a later date.*
- This Specific Design Plan was deferred.**



**PENDING FINALITY (Continued)****(a) PLANNING BOARD (Continued)****[SDP-0610 Amended](#)****Oak Creek Club, Phase 4 (Amended)**

- Applicant(s):** Oak Creek Club Corporation
- Location:** Located approximately 2,000 feet west of intersection of Oak Grove Road & Church Road & 5,000 feet east of Church and Mary Bowie Parkway.
- Request:** Requesting waiver and reconsideration of the conditions to construct a roundabout at the intersection of Oak Grove Road and Church Road and convert the roundabout to a four-way signal-controlled intersection. (The original request was approval of a Specific Design Plan for construction of 135 single-family detached houses in the R-L Zone).
- Council District:** 6
- Appeal by Date:** 4/12/2018
- Review by Date:** 5/14/2018
- Comment(s):** This case was originally transmitted to the Council on March 13, 2018 , but was returned and retransmitted on April 12, 2018 in order to satisfy affidavit requirements.
- History:**
- Council deferred this item to a later date.*
- This Specific Design Plan was deferred.**

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**PENDING FINALITY (Continued)****(a) PLANNING BOARD (Continued)****SDP-0610-01****Oak Creek Club, Phase 4 (Amended)****Amended**

- Applicant(s):** NVR-MS Cavalier Oak Creek, Club, LLC.
- Location:** Located approximately 2,000 feet west of the intersection of Oak Grove and Church Roads 5,000 feet east of the intersection of Church Road and Mary Bowie Parkway (69.68 Acres; R-L Zone).
- Request:** Requesting waiver and reconsideration of the conditions to construct a roundabout at the intersection of Oak Grove Road and Church Road and convert the roundabout to a four-way signal-controlled intersection. (The original request was for a Specific Design Plan to reconfigure Landbay 'N' so as to provide internal access to the 10 lots fronting on Oak Grove Road in Specific Design Plan SDP-0610 and provide a current approval that will supersede SDP-0610).
- Council District:** 6
- Appeal by Date:** 4/12/2018
- Review by Date:** 5/14/2018
- Comment(s):** This case was originally transmitted on March 13, 2018 to the Council, but was returned and retransmitted on April 12, 2018 in order to satisfy affidavit requirements.

**History:**

*Council deferred this item to a later date.*

**This Specific Design Plan was deferred.**

**PENDING FINALITY (Continued)****(b) PLANNING BOARD'S REPRESENTATIVE****[CNU-5403-2018-U](#)****5715 Livingston Road, Oxon Hill****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** Located approximately 2,364 feet south of the intersection of Livingston Road and Indian Head Highway (3.4 Acres; R-55 Zone).**Request:** Requesting Certification of Nonconforming Use for existing outdoor advertising signs pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1939.**Council District:** 8**Review by Date:** 4/30/2018**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 took no action on this item.***This Certification of a Nonconforming Use was not elected to review by Council.****Attachment(s):** [CNU-5403-2018-U Zoning Agenda Item Summary \(ZAIS\)](#)**ADJOURN***The meeting was adjourned at 10:30 a.m.***11:00 AM BRIEFING: VENTURE PHILANTHROPY PARTNERS (VPP) & TELEPHARMACY INITIATIVES (COUNCIL HEARING ROOM)***(SEE SEPARATE AGENDA)***1:30 PM TRANSPORTATION, HOUSING AND THE ENVIRONMENT COMMITTEE - (ROOM 2027)***(SEE SEPARATE AGENDA)*

Prepared by:

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Leonard Moses, Digitization Manager

Submitted by:

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Redis C. Floyd, Clerk of the Council