



# Prince George's County Council

Wayne K. Curry  
Administration Building  
1301 McCormick Dr  
Largo, MD 20774

## Zoning Minutes - Final Sitting as the District Council

*Calvin S. Hawkins, II, Chair, At-Large*

*Edward P. Burroughs, III, District 8*

*Derrick Leon Davis, District 6*

*Thomas E. Dernoga, District 1*

*Mel Franklin, At-Large*

*Dannielle M. Glaros, District 3*

*Sydney J. Harrison, Vice Chair, District 9*

*Jolene Ivey, District 5*

*Rodney C. Streeter, District 7*

*Deni L. Taveras, District 2*

*Todd M. Turner, District 4*

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

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Monday, February 28, 2022

10:00 AM

Virtual Meeting

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### **10:00 AM CALL TO ORDER - (VIRTUAL MEETING)**

*Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened virtually by Council Chair Hawkins at 10:10 a.m. with ten members present at roll call (Absent; Council Member Streeter).*

**Present:**        10 -    Chair Calvin S. Hawkins  
                                 Council Member Derrick Davis  
                                 Council Member Thomas Dernoga  
                                 Council Member Mel Franklin  
                                 Council Member Dannielle Glaros  
                                 Vice Chair Sydney Harrison  
                                 Council Member Jolene Ivey  
                                 Council Member Deni Taveras  
                                 Council Member Todd Turner  
                                 Council Member Edward Burroughs

**Absent:**                                    Council Member Rodney Streeter

**INVOCATION / MOMENT OF SILENCE**

*Invocation was led by Council Administrator Robert Williams.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Edward Burroughs III.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 02142022](#)

**District Council Minutes Dated February 14, 2022.**

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

**Aye:** 9 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner

**Absent:** Streeter

**Abstain:** 1 - Burroughs

**Attachment(s):** [District Council Minutes Draft 2-14-2022](#)

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**NEW CASE(S)****A-9960-C-01****Manokeek (Development)**

**Applicant(s):** Signature Land Holdings, LLC

**Location:** Located on the east and west side of Manning Road East, approximately 120 feet north of Berry Road (MD 228) and approximately 2,300 feet east of the Indian Head Highway (MD 210)/Berry Road intersection (7.238 Acres; M-X-T Zone).

**Request:** Request approval of a Zoning Map Amendment for the Amendment of Conditions, deleting Condition 5 (Zoning Ordinance 2-2006) of approval of A-9960 which rezoned the subject property from the R-R (Rural Residential) to the M-X-T (Mixed Use Transportation Oriented) Zone.

**Council District:** 9

**Appeal by Date:** 2/8/2022

**Action by Date:** 5/24/2022

**Opposition:** None

**History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 10-0; Absent: Council Member Streeter).*

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

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [A-9960-C-01 Notice of District Council Final Decison](#)  
[A-9960-C-01 Zoning Agenda Item Summary](#)  
[A-9960-C-01 - ZHE Notice](#)  
[A-9960-C-01 - ZHE Decision](#)  
A-9960-C-01 PORL  
[A-9960-C - Exhibit List](#)  
[A-9960-C-01 Exhibits 1-40](#)  
[A-9960-C Transcripts 11-17-2021](#)

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**NEW CASE(S) (Continued)****[ROSP-4196-01](#)****McDonald's Forest Heights**

- Applicant(s):** McDonalds Forest Heights, LLC.
- Location:** Located on 0.77 acre of C-M (Commercial Miscellaneous) zoned land located in the southeast quadrant of the northernmost intersection of Livingston Road with Indian Head Highway (MD Route 210) and the western boundary abuts the service road in the Indian Head Highway right-of-way (0.77 Acres; C-M Zone).
- Request:** Requesting approval of a Revision of Site Plan (ROSP) to revise Special Exception 4196 (Alteration, Enlargement, Extension or Reconstruction of a Certified Non-Conforming Use) (Fast Food Restaurant), approved in 1995 to enclose the play area and add additional parking. AC-20004 is a request for Alternative Compliance to Sections 4.2 and 4.7 of the Landscape Manual to allow a reduced bufferyard.
- Council District:** 8
- Appeal by Date:** 2/15/2022
- Action by Date:** 5/31/2022
- Opposition:** None
- History:**

*Council deferred item to March 14, 2022 agenda.*

**This Revision of Site Plan was deferred**

- Attachment(s):** [ROSP-4196-01 Zoning Agenda Item Summary](#)  
[ROSP-4196-01- ZHE Notice of Decision](#)  
[ROSP 4196-01- ZHE Decision](#)  
ROSP-4196-01- PORL  
[ROSP-4196-01 Technical Staff Report](#)  
[ROSP-4196-01-Exhibit List](#)  
[ROSP-4196-01-Exhibit 1-39](#)  
[ROSP-4196-01 Transcripts 12-01-2021](#)

**PENDING FINALITY**

*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.*

**(a) PLANNING BOARD**[CDP-9705-04](#)**Cameron Grove (Johnson Sunroom)****Applicant(s):** Michelle Clancy**Location:** Located at 13710 New Acadia Lane, on the south side of New Acadia Lane, approximately 288 feet west of its intersection with Fuller Avenue (0.17 Acres; R-L Zone).**Request:** Requesting approval of a Comprehensive Design Plan (CDP) to construct a sunroom at the rear of an existing single-family detached dwelling within the rear yard setback and allow an increase of the total lot coverage by 9 percent.**Council District:** 6**Appeal by Date:** 3/17/2022**Review by Date:** 3/17/2022**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Streeter).*

**A motion was made by Council Member Davis, seconded by Chair Hawkins, that Council waive election to review for this Comprehensive Design Plan. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [CDP-9705-04 Planning Board Memo](#)  
[CDP-9705-04 Zoning Agenda Item Summary](#)  
[CDP-9705-04 Planning Board Resolution](#)  
[2022-14 - Signed](#)  
 CDP-9705-04\_PORL  
[CDP-9705-04 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSP-07057-05****Woodmore Town Center, Lot 14 Block J (Gibbs Pool)****Applicant(s):** Livewell Outdoors**Location:** Located on the north side of Sir Michael Place, approximately 200 feet southwest of its intersection with Glenarden Parkway (0.14 Acres; M-X-T).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the construction of a pool and hot tub within the rear yard setback of an existing single-family detached house, on Lot 14 Block J.**Council District:** 5**Appeal by Date:** 3/17/2022**Review by Date:** 3/17/2022**Municipality:** Glenarden**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Streeter).*

**A motion was made by Council Member Ivey, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [DSP-07057-05 Planning Board Memo](#)  
[DSP-07057-05 Zoning Agenda Item Summary](#)  
[DSP-07057-05 Planning Board Resolution](#)  
[2022-15 - Signed](#)  
DSP-07057-05\_PORL  
[DSP-07057-05 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-20012****Metro City**

**Applicant(s):** Metro City, LLC (Kushner Investment)

**Location:** Located on the west side of Addison Road South and the east side of Rollins Avenue, approximately 4,000 feet southwest of the intersection of MD 214 (Central Avenue) and Addison Road South (24.80 Acres; M-X-T / D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for Phase 1 of a mixed-use project consisting of 72 townhouses, 240 multifamily dwelling units for seniors (55 years plus) and a 195-bed assisted living facility.

**Council District:** 7

**Appeal by Date:** 3/17/2022

**Review by Date:** 3/17/2022

**History:**

*Council waived election to review for this item (Vote: 6-0-3; Abstain: Council Members Burroughs, Ivey and Taveras; Absent: Council Member Streeter).*

**A motion was made by Chair Hawkins, seconded by Council Member Franklin, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

**Aye:** 7 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison and Turner

**Absent:** Streeter

**Abstain:** 3 - Ivey, Taveras and Burroughs

**Attachment(s):** [DSP-20012 Planning Board Memo](#)  
[DSP-20012 Zoning Agenda Item Summary](#)  
[DSP-20012 Planning Board Resolution 2022-11](#)  
[- Signed](#)  
DSP-20012\_PORL  
[DSP-20012 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSP-21005****Quarles Petroleum Site 407**

**Applicant(s):** Quarles Petroleum Inc.

**Location:** Located in the northwest quadrant of the intersection of Old Marlboro Pike and Grey Eagle Drive, approximately 1,100 feet north of its intersection with Suitland Parkway (0.81 Acres; I-1 / M-I-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for a change of use from an existing gas station/vehicle repair and service station to a commercial fuel depot.

**Council District:** 6

**Appeal by Date:** 3/17/2022

**Review by Date:** 3/17/2022

**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Streeter).*

**A motion was made by Council Member Davis, seconded by Council Member Turner, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [DSP-21005 Planning Board Memo](#)  
[DSP-21005 Zoning Agenda Item Summary](#)  
[DSP-21005 Planning Board Resolution 2022-12](#)  
[- Signed](#)  
DSP-21005\_PORL  
[DSP-21005 Technical Staff Report](#)



**PENDING FINALITY (Continued)****[SDP-1603-01](#)****National Capital Business Park****Applicant(s):** Manekin**Location:** Located on the north side of Leeland Road, approximately 3,178 feet west of the intersection of Leeland Road and the southbound US 301 (Robert Crain Highway) (442.30 Acres; R-S / I-1 / R-A Zones).**Request:** Requesting approval of a Specific Design Plan (SDP) for the National Capital Business Park, including the proposed street network, sidewalks, utilities, grading, stormwater management (SWM), retaining walls, and directional signage that will serve the employment and institutional uses proposed for the portion of the property in the Residential Suburban Development (R-S) Zone.**Council District:** 4**Appeal by Date:** 3/3/2022**Review by Date:** 3/3/2022**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Streeter).*

**A motion was made by Council Member Turner, seconded by Council Member Davis, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [SDP-1603-01 - PLB Memo](#)  
[SDP-1603-01 Zoning Agenda Item Summary](#)  
[SDP-1603-01 Planning Board Resolution](#)  
[2022-10 Signed](#)  
SDP-1603-01\_PORL  
[SDP-1603-01 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****(b) PLANNING BOARD'S REPRESENTATIVE****CNU-19490-2021-U****4700 Addison Road****Applicant(s):** April Mackoff, Clear Channel Outdoor, LLC**Location:** Located on Addison Road at intersection w/ Minnesota Ave (3.84 Acres; M-X-T Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1977.**Council District:** 5**Review by Date:** 3/14/2022**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Streeter).*

**A motion was made by Council Member Ivey, seconded by Council Member Turner, that Council waive election to review for this Certification of a Nonconforming Use.**

**The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [CNU-19490-2021 PLB Memo](#)  
[CNU-19490-2021 Zoning Agenda Item Summary](#)  
[CNU-19490-2021 Case File](#)

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**PENDING FINALITY (Continued)**[CNU-19619-2021-U](#)**4606 Addison Road**

**Applicant(s):** April Mackoff, Clear Channel Outdoor, LLC

**Location:** Located on Addison Road at intersection w/ Doewood Lane (0.3720 Acres; R-T Zone).

**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1974.

**Council District:** 5

**Review by Date:** 3/14/2022

**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Streeter).*

**A motion was made by Council Member Ivey, seconded by Council Member Franklin, that Council waive election to review for this Certification of a Nonconforming Use.**

**The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [CNU-19619-2021 PLB Memo](#)  
[CNU-19619-2021 Zoning Agenda Item Summary](#)  
[CNU-19619-2021 Case File](#)

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**PENDING FINALITY (Continued)**[CNU-21285-2021-U](#)**9408 Livingston Road**

**Applicant(s):** April Mackoff, Clear Channel Outdoor LLC

**Location:** Located on Livingston Rd. NE of intersection w/ Oxon Hill Rd. (0.4870 Acres; C-M Zone).

**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1985.

**Council District:** 8

**Review by Date:** 3/14/2022

**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Streeter).*

**A motion was made by Council Member Burroughs, seconded by Council Member Davis, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [CNU-21285-2021 PLB Memo](#)  
[CNU-21285-2021 Zoning Agenda Item Summary](#)  
[CNU-21285-2021 Case File](#)



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**PENDING FINALITY (Continued)**[CNU-38204-2021-U](#)**6705 Accokeek Road**

**Applicant(s):** April Mackoff, Clear Channel Outdoor, LLC

**Location:** Located on SW Robert Crain Hwy at Accokeek Road (270.7908 Acres; R-R Zone).

**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1965.

**Council District:** 9

**Review by Date:** 3/14/2022

**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Streeter).*

**A motion was made by Vice Chair Harrison, seconded by Council Member Davis, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [CNU-38204-2021 PLB Memo](#)  
[CNU-38204-2021 Zoning Agenda Item Summary](#)  
[CNU-38204-2021 Case File](#)

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**PENDING FINALITY (Continued)**[CNU-39474-2021-U](#)**3816 Old Silver Hill Road**

**Applicant(s):** April Mackoff, Clear Channel Outdoor, LLC

**Location:** Located on Old Silver Hill Road, SE of Colebrooke Drive (0.125 Acres; C-S-C Zone).

**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1989.

**Council District:** 7

**Review by Date:** 3/14/2022

**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Streeter).*

**A motion was made by Chair Hawkins, seconded by Council Member Davis, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [CNU-39474-2021 PLB Memo](#)  
[CNU-39474-2021 Zoning Agenda Item Summary](#)  
[CNU-39474-2021 Case File](#)

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**PENDING FINALITY (Continued)**[CNU-41464-2021-U](#)**14504 SE Robert Crain Highway**

**Applicant(s):** April Mackoff, Clear Channel Outdoor, LLC

**Location:** Located on SE Robert Crain Hwy at Short Cut Rd. (0.930 Acres; I-1 Zone).

**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1987.

**Council District:** 9

**Review by Date:** 3/14/2022

**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Streeter).*

**A motion was made by Vice Chair Harrison, seconded by Council Member Turner, that Council waive election to review for this Certification of a Nonconforming Use.**

**The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras,  
Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [CNU-41464-2021 PLB Memo](#)  
[CNU-41464-2021 Zoning Agenda Item](#)  
[Summary](#)  
[CNU-41464-2021 Case File](#)



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**PENDING FINALITY (Continued)**[CNU-42648-2021-U](#)**Pennsy Drive**

**Applicant(s):** April Mackoff, Clear Channel Outdoor, LLC

**Location:** Located on Pennsy Drive near the intersection with 75th Ave. (5.79 Acres; I-1 Zone).

**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1991.

**Council District:** 5

**Review by Date:** 3/14/2022

**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Streeter).*

**A motion was made by Council Member Ivey, seconded by Council Member Davis, that Council waive election to review for this Certification of a Nonconforming Use.**

**The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [CNU-42648-2021 PLB Memo](#)  
[CNU-42648-2021 Zoning Agenda Item Summary](#)  
[CNU-42648-2021 Case File](#)

**PENDING FINALITY (Continued)****CNU-42730-2021-U**      **Baltimore Avenue**

**Applicant(s):** April Mackoff, Clear Channel Outdoor, LLC  
**Location:** Located on Baltimore Avenue south of Contee Road (R-R Zone).  
**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required 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 1935.

**Council District:** 1

**Review by Date:** 3/14/2022

**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Streeter).*

**A motion was made by Council Member Dernoga, seconded by Council Member Turner, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [CNU-42730-2021 PLB Memo](#)  
[CNU-42730-2021 Zoning Agenda Item Summary](#)  
[CNU-42730-2021 Case File](#)

**ADJ27-22****ADJOURNED****History:**

*Meeting adjourned at 11:17 a.m.*

**A motion was made by Council Member Turner, seconded by Council Member Taveras, that this meeting be adjourned. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**10:30 A.M. COMMITTEE OF THE WHOLE - (VIRTUAL MEETING)**

*(SEE SEPARATE AGENDA)*