



# 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, June 19, 2017

10:00 AM

Council Hearing Room

---

9:30 AM AGENDA BRIEFING - (ROOM 2027)

10:35 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 10:35 a.m. with six members present at roll call.*

**Present:**        6 -     Chairman Derrick Davis  
                                 Council Member Andrea Harrison  
                                 Council Member Mary Lehman  
                                 Council Member Obie Patterson  
                                 Council Member Deni Taveras  
                                 Council Member Karen Toles

**Absent:**        Vice Chair Dannielle Glaros  
                                 Council Member Mel Franklin  
                                 Council Member Todd Turner

**INVOCATION**

*Pastor Ronnie Burgess, Seven Loaves Ministry, Washington, D.C. Council Member Lehman requested prayer for her mother-in-law as she recovers from a stroke and for the environment. Council Member Davis requested prayer for civility in the nation.*

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 06122017](#)

**District Council Minutes dated June 12, 2017**

**A motion was made by Council Member Harrison, seconded by Council Member Patterson, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Toles

**Absent:** Glaros, Franklin and Turner

**Attachment(s):** [6-12-2017 District Council Minutes DRAFT](#)

**REFERRED FOR DOCUMENT****DSP-13014-01****Forestville Plaza Shopping Center (Amendment of Conditions)****Amend Conditions**

- Applicant(s):** PMM Enterprises, LLC t/a Forestville Plaza Shopping Center
- Location:** Located in the northeast quadrant of the intersection of Forestville Road and Old Marlboro Pike (MD 725), also identified as 7702-7794 Forestville Road, District Heights, Maryland (18.17 Acres; I-1 / D-D-O Zones).
- Request:** Requesting approval of an Amendment of Conditions for an amendment to Conditions 1(a)(1) and 2 of the District Council's October 1, 2013 approval of Detailed Site Plan 13014.
- Council District:** 6
- Appeal by Date:** 6/8/2017
- Action by Date:** 10/23/2017
- Opposition:** None
- History:**

*Council adopted the prepared Order of approval, with conditions (Vote: 6-0; Absent: Council Members Glaros, Franklin and Turner).*

**A motion was made by Chairman Davis, seconded by Council Member Harrison, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:**

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Toles

**Absent:** Glaros, Franklin and Turner

- Attachment(s):** [DSP 13014-C District Council Final Decision 06192017](#)  
[DSP-13014-01 Zoning AIS](#)  
[DSP-13014-01 Zoning Hearing Examiner Decision](#)  
 DSP-13014-01 PORL  
[DSP 13014 District Council Order 10-1-2013](#)  
 DSP-13014 Appeal Letter  
[DSP-13014 Planning Board Resolution 13-79](#)  
[DSP-13014 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION**[CNU-24691-2016](#)**Hampshire View, Lot 4, Block 2****Applicant(s):** Aster DeMissie Revocable Trust**Location:** Located on the east side of Red Top Road in Takoma Park, approximately 510 feet south of the intersection of Red Top Road and East-West Highway (MD 410) (0.1240 Acres; R-18 Zone).**Request:** Requesting approval for certification of an existing, three-unit multifamily apartment building that was built in 1951. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.**Council District:** 2**Appeal by Date:** 3/23/2017**Review by Date:** 3/23/2017**Action by Date:** 7/7/2017**History:**

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

**A motion was made by Council Member Taveras, seconded by Council Member Harrison, that this Certification of a Nonconforming Use be referred for document.**

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

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Toles

**Absent:** Glaros, Franklin and Turner

*Council adopted the prepared Order of approval, with conditions (Vote: 6-0; Absent: Council Members Franklin, Glaros and Turner).*

**A motion was made by Council Member Taveras, seconded by Council Member Patterson, that this Certification of a Nonconforming Use be approved with conditions.**

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

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Toles

**Absent:** Glaros, Franklin and Turner

**Attachment(s):** [CNU-24691-2016 District Council Final Decision 06192017 DRAFT](#)  
[CNU-24691-2016 Zoning AIS](#)  
[CNU-24691 Planning Board Resolution 17-16](#)  
[CNU-24691-2016\\_PORL](#)  
[CNU-24691-2016 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**[CNU-43544-2015](#)**Langley Terrace Apartments****Applicant(s):** Zupnik-Langley Park Associates, LLC**Location:** Located on the east side of 14th Avenue and Langley Way (4.507 Acres; R-18 Zone).**Request:** Requesting approval for certification of an existing, 106-unit multifamily garden-style apartment complex, that was built in 1950. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.**Council District:** 2**Appeal by Date:** 3/23/2017**Review by Date:** 3/23/2017**Action by Date:** 6/23/2017**History:**

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

**A motion was made by Council Member Taveras, seconded by Council Member Harrison, that this Certification of a Nonconforming Use be referred for document.**

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

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Toles

**Absent:** Glaros, Franklin and Turner

*Council adopted the prepared Order of approval, with conditions (Vote: 6-0; Absent: Council Members Franklin, Glaros and Turner).*

**A motion was made by Council Member Taveras, seconded by Council Member Patterson, that this Certification of a Nonconforming Use be approved with conditions.**

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

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Toles

**Absent:** Glaros, Franklin and Turner

**Attachment(s):** [CNU-43544-2015 District Council Final Decision 06192017 DRAFT](#)  
[CNU-43544-2015 Zoning AIS](#)  
[CNU-43544-2015 Planning Board Resolution 17-15](#)  
CNU-43544-2015\_PORL

**ITEM(S) FOR DISCUSSION (Continued)**[CSP-16002](#)**Shaban Property**

- Applicant(s):** Randy and Nahida Shaban
- Location:** Located in the northwest quadrant of the intersection of Edgewood Road and Rhode Island Avenue. Specifically located at 4924 and 4926 Edgewood Road and 9900 Rhode Island Avenue in College Park.
- Request:** Requesting approval of a Conceptual Site Plan proposing to rezone the property from the Commercial Shopping Center (C-S-C) and Open Space (O-S) Zones to the Mixed Use–Infill (M-U-I) Zone for a future mixed-use development, including residential and commercial uses.
- Council District:** 1
- Appeal by Date:** 5/25/2017
- Action by Date:** 7/5/2017
- Comment(s):** District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance
- Municipality:** City of College Park
- History:**

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

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

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Toles

**Absent:** Glaros, Franklin and Turner

*Council adopted the prepared Order of approval, with conditions (Vote: 6-0; Absent: Council Members Franklin, Glaros and Turner).*

**A motion was made by Council Member Lehman, seconded by Council Member Harrison, that this Conceptual Site Plan be approved with conditions. The motion carried by the following vote:**

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Toles

**Absent:** Glaros, Franklin and Turner

**Attachment(s):** [CSP-16002 District Council Final Decision](#)  
[06192017 DRAFT](#)  
[CSP-16002 Zoning AIS](#)  
[CSP-16002 Planning Board Resolution 17-57](#)  
 CSP-16002\_PORL  
[CSP-16002 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**

[DSP-16010](#)

**Cabin Branch Village**

**Applicant(s):** VP, LLP  
 c/o Mark Vogel

**Location:** Located in the northwestern quadrant of the intersection of Armstrong Lane and Ryon Road. The project is located within the boundaries of the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment (24.59 Acres; M-X-T / R-R / M-I-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for 204 single-family attached dwelling units (townhouses).

**Council District:** 6

**Appeal by Date:** 4/27/2017

**Review by Date:** 4/27/2017

**Action by Date:** 6/23/2017

**History:**

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

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

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Toles

**Absent:** Glaros, Franklin and Turner

*Council adopted the prepared Order of approval, with conditions (Vote: 6-0; Absent: Council Members Franklin, Glaros and Turner).*

**A motion was made by Chairman Davis that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:**

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Toles

**Absent:** Glaros, Franklin and Turner

**Attachment(s):** [DSP-16010 District Council Final Decision](#)  
[06192017 DRAFT](#)  
[DSP-16010\\_Zoning AIS](#)  
[DSP16010 Planning Board Resolution 17-41](#)  
 DSP-16010\_PORL  
[DSP-16010 Technical Staff Report condensed](#)

**ITEM(S) FOR DISCUSSION (Continued)**

[DSP-16014](#)

**EPIC-SMVI**

**Applicant(s):** Southern Maryland Vocational Industries, Inc. d/b/a EPIC  
**Location:** Located on the west side of Plaza Drive, approximately 1,650 feet south of its intersection with Silver Hill Road (1.07 Acres; R-55 Zone).  
**Request:** Requesting approval of a Detailed Site Plan to use an existing building as an eleemosynary/philanthropic institution.  
**Council District:** 7  
**Appeal by Date:** 5/25/2017  
**Action by Date:** 7/5/2017  
**Comment(s):** District Council review of this case is required by Section 27-441(b)(3) of the Zoning Ordinance.

**History:**

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

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

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Toles

**Absent:** Glaros, Franklin and Turner

*Council adopted the prepared Order of approval, with conditions (Vote: 6-0; Absent: Council Members Franklin, Glaros and Turner).*

**A motion was made by Council Member Toles, seconded by Council Member Lehman, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:**

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Toles

**Absent:** Glaros, Franklin and Turner



---

**Attachment(s):** [DSP-16014 District Council Final Decision](#)  
[06192017 DRAFT](#)  
[DSP-16014 Zoning AIS](#)  
[DSP-16014 Planning Board Resolution 17-60](#)  
 DSP-16014\_PORL  
[DSP-16014 Technical Staff Report](#)

**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**

**DSP-16033**

**Stimulating Minds Child Development Center**

**Applicant(s):** Latrice Tibbs  
**Location:** Located on the north side of Central Avenue (MD 332), between its intersections with Akin Avenue and Bayou Avenue, more specifically, it is located at 5922 Central Avenue in Capitol Heights, Maryland (C-S-C / T-D-O).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) for a day care for 20 children in an existing building.  
**Council District:** 7  
**Appeal by Date:** 6/29/2017  
**Review by Date:** 6/29/2017  
**Municipality:** Town of Capitol Heights  
**History:**

*Council took no action on this item.*

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

**Attachment(s):** [DSP-16033 Planning Board Resolution 17-68](#)  
 DSP-16033\_PORL  
[DSP-16033 Technical Staff Report](#)

---

**PENDING FINALITY (Continued)****DSP-16040****Mt. Olives United Missionary Baptist Church**

- Applicant(s):** Mt. Olives United Missionary Baptist Church
- Location:** Located on the eastern side of Annapolis Road, approximately 415 feet south of its intersection with Cooper Lane, at 6659 Annapolis Road in Hyattsville, Maryland (0.65 Acres; C-S-C Zone).
- Request:** Requesting approval of a Detailed Site Plan for a 2,840-square-foot addition to an existing 1,306-square-foot church (total 4,146 square feet).
- Council District:** 5
- Appeal by Date:** 6/29/2017
- Review by Date:** 6/29/2017
- Municipality:** Town of Landover Hills

**History:**

*Council elected to review this item (Vote: 6-0; Absent: Council Members Franklin, Glaros and Turner).*

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

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Toles

**Absent:** Glaros, Franklin and Turner

- Attachment(s):** [DSP-16040 Zoning AIS](#)  
[DSP-16040 Planning Board Resolution 17-71](#)  
DSP-16040\_PORL  
[DSP-16040 Technical Staff Report](#)

---

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JULY 17, 2017 - 1:30 P.M.**

*Hearing Dates & Times Subject to Change*

[SE-4760](#)

**Verizon Wireless - Glenarden**

**Applicant(s):** Verizon Wireless - Glenarden  
**Location:** Located on the south side of Landover Road (MD 202), approximately 600 feet west of Martin Luther King, Jr., Highway (MD 704), also identified as 7781 Landover Road, Landover, Maryland (1.53 Acres; R-35 Zone).  
**Request:** Requesting approval for a Special Exception to remove and replace a 95-foot-high monopole to support wireless telecommunication antennas on privately-owned land not meeting the minimum 2.5-acre requirement pursuant to Section 27-445.04(a)(3)(C) of the Prince George's County Code.  
**Council District:** 5  
**Appeal by Date:** 6/2/2017  
**Review by Date:** 6/2/2017  
**Opposition:** None

**This Special Exception hearing date was announced.**

**Attachment(s):** [SE-4760 Zoning AIS](#)  
[SE-4760 Zoning Hearing Examiner Decision](#)  
SE-4760 PORL

**10:54 AM ADJOURN**

*The meeting was adjourned at 10:54 a.m.*

**12:00 PM - MEET AND GREET - (ROOM 2027)**

*MARYLAND ASSOCIATION OF COUNTIES (MACO)*

*Michael Sanderson, MACo Executive Director*

*Kevin Kamenetz, MACo President, County Executive, Baltimore County*

*The Meet & Greet convened at 12:19 p.m. and concluded at 1:31 p.m.*

**1:30 PM BRIEFING: WMATA AND AMALGAMATED TRANSIT UNION - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

Prepared by:

\_\_\_\_\_  
Leonard Moses, Zoning Assistant

Submitted by:

\_\_\_\_\_  
Redis C. Floyd, Clerk of the Council

DRAFT