



# 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

*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, July 2, 2018**

**10:00 AM**

**Council Hearing Room**

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### **9:48 AM AGENDA BRIEFING - (ROOM 2027)**

*At 9:48 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.*

### **10:45 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 10:45 a.m. with eight members present at roll call.*

*Council Member Harrison was absent.*

**Present:**        8 -    Chair Dannielle Glaros  
                                 Council Member Derrick Davis  
                                 Council Member Mel Franklin  
                                 Council Member Mary Lehman  
                                 Council Member Obie Patterson  
                                 Council Member Deni Taveras  
                                 Council Member Karen Toles  
                                 Vice Chair Todd Turner

**Absent:**                    Council Member Andrea Harrison

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*Also Present: Stan Brown, People's Zoning Counsel  
Robert J. Williams, Jr., Council Administrator  
Rajesh Kumar, Principal Counsel to the District Council  
Redis C. Floyd, Clerk of the Council  
Donna J. Brown, Deputy Clerk of the Council  
Leonard Moses, Office of the Clerk of the Council*

*M-NCPPC  
Taslima Alam, Development Review Division  
Ivy Thompson, Development Review Division*

### **INVOCATION**

*The Invocation was provided by Mr. Mathew Goldstein, Chair, Secular Coalition for Maryland. Chair Glaros requested prayer for Doug Pope, Rhonda Tinsley, and Thomas Mayah, who are all recovering from heart ailments. Council Member Toles acknowledged her deceased father's birthday and also recognized the date of the passing of former County Executive Wayne Curry. Council Member Turner requested prayer for the tragic deaths at the Capital Gazette Newspaper in Annapolis and specifically recognized John McNamara.*

### **PLEDGE OF ALLEGIANCE**

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

### **APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 06192018](#)

**District Council Minutes dated June 19, 2018**

**A motion was made by Chair Glaros that these Minutes be approved. The motion carried by the following vote:**

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

**Absent:** Harrison

**Attachment(s):** [6-19-2018 District Council Minutes DRAFT](#)

**ORAL ARGUMENTS**[A-10043](#)**Linda Lane Commercial Park****Applicant(s):** Curtis Properties, Inc.**Location:** Located on the west side of Branch Avenue (MD 5), in the southwest quadrant of its intersection with Linda Lane, and east of Old Branch Avenue, also identified as 5620 Linda Lane, and 5702 and 5710 Old Branch Avenue, Temple Hills, Maryland (5.61 Acres; C-S-C / R-80 / M-I-O Zones).**Request:** Requesting approval for a Zoning Map Amendment for the rezoning of approximately 5.61 acres of land from the C-S-C (Commercial Shopping Center) / R-80 (One-Family Detached Residential) / M-I-O (Military Installation Overlay) Zones to the M-X-T (Mixed Use-Transportation Oriented) / M-I-O Zones.**Council District:** 8**Appeal by Date:** 5/10/2018**Action by Date:** 10/8/2018**History:**

*Taslina Alam, M-NCPPC, provided an overview of the Zoning Map Amendment application. Matthew Tedesco, Esq., attorney for the applicant, spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.*

*The Oral Argument hearing was held and Council referred this item to staff for preparation of an approving document.*

**This Zoning Map Amendment hearing was held; subsequently, a motion was made by Council Member Patterson, seconded by Council Member Taveras, that this Zoning Map Amendment be referred for document. The motion carried by the following vote:**

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

**Absent:** Harrison

*Council adopted the prepared Zoning Ordinance No. 9 - 2018 (Vote: 8-0; Absent: Council Member Harrison).*

**A motion was made by Council Member Patterson, seconded by Council Member Davis, that this Zoning Map Amendment be approved. The motion carried by the following vote:**

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

**Absent:** Harrison

**Attachment(s):** [A-10043 Zoning Agenda Item Summary \(ZAIS\)](#)

**ORAL ARGUMENTS (CONTINUED)**[SE-4785](#)**Traditions at Beechfield - Enterprise Road**

- Applicant(s):** Greenlife Property Group, LLC./Beechfield
- Location:** Located in the northeast quadrant of MD 193 (Enterprise Road) and US 50 (John Hanson Highway) (83.68 Acres; R-E Zone).
- Request:** Requesting approval of a Special Exception for permission to use approximately 82.68 acres of R-E (Residential – Estate) zoned land for a Planned Retirement Community (major revision to prior SE-4529).
- Council District:** 6
- Appeal by Date:** 3/29/2018
- Review by Date:** 3/29/2018
- Action by Date:** 7/27/2018
- Opposition:** Steve Brigham, Edwin Brown, Sr., et. al.

**History:**

*Taslina Alam, M-NCPPC, provided an overview of the Special Exception application.*  
*Thomas Haller, Esq., attorney for the applicant, spoke in support on behalf of the applicant.*  
*Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.*

*The Oral Argument hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 7-0; Absent: Council Members Harrison and Lehman).*

**This Special Exception hearing was held; subsequently, a A motion was made by Council Member Davis, seconded by Vice Chair Turner, that this Special Exception be referred for document. The motion carried by the following vote:**

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

**Absent:** Harrison and Lehman

**Attachment(s):** [SE-4785 Zoning AIS](#)  
[SE-4785 Zoning Hearing Examiner Decision](#)  
 SE-4785 PORL

**NEW CASE(S)**

*In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).*

[A-10042](#)

**Brandywine Waldorf Medical Dental Center**

**Applicant(s):** Brandywine Waldorf Medical Center  
**Location:** Northwest quadrant of the intersection of Brandywine Road and Branch Avenue (Route 5) identified as 13518 and 13600 Brandywine Road, Brandywine, MD 20613 (2.99 acres; C-O Zone).  
**Request:** Rezoning of properties from C-O to M-X-T Zone  
**Council District:** 9  
**Appeal by Date:** 6/22/2018  
**Action by Date:** 1/20/2019

**History:**

*Stan Brown, People's Zoning Counsel, spoke to an error in the acreage of the application and additional fees associated with the change. Council referred this item to staff for preparation of an approving document (Vote: 7-0; Absent: Council Members Harrison and Lehman).*

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

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

**Absent:** Harrison and Lehman

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**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****DPLS-451****Palmer Park**

- Applicant(s):** Housing Initiative Partnership
- Location:** Located in the southwest quadrant of the intersection of Barlowe Road and Palmer Park Road (0.85 acre; R-20 Zone).
- Request:** Requesting approval for Departure of Parking and Loading Standards for a departure from Section 27-568 of the Zoning Ordinance for a reduction of 4 parking spaces from the 19-space parking requirement and variance requests to Sections 27-120.01(a) and 27-442(c), (d), and (e).
- Council District:** 5
- Appeal by Date:** 7/19/2018
- Review by Date:** 7/19/2018
- History:**

*Council deferred this item to July 9, 2018.*

**This Departure from Parking and Loading Standards was deferred.**

- Attachment(s):** [DPLS-451 Zoning Agenda Item Summary \(ZAIS\)](#)  
[DPLS-451 Planning Board Resolution 18-48](#)  
DPLS-451\_PORL  
[DPLS-451 Technical Staff Report](#)

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**PENDING FINALITY (CONTINUED)****(a) PLANNING BOARD**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

[DSP-06072-02](#)

**Glenn Dale Commons, Phase 1**

**Applicant(s):** SLDM, LLC

**Location:** Phase 1 of the Glenn Dale Commons project is located in the northwestern quadrant of the intersection of Aerospace Road and Hubble Drive, in the central western portion of the larger Glenn Dale Commons development, as approved in Conceptual Site Plan CSP-06001-01. The subject project is also located, within the Focus Area of the 2010 Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment (Glenn Dale-Seabrook-Lanham Sector Plan and SMA) and the 2006 Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area (Portions of Planning Area 70) (East Glenn Dale Sector Plan and SMA) (11.95 Acres; M-X-T / I-1 Zones).

**Request:** Requesting approval of a Detailed Site Plan to eliminate one of two access points to the subdivision, specifically the one off Aerospace Road in the southwestern corner of the site; to remove the decorative fence; to revise the monument sign and add freestanding pillars and fence; to revise the triggers for recreational facilities; to remove one townhouse unit; and to adjust the plan accordingly.

**Council District:** 4

**Appeal by Date:** 7/12/2018

**Review by Date:** 7/12/2018

**History:**

*Council took no action on this item.*

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

**Attachment(s):** [DSP-06072 Zoning Agenda Item Summary \(ZAIS\)](#)

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**PENDING FINALITY (CONTINUED)****(a) PLANNING BOARD**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**DSP-15009****Redeemed Christian Church of God, Lanham**

- Applicant(s):** The Redeemed Christian Church
- Location:** Located on the south side of MD 564 (Lanham-Severn Road), approximately 0.25 miles northeast of Springfield Road (1.86 Acres; R-R Zone).
- Request:** Requesting approval to convert a 1.86-acre property improved with a 3,243-square-foot single-family dwelling in the Rural Residential (R-R) Zone to a 120-seat church with associated parking.
- Council District:** 4
- Appeal by Date:** 7/12/2018
- Review by Date:** 7/12/2018
- History:**

*Council elected to review this item (Vote: 7-0; Absent: Council Members Harrison and Lehman).*

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

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

**Absent:** Harrison and Lehman

**Attachment(s):** [DSP-15009 Zoning Agenda Item Summary](#)



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**PENDING FINALITY (CONTINUED)****(a) PLANNING BOARD**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

[DSP-17037](#)**Eritrean Church**

**Applicant(s):** Eritrean Orthodox Tewahdo Church

**Location:** Located on the south side of Bladensburg Road, approximately 250 feet east of its intersection with 43rd Avenue (2.16 acres; M-X-T, D-D-O, I-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for the conversion of existing warehouse buildings for use as a church and multipurpose building.

**Council District:** 5

**Appeal by Date:** 7/19/2018

**Review by Date:** 7/19/2018

**History:**

*Council deferred this item to July 9, 2018.*

**This Detailed Site Plan was deferred.**

**Attachment(s):** [DSP-17037 Zoning Agenda Item Summary \(ZAIS\)](#)

[DSP-17037 Planning Board Resolution 18-41](#)

DSP-17037 PORL

[DSP-17037 Technical Staff Report](#)

**11:46 AM ADJOURN**

*The meeting was adjourned at 11:46 a.m.*

**COUNTY COUNCIL SESSION - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

**COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

DRAFT