



Prince George's County Council

County Administration
Bldg
14741 Governor Oden
Bowie Drive
Upper Marlboro, Maryland
20772-3050

Zoning Minutes - Draft Sitting as the District Council

Mel Franklin, District 9, Chairman
Will A. Campos, District 2, Vice Chair
Derrick Leon Davis, District 6
Andrea C. Harrison, District 5
Mary A. Lehman, District 1
Eric C. Olson, District 3
Obie Patterson, District 8
Karen R. Toles, District 7
Ingrid M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Tuesday, October 28, 2014

10:30 AM

Council Hearing Room

(COUNTY COUNCIL - SEE SEPARATE AGENDA)

ADDITIONS

3:49 PM CONVENE

District Council convened at 3:49 p.m. with the following members present:

Present: 8 - Chairman Mel Franklin
 Vice Chair Will Campos
 Council Member Derrick Davis
 Council Member Andrea Harrison
 Council Member Mary Lehman
 Council Member Obie Patterson
 Council Member Karen Toles
 Council Member Ingrid Turner

Absent: Council Member Eric Olson

ITEM(S) FOR DISCUSSION[DSP-99044-07](#)**Prince George's Plaza, Parcel A-1 Chick-fil-A (Remand)****REMAND****Companion Case(s):** DSP-99044-07**Applicant(s):** Chick-fil-A**Location:** Located at the northeastern quadrant of the intersection of East-West Highway (MD 410) and Belcrest Road (51.03 Acres; C-S-C / T-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan amending the Table of Uses of the 1998 Approved Transit District Development Plan for the Prince George's Plaza Transit District Overlay Zone to permit a freestanding eating and drinking establishment with drive-through.**Council District:** 2**Appeal by Date:** 8/21/2014**Review by Date:** 9/22/2014**Action by Date:** 2/18/2015**Municipality:** City of Hyattsville**History:**

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

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

Aye: 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

Absent: Olson

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

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

Aye: 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

Absent: Olson

REFERRED FOR DOCUMENT[DSP-11025-01](#)**Salubria Center**

Applicant(s): Pinnacle Harbor, LLC

Location: Located at the southeast quadrant of the intersection of Oxon Hill Road and Harborview Avenue (43.79 Acres; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan for revised architecture for a 53,790-square-foot hotel with 100 rooms, as required by condition 14 of Zoning Ordinance No. 15-2012 and condition 6 of the District Council Order for DSP-11025.

Council District: 8

Appeal by Date: 9/4/2015

Action by Date: 2/18/2015

Comment(s): District Council review of this case is required by conditions imposed by the District Council on Zoning Case A-9882-C.

History:

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

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

Aye: 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and
Turner

Absent: Olson

Backup: Order of Approval, affirming the Planning Board's Decision.

REFERRED FOR DOCUMENT (Continued)[HPC-68-041-03](#)**Appeal of Decision of Historic Preservation Commission
Classification of Marche' Florists Building (Historic Resource - Area
68-041-03)**

- Applicant(s):** Appellant: Barbara Johnson t/a White Anjelica, LLC
- Location:** The Marche' Florists Building is located within a 0.868-acre parcel on the west side of Rhode Island Avenue at its intersection with Crittenden Street and 42nd Place.
- Request:** The instant action involves the appeal of the Decision of the Historic Preservation Commission ("the HPC") to amend the Prince George's County Historic Sites and Districts Plan by designating the Marche' Florists Building (Historic Resource 68-041-03) and its Environmental Setting as a Historic Site in the Plan's Inventory of Historic Sites.
- Council District:** 2
- Appeal by Date:** 9/11/2014
- Action by Date:** 3/26/2015
- Municipality:** City of Hyattsville
- Opposition:** None
- History:**

Council adopted the prepared Order of Disapproval of the Zoning Hearing Examiner recommendation and removed the Historic Preservation Commission designation as a historic site (Vote: 7-1; Opposed: Council Member Lehman; Absent: Council Member Olson).

A motion was made by Vice Chair Campos, seconded by Council Member Davis, that this Historic Site Designation be disapproved. The motion carried by the following vote:

- Aye:** 7 - Franklin, Campos, Davis, Harrison, Patterson, Toles and Turner
- Nay:** 1 - Lehman
- Absent:** Olson

Backup: Order of Denial.

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, the Council should consider whether it wants an oral argument pursuant to CB-61-1997.

[SE-4667](#)**Sycamore Hill**

- Applicant(s):** Presidential Care, LLC / Stoddard Baptist Home
- Location:** Located on the east side of Lottsford Vista Road, across from its intersection with Cleary Lane, also identified as 3911 Lottsford Vista Road, Bowie, Maryland (7.91 Acres; R-R Zone).
- Request:** Requesting approval of a Special Exception for an Adult Day Care for 15 persons and a 63-unit Assistant Living Facility for 78 persons.
- Council District:** 5
- Appeal by Date:** 11/14/2014
- Review by Date:** 1/14/2015
- Opposition:** The Willow Grove Citizens Association, et. al.

History:

Council took no action on this item.

Council did not elect to make the final decision on this Special Exception.

3:56 PM ADJOURN

The meeting was adjourned at 3:56 p.m.

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Redis C. Floyd, Clerk of the Council