



# 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

*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*

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**Monday, April 10, 2017**

**10:00 AM**

**Council Hearing Room**

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**9:30 AM AGENDA BRIEFING - (ROOM 2027)**

**10:07 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 at 10:07 a.m. with six members present at roll call. Council member Toles arrived at 10:20 a.m.*

**Present:**           7 -     Chairman Derrick Davis  
                                      Council Member Andrea Harrison  
                                      Council Member Mary Lehman  
                                      Council Member Obie Patterson  
                                      Council Member Deni Taveras  
                                      Council Member Karen Toles  
                                      Council Member Todd Turner

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

*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*

**INVOCATION**

*The Invocation was provided by Ms. Wanda Brooks, County Employee. Council Member Davis requested prayer for Redis Floyd, Clerk of the Council, and her family in the passing of her father. Mr. Davis also requested prayer for his wife's family, the Dillard family in the passing of his wife's uncle, Ralph.*

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 03272017](#)

**District Council Minutes dated March 27, 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 Turner

**Absent:** Glaros, Franklin and Toles

**Attachment(s):** [3-27-2017 District Council Minutes DRAFT](#)

**ITEM(S) FOR DISCUSSION****A-10035****Smithfield Properties**

**Applicant(s):** Liberty 5801 Columbia Park Road, LLC.

**Location:** The subject 17.9-acre site is located in the corner of the intersection of Columbia Park Road and Cabin Branch Road within an industrial use area (10.063 Acres; I-3 Zone).

**Request:** Requesting approval for a Zoning Map Amendment to rezone approximately 17.9 acres of land in the I-3 (Planned Industrial/Employment Park) Zone, to the I-2 (Heavy Industrial) Zone.

**Council District:** 5

**Appeal by Date:** 11/14/2016

**Action by Date:** 4/13/2017

**Municipality:** None

**Opposition:** Town of Cheverly

**History:**

*Council referred item to staff for preparation of an approving document (Vote: 5-0; Absent: Council Members Franklin, Glaros, Patterson, and Toles).*

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

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

**Absent:** Glaros, Franklin and Patterson

*Council adopted the prepared Zoning Ordinance No. 3 - 2017 approving the rezoning request in accordance with the Zoning Hearing Examiner's decision (Vote: 5-0; Absent: Council Members Franklin, Glaros, Patterson, and Toles).*

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

**Aye:** 7 - Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Glaros and Franklin

**Attachment(s):** [A-10035 Zoning AIS](#)  
[A-10035 Zoning Hearing Examiner Decision](#)  
A-10035 PORL  
[A-10035 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**[CNU-48061-2015](#)**McGhee Property****Applicant(s):** Tommy and Fred McGhee**Location:** Located approximately 100 feet west of its intersection with Ventura Avenue and Old Central Avenue (MD214). The rectangular shaped property, which consists of part of Lot 2, is comprised of 0.50 acre of land in the R-T (Townhouse) and T-D-O (Transit-District-Overlay) Zone (0.5 Acres; R-T / T-D-O Zones).**Request:** Requesting approval of a certification of nonconforming use for an automotive repair facility with four service bays and an automobile parking compound in accordance with Subtitle 27 of the Prince George's County Code.**Council District:** 7**Appeal by Date:** 2/9/2017**Review by Date:** 2/9/2017**Action by Date:** 5/12/2017**History:**

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

**A motion was made by Council Member Patterson, seconded by Council Member Turner, 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 Turner

**Absent:** Glaros, Franklin and Toles

**Attachment(s):** [CNU-48061-2015 Zoning AIS](#)  
[CNU-48061-2015 Planning Board Resolution](#)  
[16-141](#)  
CNU-48061-2015\_PORL

**ITEM(S) FOR DISCUSSION (Continued)****CSP-15003****Recovery Centers of America, Melwood Road Facility****Applicant(s):** 4620 Melwood Road OPCO LLC**Location:** Located on the eastern side of Melwood Road, approximately 2,600 feet north of its intersection with Pennsylvania Avenue (MD 4) (68.6 Acres; M-X-T Zone).**Request:** Requesting approval of a Conceptual Site Plan for a 85,733-square-foot, 120-bed, group residential facility and medical facility for 64 patients a day for recovering alcoholics and drug addicts.**Council District:** 6**Appeal by Date:** 2/9/2017**Review by Date:** 2/9/2017**Action by Date:** 4/10/2017**History:**

*Council referred item to staff for preparation of an approving document (Vote: 5-0; Absent: Council Members Franklin, Glaros, Patterson, and Toles).*

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

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Turner**Absent:** Glaros, Franklin and Toles

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

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

**Aye:** 6 - Davis, Harrison, Lehman, Patterson, Taveras and Turner**Absent:** Glaros, Franklin and Toles**Attachment(s):** [CSP-15003\\_Zoning AIS](#)  
[CSP-15003 Planning Board Resolution 16-142](#)  
CSP-15003\_PORL  
[CSP-15003 Technical Staff Report](#)

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**ITEM(S) FOR DISCUSSION (Continued)**[CSP-16004](#)**The Ascent**

**Applicant(s):** Davey Street, LLC.

**Location:** Located on the south side of Southern Avenue, north of Atkins Avenue, west of Davey Street, extending westward past Cavalier Street, approximately 640 feet (5.05 Acres; R-T / C-S-C / T-D-O Zones).

**Request:** Requesting approval of a Conceptual Site Plan to rezone the property from the Commercial Shopping Center (C-S-C) and Townhouse (R-T) Zones to the M-X-T Zone.

**Council District:** 7

**Appeal by Date:** 3/2/2017

**Action by Date:** 4/11/2017

**Comment(s):** District Council review of this case is required by Section 27-548.09.01(b) of the Zoning Ordinance.

**Municipality:** Town of Capitol Heights

**History:**

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

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

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

**Absent:** Glaros, Franklin and Toles

**Attachment(s):** [CSP-16004 Zoning AIS](#)

**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-12034-04](#)**8321 College Park Hotel, LLC**

- Applicant(s):** c/o Michael J. Delano  
8321 College Park Hotel, LLC
- Location:** Located on the east side of Baltimore Avenue (US 1), approximately 300 feet northeast of its intersection with Berwyn House Road, at 4700 Berwyn House Road (3.21 Acres; M-U-I / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan to revise the architecture of the hotel, including its landmark feature tower, add signage to the landmark tower, add an emergency generator and landscape screening, provide a canopy and sign over the walkway between the hotel and garage, and add a rooftop mechanical penthouse.
- Council District:** 03
- Appeal by Date:** 4/27/2017
- Review by Date:** 4/27/2017
- Municipality:** City of College Park
- History:**

*Council took no action on this item.*

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

- Attachment(s):** [DSP-12034-04 Zoning AIS](#)  
[DSP-12034-04 Planning Board Resolution 17-39](#)  
DSP-12034-04\_PORL  
[DSP-12034-04 Technical Staff Report](#)

**PENDING FINALITY (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

**History:**

*This item was deferred to April 24, 2017.*

**This Detailed Site Plan was deferred**

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

**PENDING FINALITY (Continued)**

[DSP-16018](#)

**Glenn Dale Commons Phase 4**

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

c/o Sean Bruce

**Location:** Located in the southwestern quadrant of the intersection of Aerospace Road and Forbes Boulevard (5.21 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan for approval of 69 single-family attached dwelling units (townhouses).

**Council District:** 4

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

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

**History:**

*This item was deferred to April 24, 2017.*

**This Detailed Site Plan was deferred**

**Attachment(s):** [DSP-16018 Zoning AIS](#)  
[DSP-16018 Planning Board Resolution 17-40](#)  
DSP-16018\_PORL  
[DSP-16018 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****[SDP-1603](#)****Willowbrook, Phase 1**

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

**Location:** Located on the north side of Leeland Road, approximately 3,500 feet west of its intersection with Robert Crain Highway (US 301) (440.85 Acres; R-S / I-1 Zones).

**Request:** Requesting approval for Phase One (Phase 1) of the development, which proposes 183 single-family detached and 93 single-family attached market-rate lots and 43 single-family detached and 52 single-family attached mixed-retirement residential lots, and single-family attached architecture by NV Homes, Ryan Homes and Toll Brothers.

**Council District:** 4

**Appeal by Date:** 5/4/2017

**Review by Date:** 5/4/2017

**History:**

*This item was deferred to April 24, 2017.*

**This Specific Design Plan was deferred**

**Attachment(s):** [SDP-1603 Zoning AIS](#)  
[SDP-1603 Planning Board Resolution 17-44](#)  
SDP-1603\_PORL  
[SDP-1603 Technical Staff Report](#)

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**CASE(S) SCHEDULED FOR MANDATORY REVIEW ON APRIL 24, 2017 - 1:30 P.M.**

*Hearing Dates & Times Subject to Change*

[DSP-15045](#)

**210 Maryland Park****Expedited Transit Oriented Development Project**

- Applicant(s):** Community First Development Corporation, LLC
- Location:** Located in the southwest quadrant of the intersection of Southern Avenue and Maryland Park Drive (3.89 Acres; R-55 / T-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan for a 220,882-square-foot mixed-use development consisting of 1,948 square feet of commercial/retail space, 165 multifamily dwelling units and 13 townhouse units. This application also requests a change of the underlying zoning for the property from the existing One-Family Detached Residential (R-55) Zone to the Mixed Use–Infill (M-U-I) Zone.
- Council District:** 7
- Appeal by Date:** 4/27/2017
- Action by Date:** 5/1/2017
- Comment(s):** District Council review of this case is required by Section 27-546.16 of the Zoning Ordinance.

**This Detailed Site Plan hearing date was announced.**

- Attachment(s):** [DSP-15045\\_Zoning AIS](#)  
[DSP-15045 Planning Board Resolution 17-01](#)  
DSP-15045\_PORL  
[DSP-15045 Technical Staff Report](#)

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**CASE(S) SCHEDULED FOR MANDATORY REVIEW ON APRIL 24, 2017 - 1:30 P.M.**

*Hearing Dates & Times Subject to Change*

[DSP-16029](#)

**Riverfront at West Hyattsville Metro  
Expedited Transit-Oriented Development Project**

**Applicant(s):** West Hyattsville Property Co., LLC

**Location:** Located on the west side of Ager Road, at its intersection with Lancer Drive, north of the West Hyattsville Metro Station, abutting the west side of the Metro Station. The subject property is also located in the 2006 Approved West Hyattsville Transit District Development Plan and Transit District Overlay Zoning Map Amendment (West Hyattsville TDDP/TDOZMA) area (18.45 Acres; M-X-T / T-DO Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for infrastructure, proposing grading and development of infrastructure, including the location and design of the roadways, the lot layout for a 183-townhouse development, parking lots and on-street parking, landscaping, utility location, fencing, and sidewalks on the subject property to prepare for a future multiphase mixed-use development.

**Council District:** 2

**Appeal by Date:** 4/28/2017

**Action by Date:** 5/1/2017

**Comment(s):** District Council review of this case is required by Section 27-548.09.01(a) (1)(C) of the Zoning Ordinance.

**Municipality:** City of Hyattsville

**This Detailed Site Plan hearing date was announced.**

**Attachment(s):** [DSP-16029 Zoning AIS](#)  
[DSP-16029 Planning Board Resolution 17-43](#)  
DSP-16029\_PORL  
[DSP-16029 Technical Staff Report](#)

**ITEM(S) FOR DISCUSSION (Continued)**[CNU-48061-2015](#)**McGhee Property****Applicant(s):** Tommy and Fred McGhee**Location:** Located approximately 100 feet west of its intersection with Ventura Avenue and Old Central Avenue (MD214). The rectangular shaped property, which consists of part of Lot 2, is comprised of 0.50 acre of land in the R-T (Townhouse) and T-D-O (Transit-District-Overlay) Zone (0.5 Acres; R-T / T-D-O Zones).**Request:** Requesting approval of a certification of nonconforming use for an automotive repair facility with four service bays and an automobile parking compound in accordance with Subtitle 27 of the Prince George's County Code.**Council District:** 7**Appeal by Date:** 2/9/2017**Review by Date:** 2/9/2017**Action by Date:** 5/12/2017**History:**

*Council reconsidered its previous motion to refer item to staff for preparation of an approving document (Vote: 7-0; Absent: Council Members Franklin and Glaros).*

**A motion was made by Council Member Patterson, seconded by Council Member Turner, that the previous motion on this Certification of a Nonconforming use be reconsidered. The motion carried by the following vote:**

**Aye:** 7 - Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Glaros and Franklin

*Council deferred this item to April 24, 2017*

**This Certification of a Nonconforming Use was deferred**

**Attachment(s):** [CNU-48061-2015\\_Zoning AIS](#)  
[CNU-48061-2015 Planning Board Resolution 16-141](#)  
CNU-48061-2015\_PORL

**10:26 AM ADJOURN**

*The meeting was adjourned at 10:26 a.m.*

**POINT OF PERSONAL PRIVILEGE**

*Council Member Patterson took a point of personal privilege to wish Council Member Lehman a happy belated birthday.*

Prepared by:

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Leonard Moses, Zoning Assistant

Submitted by:

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Redis C. Floyd, Clerk of the Council