

# ZONING MINUTES

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Tuesday, October 1, 2013

(FOR COUNTY COUNCIL ITEMS – SEE SEPARATE AGENDA)

## CALL TO ORDER

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, at 2:14 p.m. the Chairperson convened the meeting and the following Members were present:*

*Andrea Harrison, Chair  
Obie Patterson, Vice Chair  
Will A. Campos  
Derrick Leon Davis  
Mel Franklin  
Mary A. Lehman  
Karen R. Toles  
Ingrid M. Turner*

*Absents: Council Member Eric Olson*

*Also Present: Robert J. Williams, Jr., Council Administrator  
William M. Hunt, Deputy Council Administrator  
Redis C. Floyd, Clerk of the Council  
Donna J. Brown, Deputy Clerk of the Council*

**REFERRED FOR DOCUMENT****CNU-3916-2012 Rockport Autos, LLC****Rockport Autos, LLC, Applicant****Located at the northwest side of Martin Luther King Jr. Highway (MD 704) and the northeast side of Glenarden Parkway (0.35 Acre; MUI/D-D-O Zones)****Requesting approval of a Non-Conforming Use Certification for a used vehicle service repair in the M-U-I/D-D-O Zone****Action by:  
10/07/2013  
CD: 5**

Technical Staff: Disapproval  
Planning Board: Disapproval

On March 25, 2013, Council Elected to Review (Voice Vote: 8-0; Absent: Council Member Olson).

On March 25, 2013, Clerk transmitted case to the Zoning Hearing Examiner to hold a public hearing prior to final action by the District Council.

On April 11, 2013, Puja Gupta, Attorney for the Applicant filed an appeal on behalf of the Applicant and requested Oral Argument.

On April 19, 2013, the Zoning Hearing Examiner returned the case back to the Clerk pursuant to Section 27-244(5)(A)(B)(C) of the Zoning Ordinance, to allow the District Council to hold a public hearing.

On July 8, 2013, the Oral Argument hearing was held; Council took this case under advisement.

On September 9, 2013, Council referred this item to Staff for the preparation of an Order of Denial (Vote: 8-0; Absent: Council Member Turner).

On September 30, 2013, Council deferred this item to October 1, 2013.

Backup: Order of Denial.

**COUNCIL ADOPTED THE PREPARED ORDER OF DENIAL**

*Council Member Harrison moved adoption of the prepared Order of Denial. The motion was seconded by Council Member Davis and carried by a roll call vote of 8-0 (Absent: Council Member Olson).*

**REFERRED FOR DOCUMENT****DSP 13014 Forestville Plaza Shopping Center**  
**PMM Enterprises, LLC, Applicant****Action by:**  
**11/29/2013****Located at the northeastern quadrant of the intersection of Forestville Road and Old Marlboro Pike (MD 725) (18.17 Acres; I-1 Zone)**  
**Requesting approval of a Detailed Site Plan to rezone the property from the Light Industrial (I-1) Zone to the Commercial Shopping Center (C-S-C) Zone in a Development District Overlay (D-D-O) Zone****CD: 6**Technical Staff: Approval, with Conditions  
Planning Board: Approval, with Conditions

On August 23, 2013, Benjamin J. Woolery, Esquire appealed the Planning Board's decision in opposition and requested Oral Argument.

On September 30, 2013, the Oral Arguments hearing was held; Council referred this item to staff for the preparation of an Order of Approval, with Conditions (Vote: 8-0).

Backup: Order of Approval, with Conditions.

**COUNCIL ADOPTED THE PREPARED ORDER AFFIRMING THE PLANNING BOARD'S DECISION OF APPROVAL WITH CONDITIONS**

*Council Member Davis moved adoption of the prepared Order affirming the Planning Board decision of approval with conditions. The motion was seconded by Council Member Patterson and carried by a roll call vote of 8-0 (Absent: Council Member Olson).*

**Prepared by:****Submitted by:**

---

Leonard Moses  
Zoning Assistant

---

Redis C. Floyd  
Clerk of the Council