



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

Calvin S. Hawkins, II, Chair, At-Large

Monique Anderson-Walker, District 8

Derrick Leon Davis, District 6

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, District 9

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, Vice Chair, District 2

Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Monday, April 12, 2021

10:00 AM

VIRTUAL MEETING

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

10:00 AM CALL TO ORDER - (VIRTUAL MEETING)

Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened virtually by Council Chair Hawkins at 10:03 a.m. with nine members present at roll call. Council Member Glaros arrived at 10:22 a.m.

Present: 10 - Chair Calvin S. Hawkins
 Council Member Monique Anderson-Walker
 Council Member Derrick Davis
 Council Member Thomas Dernoga
 Council Member Dannielle Glaros
 Council Member Sydney Harrison
 Council Member Jolene Ivey
 Council Member Rodney Streeter
 Vice Chair Deni Taveras
 Council Member Todd Turner

Absent: Council Member Mel Franklin

Also Present: Stan Brown, People's Zoning Counsel

Robert J. Williams, Jr., Council Administrator

William M. Hunt, Deputy Council Administrator

Colette R. Gresham, Associate Council Administrator

Rajesh Kumar, Principal Counsel to the District Council

Donna J. Brown, Clerk of the Council

Leonard Moses, Zoning Assistant, Office of the Clerk

James Walker-Bey, Zoning Reference Aide, Office of the Clerk

Theresa Myers, Legislative Assistant, Office of the Clerk

Ellis Watson, Legislative Officer

M-NCPPC

Jill Kosack, Supervisor, Development Review Division

Jeremy Hurlbutt, Supervisor, Development Review Division

DeAndrae Spradley, Development Review Division

INVOCATION / MOMENT OF SILENCE

The Invocation was provided by Council Member Harrison. Council Member Harrison requested prayer for all colleagues serving in leadership for a hedge of protection, for mercy and grace of the Father, and to remember it's about serving in love.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Vice Chair Taveras.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 03292021](#)

District Council Minutes dated March 29, 2021

A motion was made by Vice Chair Taveras, seconded by Council Member Turner, that the Minutes be approval. The motion carried by the following vote:

Aye: 8 - Hawkins, Anderson-Walker, Davis, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Dernoga, Franklin and Glaros

Attachment(s): [DRAFT District Council Minutes dated 3-29-2021](#)

ORAL ARGUMENTS[SE-4816](#)ROYAL FARMS #220 ACCOKEEK**Companion Case(s):** ROW Royal Farms Remand**Applicant(s):** Two Farms, Inc.**Location:** Located on the west side of MD 210 (Indian Head Highway), in the southwest quadrant of its intersection with MD 375 (Livingston Road) (2.94 Acres; C-S-C Zone).**Request:** Requesting approval of a Special Exception (SE) to use approximately 2.94 acres of land, in the C-S-C (Commercial Shopping Center) Zone, for a Gas Station with an associated Food or Beverage Store.**Council District:** 9**Appeal by Date:** 2/10/2021**Review by Date:** 2/10/2021**Action by Date:** 6/10/2021**Opposition:** Sangee and Sulojana Tharmarajah, et al.**History:**

Stan Brown, People's Zoning Counsel, provided a procedural and process overview of the current posture of the Special Exception and Right-of-Way cases. Subsequently, Council referred item to staff for preparation of a document of dismissal pursuant to the applicant's request for administrative withdrawal in accordance with Section 27-299 (Vote: 8-0; Absent: Council Members Dernoga, Franklin, and Glaros).

A motion was made by Council Member Harrison, seconded by Council Member Turner, that this Special Exception be referred for document. The motion carried by the following vote:

Aye: 8 - Hawkins, Anderson-Walker, Davis, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Dernoga, Franklin and Glaros

Attachment(s): [SE-4816 Zoning Agenda Item Summary](#)
[SE-4816 Notice of District Council Hearing](#)
SE-4816 Memo to Clerk
[SE-4816 Notice of Decision](#)
[SE-4816 ZHE Decision](#)
SE-4816 PORL
[SE-4816 Royal Farms Technical Staff Report](#)
[SE-4816 Royal Farms 220 Accokeek __ ZHE](#)
[Case file part 1](#)
[SE-4816 Case File Part 1](#)
[SE-4816 Royal Farms 220 Accokeek __ ZHE](#)
[Case file Part 2](#)
[SE-4816 ROW Screen_appeal 2-5-2021](#)
[SE-4816 Nelson to Brown_appeal 2-9-21](#)
[SE-4816 ROW Kochen to Brown_appeal](#)
[2-10-21](#)
[SE-4816 ROW Holzer and Canavan to](#)
[Brown_appeal 3-23-2021](#)
[SE-4816 ROW Tedesco and Taub to](#)
[Brown_withdrawal 4-06-2021](#)
[SE-4816 ROW Tedesco and Taub to](#)
[Brown_2nd withdrawal email 4-08-2021](#)
[SE-4816 ROW Tedesco and Taub to](#)
[Brown_2nd withdrawal 4-08-2021](#)

ORAL ARGUMENTS**ROW Royal Farms
Remand****Royal Farms #220 (Accokeek) (Remand)****Companion Case(s):** SE-4816**Applicant(s):** Two Farms, Inc.**Location:** Located on the west side of MD 210 (Indian Head Highway), in the southwest quadrant of its intersection with MD 375 (Livingston Road) (2.94 Acres; C-S-C Zone).**Request:** Requesting approval of a application to Authorize the Issuance of Building Permits for Structures Within a Proposed Right-of-Way (ROW) for two (2) pylon signs, 22 parking spaces, free air station, five (5) multi dispenser gasoline pumps with canopy, large vehicle parking areas, all of the required landscaping, and a stormwater management facility, all within the proposed rights-of-way for F-11 and C-525.**Council District:** 9**Appeal by Date:** 2/10/2021**Action by Date:** 6/10/2021**Opposition:** Sangee and Sulojana Tharmarajah, et al.**History:**

Stan Brown, People's Zoning Counsel, provided a procedural and process overview of the current posture of the Special Exception and Right-of-Way cases. Subsequently, Council referred item to staff for preparation of a document of dismissal pursuant to the applicant's request for administrative withdrawal in accordance with Section 27-299 (Vote: 8-0; Absent: Council Members Dernoga, Franklin, and Glaros).

A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Authorization to Build in the Right of Way be referred for document.

The motion carried by the following vote:

Aye: 8 - Hawkins, Anderson-Walker, Davis, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Dernoga, Franklin and Glaros

Attachment(s): [ROW Royal Farms #220 Remand Zoning Agenda Item Summary](#)
[ROW Royal Farms 220 Remand Notice of District Council Hearing](#)
[ROW Royal Farms #220 Remand Notice of Decision](#)
[ROW Royal Farms #220 Remand ZHE Decision](#)
[ROW Royal Farms #220 Remand PORL](#)
[ROW Royal Farms #220 Remand Case File](#)
[SE-4816 ROW Screen appeal 02-05-2021](#)
[ROW Royal Farms #220 Remand Nelson to Brown appeal 2-9-21](#)
[SE-4816 ROW Kochen to Brown appeal 2-10-21](#)
[SE-4816 ROW Holzer and Canavan to Brown appeal 3-23-2021](#)
[SE-4816 ROW Tedesco and Taub to Brown withdrawal 4-6-2021](#)
[SE-4816 ROW Tedesco and Taub to Brown 2nd withdrawal email 4-08-2021](#)
[SE-4816 ROW Tedesco and Taub to Brown 2nd withdrawal 4-08-2021](#)

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 27-131.01 (c)(2).

[A-9895-C-01](#)

Quad Construction Corporation / Forest Hills**(Basic Plan Amendment)**

Applicant(s): Quad Construction Corporation

Location: Located on both sides of Largo Road (MD 202), south of Kent Drive and approximately 3,000 feet north of Old Marlboro Pike, and identified as 14300-14318 Rubens Court, 4100-4219 Taleen Court, 4000-4114 Gorky Drive, 4000-4007 Liza Lane and 14702-14805 Agassi Court, Upper Marlboro, Maryland (169.12 Acres; R-L Zone).

Request: Requesting approval of an amendment of the Basic Plan for A-9895-C-01, to remove/revise certain conditions of approval set by the District Council in its approval of A-9895-C as part of its adoption of CR-34-1994.

Council District: 6

Appeal by Date: 4/22/2021

Action by Date: 5/24/2021

Opposition: None

History:

Council referred item to staff for preparation of an approving document, with conditions in accordance with the Zoning Hearing Examiner Decision (Vote: 10-0: Absent: Council Member Franklin)

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

Aye: 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Franklin

Attachment(s): [A-9895-C-01 Zoning Agenda Item Summary](#)
[A-9895-C-01 Memo to Clerk - Forest Hills](#)
[A-9895-C-01- Forest Hills- Notice of Decision](#)
[A-9895-C-01 ZHE Decision](#)
A-9895-01_PORL
[A-9895-01 Technical Staff Report](#)
[A-9895-C-01 Transcripts 03-17-2021](#)

REFERRED FOR DOCUMENT[A-9968-02-C](#)**National Capital Business Park (formerly Willowbrook)****(Basic Plan Amendment)****Applicant(s):** National Capitol Business Park**Location:** Located on the north side of Leeland Road, approximately 3, 178 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway), Upper Marlboro, Maryland (442.30, Acres; R-S / I-1 / R-A Zones).**Request:** Requesting approval to amend the existing Basic Plan (A-9968-01) for the project previously know as "Willowbrook" (Zoning Ordinance 5-2019) to replace the currently approved residential land use patterns with certain employment and institutional uses permitted in the R-S Zone.**Council District:** 4**Appeal by Date:** 4/7/2021**Action by Date:** 5/7/2021**History:**

Council adopted the prepared Zoning Ordinance No. 2 - 2021 of approval, with conditions (Vote: 10-0; Absent: Council Member Franklin).

A motion was made by Council Member Turner, seconded by Council Member Streeter, that this Basic Plan Amendment be approved with conditions. The motion carried by the following vote:

Aye: 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Franklin

Attachment(s): [A-9968-C-02 Zoning Agenda Item Summary](#)[A-9968-C-02- Notice of ZHE Decision](#)[A-9968-C-02 - ZHE Decision](#)

A-9968-C-02 - PORL

[A-9968-C-02- Memo to Clerk](#)

ITEM(S) FOR DISCUSSION[DSP-19062](#)**Westphalia Town Center North****Companion Case(s):** CSP-07004-01 Amended**Applicant(s):** D.R. Horton**Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (88.06 Acres; Zones M-X-T / M-I-O).**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of 34 single-family detached dwelling units and 605 single-family attached (townhouse) dwelling units, including 133 on condominium parcels and 472 on fee-simple lots.**Council District:** 6**Appeal by Date:** 3/4/2021**Review by Date:** 3/4/2021**Action by Date:** 4/23/2021**History:**

Council referred item to staff for preparation of an approving document, with conditions (Vote: 10-0: Absent: Council Member Franklin).

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

Aye: 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Franklin

Attachment(s): [DSP-19062 Zoning Agenda Item Summary](#)
[DSP-19062 Planning Board Resolution](#)
DSP-19062 PORL
[DSP-19062 Technical Staff Report](#)
[DSP-19062 Presentation Slides](#)
[DSP-19062 Planning Board Record](#)
[DSP-19062 \(CSP-07004-01 AMENDED\)](#)
[Transcripts 01-21-21](#)

ITEM(S) FOR DISCUSSION[CSP-07004-01](#)**Westphalia Center (Amended)**[Amended](#)**Companion Case(s):** DSP-19062**Applicant(s):** Evangel Cathedral**Location:** Located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road, and east of the interchange of Suitland Parkway and Pennsylvania Avenue (530 Acres; M-X-T Zone).**Request:** Requesting approval of a Conceptual Site Plan (CSP) revises Conditions 15, 16, 24, and 25 regarding the special-purpose detailed site plan, and Conditions 30 and 31 regarding phasing and the restriction on development of attached dwelling units. These changes will allow the development of the Moore Property to proceed prior to other portions of Westphalia. Development on the Moore Property would be a maximum of 505 attached dwelling units, 135 multifamily units, and 3,000 square feet of community/retail land use.**Council District:** 6**Appeal by Date:** 3/4/2021**Review by Date:** 3/4/2021**Action by Date:** 4/23/2021**History:**

Council took no action on this item because the application for DSP-19062 amended CSP-07004-01.

Council took no action on this Conceptual Site Plan.

Attachment(s): [CSP-07004-01 Zoning Agenda Item Summary](#)
[CSP-07004-01 Amended Presentation Slides](#)
[CSP-07004-01 Planning Board Resolution](#)
[CSP-07004-01_PORL](#)
[CSP-07004-01 Technical Staff Report](#)
[DSP-19062 \(CSP-07004-01 AMENDED\)](#)
[Transcripts 01-21-21](#)
[DSP-19062 \(CSP-07004-01 AMENDED\)](#)
[Planning Board Record](#)

PENDING FINALITY**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-04067-10](#)

Woodmore Commons

Companion Case(s): DDS-672

Applicant(s): Balk Hill Ventures, LLC

Location: Located in the northeast quadrant of the intersection of MD 202 (Landover Road) and St Joseph's Drive, on both sides of Ruby Lockhart Boulevard (10.64 Acres; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for development of approximately 72,000 square feet of commercial, retail, and office uses in two distinct sections on approximately 10.64 acres ("subject property").

Council District: 5

Appeal by Date: 5/6/2021

Review by Date: 5/6/2021

Action by Date: 6/11/2021

History:

Council elected to review this item (Vote: 10-0; Absent: Council Member Franklin).

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

Aye: 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Franklin

Attachment(s): [DSP-04067-10 Zoning Agenda Item Summary](#)

[DSP-04067-10 Planning Board Resolution](#)

[2021-43 - Signed](#)

DSP-04067-10_PORL

[DSP-04067-10 Technical Staff Report](#)

PENDING FINALITY**DSP-16004****Oaklawn**

- Applicant(s):** Daniel Mwavua
- Location:** Located on the east side of Allentown Road, approximately 400 feet south of the intersection of Allentown Road and Tucker Road (1.63 Acres; R-R Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to develop three single-family detached dwelling units.
- Council District:** 8
- Appeal by Date:** 4/29/2021
- Review by Date:** 4/29/2021
- History:**

Council deferred this item to April 26, 2021.

This Detailed Site Plan was deferred.

- Attachment(s):** [DSP-16004 Zoning Agenda Item Summary](#)
[DSP-16004 Planning Board Resolution 2021-30](#)
[- Signed](#)
DSP-16004_PORL
[DSP-16004 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON APRIL 26, 2021 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-20008**Hope Village - Phase I Royal Farms # 282**

- Applicant(s):** VMD-Upper Marlboro, LLC
- Location:** Located in the southeast quadrant of the intersection of Woodyard Road (MD 223) and Marlboro Pike (3.27 Acres; M-X-T / M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 4,650-square-foot food and beverage store and a gas station with eight multi-product dispensers.
- Council District:** 9
- Appeal by Date:** 4/8/2021
- Review by Date:** 4/8/2021
- Action by Date:** 5/21/2021

This Detailed Site Plan hearing date was announced.

- Attachment(s):** [DSP-20008 Zoning Agenda Item Summary](#)
[DSP-20008 Presentation Slides](#)
[DSP-20008 Notice of District Council Hearing](#)
[DSP-20008 Planning Board Resolution 2021-24 - Signed](#)
DSP-20008_PORL
[DSP-20008 Technical Staff Report](#)
[DSP-20008 Planning Board Record](#)
[DSP-20008 Transcripts 02-11-2021](#)
[PZC Notice of Intention to Participate](#)

[ADJ15-21](#)

ADJOURN

History:

The District Council was adjourned at 10:36 a.m. (Vote: 10-0; Absent: Council Member Franklin).

A motion was made by Council Member Dernoga, seconded by Council Member Streeter, that this meeting be adjourned. The motion carried by the following vote:

Aye: 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Franklin

1:30 PM COMMITTEE OF THE WHOLE - (VIRTUAL MEETING)

(SEE SEPARATE AGENDA)

5:00 PM COUNTY COUNCIL BUDGET PUBLIC HEARING - (VIRTUAL MEETING)

(SEE SEPARATE AGENDA)

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Donna J. Brown, Clerk of the Council