



# 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*

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**Monday, March 29, 2021**

**10:00 AM**

**VIRTUAL MEETING**

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**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 10:02 a.m. with nine members present at roll call. Council Member Streeter arrived at 10:12 a.m. and Council Member Ivey arrived at 11:08 a.m.*

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**Present:** 11 - Chair Calvin S. Hawkins  
Council Member Monique Anderson-Walker  
Council Member Derrick Davis  
Council Member Thomas Dernoga  
Council Member Mel Franklin  
Council Member Dannielle Glaros  
Council Member Sydney Harrison  
Council Member Jolene Ivey  
Council Member Rodney Streeter  
Vice Chair Deni Taveras  
Council Member Todd Turner

*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*

*Tom Sievers, Development Review Division*

### **INVOCATION / MOMENT OF SILENCE**

*The Invocation was provided by Council Member Harrison. Council Member Turner requested prayer for the family and colleagues of Mr. Jay Tucker, a long time member of the Volunteer Fire Department and Commission in his passing. Council Member Franklin requested prayer for the family of Mr. Ken Miles, a long time member of the Democratic Central Committee, Liquor Board, and organized labor, in his passing. Council Chair Hawkins requested prayer for all of the women who make Prince George's County what it is.*

### **PLEDGE OF ALLEGIANCE**

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



**ORAL ARGUMENTS****A-10020-C-01****Woodmore Overlook Commercial**

- Applicant(s):** Woodmore Overlook Commercial, LLC
- Location:** Located in the northwest quadrant of the intersection of Landover Road (MD 202) and Lottsford Road (18.33 Acres; M-X-T Zone).
- Request:** Requesting approval of a Zoning Map Amendment for the amendment of all conditions of approval specifically related to transportation improvements set forth in Conditions 5.a and 5.b; 6; 7; and 8 imposed by the District Council upon its adoption of Zoning Ordinance 6-2010, which rezoned the subject property from the I-3 (Planned Industrial/Employment Park) Zone to the M-X-T (Mixed Use-Transportation Oriented) Zone.
- Council District:** 5
- Appeal by Date:** 2/24/2021
- Action by Date:** 7/9/2021
- Opposition:** Lake Arbor Civic Association., Samuel Dean, LaRay Benton
- History:**

*Tom Sievers, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment for the amendment of conditions application. Samuel H. Dean, Vice-President, Lake arbor Civic Association, along LaRay Benton, spoke in opposition. Norman Rivera, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.*

**This Zoning Map Amendment hearing was held and the case was taken under advisement.**

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- Attachment(s):** [A-10020-C-01 Zoning Agenda Item Summary](#)  
[A-10020 Presentation Slides](#)  
[A-10020-C-01 Dean 2nd corrected appeal  
3-23-21](#)  
[A-10020-C-01 Rivera\\_ Opposition to Remand](#)  
[A-10020-C-01 Benton Appeal](#)  
[A-10020-C-01 Dean Remand Request](#)  
[A-10020-C-01 Dean Corrected Appeal](#)  
A-10020-C-01 POR List  
[A-10020-C-01 Dean Appeal](#)  
[A-10020-C-01 Rivera\\_ Revised Exceptions to  
ZHE](#)  
[A-10020-C-01 Rivera\\_ Exceptions to ZHE  
Decision](#)  
A-10020-C-01 ZHE Memo to Clerk  
[A-10020-C-01 Notice of Decision](#)  
[A-10020-C-01 ZHE Decision](#)  
[A-10020-C-01 Transcripts 12-14-2020](#)  
[A-10020-C-01 Transcripts 11-30-2020](#)  
[A-10020-C-01 Transcript 10-07-2020](#)

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**ORAL ARGUMENTS (Continued)**[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:**

*Stan Brown, People's Zoning Counsel, provided a brief summary of the current posture of DSP-19062 and its relation to CSP-07004-01 (Amended). Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Tedesco, Esq., Attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.*

**This Detailed Site Plan hearing was held and the case was taken under advisement.**

**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](#)

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**ORAL ARGUMENTS (Continued)**[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:**

*Stan Brown, People's Zoning Counsel, provided a brief summation of the current posture of DSP-19062 and its relation to CSP-07004-01 (Amended). Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Tedesco, Esq., Attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.*

**This hearing was held and the case was taken under advisement.**

**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](#)

**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-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 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 Anderson-Walker).*

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

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

**Absent:** Anderson-Walker

- 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-19045](#)**Royal Farms Greenbelt (Reconsideration)**[Reconsideration](#)

- Applicant(s):** RF Greenbelt RE LLC
- Location:** Located on the north side of MD 193 (Greenbelt Road), approximately 635 feet east of its intersection with Walker Drive (4.07 Acres; C-O Zone).
- Request:** Requested approval of a Detailed Site Plan (DSP) for the development of a 4,649-square-foot food and beverage store, a gas station, and a separate 4,368-square-foot commercial building
- Council District:** 4
- Appeal by Date:** 2/11/2021
- Review by Date:** 2/11/2021
- Action by Date:** 4/9/2021

**History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 11-0).*

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

**Aye:** 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

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**Attachment(s):** [DSP-19045 Zoning Agenda Item Summary](#)  
[DSP-19045 PowerPoint Slides](#)  
[DSP-19045 Haller Response to Appeal\\_03112021](#)  
[DSP-19045 PZC Notice of Intention to Participate 2021.03.04](#)  
[DSP-19045 PZC disclosure letter 2021.03.04](#)  
[DSP-19045 Notice of Oral Argument Hearing](#)  
[DSP-19045 Appeal Letter Pounds and Nelson to Brown 02082021](#)  
[DSP-19045 Planning Board Resolution 2020-154 \(A\)](#)  
[DSP-19045 Planning Board Resolution 2020-154](#)  
DSP-19045 PORL  
[DSP-19045 Technical Staff Report](#)  
[DSP-19045 Transcripts 09-24-2020](#)  
[DSP-19045 Transcripts 10-15-2020](#)  
[DSP-19045 Transcripts 10-29-2020](#)  
[DSP-19045 Transcripts 12-03-2020](#)  
[DSP-19045 Transcripts 12-17-2020](#)  
[DSP-19045 Planning Board Record](#)

**ITEM(S) FOR DISCUSSION (Continued)****SDP-1803 Remand****7-Eleven at Brandywine Village (Remand)**

- Applicant(s):** 7-Eleven, Inc.
- Location:** Located at the northwest corner of the intersection of Chadds Ford Drive and US 301 (Robert Crain Highway) (1.14 Acres; L-A-C Zone).
- Request:** Requesting approval of a Specific Design Plan (SDP) for a 3,062-square-foot food and beverage store and a gas station in the Local Activity Center (L-A-C) Zone.
- Council District:** 9
- Appeal by Date:** 2/18/2021
- Review by Date:** 2/18/2021
- Action by Date:** 4/12/2021

**History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Specific Design Plan be referred for document. The motion carried by the following vote:**

**Aye:** 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

- Attachment(s):** [SDP-1803 Remand Zoning Agenda Item Summary](#)  
[SDP-1803 Remand Presentation Slides](#)  
[SDP-1803 Remand Notice of Oral Argument Hearing](#)  
[SDP-1803 Remand Planning Board Resolution 2020-131\(A\)](#)  
 SDP-1803 Remand PORL  
[SDP-1803 Remand Technical Staff Report](#)  
[SDP-1803 Remand Transcripts](#)  
[SDP-1803 District Council Order of Remand](#)  
[SDP-1803 Planning Board Record Remand](#)  
[SDP-1803 Planning Board Record](#)

**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****DSP-20013****St. Joseph's House**

- Applicant(s):** St. Joseph's House, LTD.
- Location:** Located in the northeast quadrant of the intersection of Oliver Street and 40th Avenue, within the municipal limits of the City of Hyattsville (0.18 Acres; R-55 / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to develop a family day care use within an existing single-family detached residential dwelling, including a building addition, within the Development District Overlay (D-D-O) Zone of the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District (Gateway Arts District Sector Plan and SMA).
- Council District:** 2
- Appeal by Date:** 4/22/2021
- Review by Date:** 4/22/2021
- Action by Date:** 5/28/2021
- Municipality:** Hyattsville
- History:**

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

**A motion was made by Vice Chair Taveras, seconded by Council Member Dernoga, 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-20013 Zoning Agenda Item Summary](#)  
[DSP-20013 Planning Board Resolution 2021-39 - Signed](#)  
 DSP-20013 PORL  
[DSP-20013 Technical Staff Report](#)  
[DSP-20013 Planning Board Record](#)

**PENDING FINALITY (Continued)**

*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-20029****Behnke Property 7-Eleven**

- Applicant(s):** Root 1, LLC, ETAL
- Location:** Located on the west side of US 1 (Baltimore Avenue) south of its intersection with Howard Avenue (1.89 Acres; C-M Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for development of a 4,500-square-foot food and beverage store and a gas station with eight multi-product dispensers.
- Council District:** 1
- Appeal by Date:** 4/8/2021
- Review by Date:** 4/8/2021
- Action by Date:** 5/28/2021

**History:**

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

**A motion was made by Council Member Dernoga, seconded by Council Member Anderson-Walker, 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-20029 Zoning Agenda Item Summary](#)  
[DSP-20029 Planning Board Resolution 2021-21](#)  
[- Signed](#)  
 DSP-20029\_PORL  
[DSP-20029 Technical Staff Report](#)  
[DSP-20029 Planning Board Record](#)

**PENDING FINALITY (Continued)**

*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-20046](#)**2914 Westbrook Lane**

- Applicant(s):** Chesapeake Custom Builders, LLC
- Location:** Located on the north side of Westbrook Lane, approximately 0.5 mile north of its intersection with Woodmore Road (2.20 Acres; R-A Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for a single-family detached dwelling unit within the Aviation Policy Areas (APA) 3M area.
- Council District:** 6
- Appeal by Date:** 4/22/2021
- Review by Date:** 4/22/2021
- History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Davis, seconded by Council Member Streeter, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

**Aye:** 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

- Attachment(s):** [DSP-20046 Agenda Item Summary](#)  
[DSP-20046 Planning Board Resolution 2021-37](#)  
[- Signed](#)  
DSP-20046\_PORL  
[DSP-20046 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**

*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-95063-09](#)

**The Children's Guild (St. John Baptist De La Salle)**

**Companion Case(s):** DDS-675

**Applicant(s):** The Children's Guild, Inc.

**Location:** Located on the west side of Sargent Road, 625 feet north of its intersection with Chillum Road (9.26 Acres; R-55 Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for the addition of a 5,524-square-foot modular classroom building to an existing school, an increase of the total student enrollment to 190 students, and the replacement of the existing playground equipment.

**Council District:** 2

**Appeal by Date:** 4/8/2021

**Review by Date:** 4/8/2021

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Vice Chair Taveras, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

**Aye:** 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

**Attachment(s):** [DSP-95063-09 Zoning Agenda Item Summary](#)

[DSP-95063-09 Planning Board Resolution  
2021-14](#)

DSP-95063-09 PORL

[DSP-95063-09 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**

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

[DDS-675](#)

**The Children's Guild (St. John Baptist De La Salle)**

**Companion Case(s):** DSP-95063-09

**Applicant(s):** The Children's Guild, Inc.

**Location:** Located on the west side of Sargent Road, 625 feet north of its intersection with Chillum Road (9.26 Acres; R-55 Zone).

**Request:** Requesting approval of a Departure from Design Standards (DDS) for a reduction in the requirements of the 2010 Prince George's County Landscape Manual (Landscape Manual).

**Council District:** 2

**Appeal by Date:** 4/8/2021

**Review by Date:** 4/8/2021

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Vice Chair Taveras, seconded by Council Member Davis, that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:**

**Aye:** 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

**Attachment(s):** [DDS-675 Zoning Agenda Item Summary](#)  
[DDS-675 Planning Board Resolution 2021-15](#)  
DDS-675\_PORL  
[DDS-675 Technical Staff Report](#)



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**PENDING FINALITY (Continued)****(b) PLANNING BOARD'S REPRESENTATIVE**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to review.*

[CNU-37221-2020-U](#)

**14600 Robert Crain Highway Brandywine**

- Location:** Located on the east side of US 301, south of its intersection with Short Cut Road (9.80 Acres; I-1 Zone).
- Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1980.
- Council District:** 9
- Review by Date:** 4/23/2021
- Comment(s):** In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

**History:**

*Council waived election to review for this item (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Streeter, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

**Attachment(s):** [CNU 37221-2020 Zoning Agenda Item Summary](#)  
[CNU 37221-2020 Case File](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON APRIL 12, 2021 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[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.

**This Special Exception hearing date was announced.**

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**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](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON APRIL 12, 2021 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[ROW Royal Farms](#)      **Royal Farms #220 (Accokeek) (Remand)**  
[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.

**This Authorization to Build in the Right of Way hearing date was announced.**

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**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](#)

[ADJ13-21](#)

**ADJOURN**

**History:**

*The District Council meeting was adjourned at 12:33 p.m. (Vote: 11-0).*

**A motion was made by Council Member Ivey, seconded by Vice Chair Taveras, that this meeting be adjourned. The motion carried by the following vote:**

**Aye:** 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Prepared by:

\_\_\_\_\_  
Leonard Moses, Zoning Assistant

Submitted by:

\_\_\_\_\_  
Donna J. Brown, Clerk of the Council