



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

Todd M. Turner, Council Chair, District 4

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

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

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, District 2

Robert J. Williams, Jr., Council Administrator

Tuesday, November 10, 2020

3:00 PM

VIRTUAL MEETING

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

10:00 AM COUNTY COUNCIL SESSION

(SEE SEPARATE AGENDA)

1:30 PM COMMITTEE OF THE WHOLE

(SEE SEPARATE AGENDA)

3:00 PM DISTRICT COUNCIL CALL TO ORDER

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 Turner at 12:00 p.m. with eleven members present at roll call.

Present: 11 - Council Chair Todd Turner
 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
 Vice Chair Calvin S. Hawkins
 Council Member Jolene Ivey
 Council Member Rodney Streeter
 Council Member Deni Taveras

Also Present: Stan Brown, People's Zoning Counsel
Robert J. Williams, Jr., Council Administrator
William M. Hunt, Deputy 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
Dinora Hernandez, Legislative Officer
Ellis Watson, Legislative Officer

REFERRED FOR DOCUMENT[DSP-04067-09](#)**Woodmore Commons****Companion Case(s):** DDS-669**Applicant(s):** Balk Hill Ventures, LLC**Location:** Located at the northeast quadrant of the intersection of Ruby Lockhart Boulevard and Saint Joseph's Drive (9.34 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of five multifamily residential buildings, including 268 dwelling units, a 5,000-square-foot clubhouse, and surface parking.**Council District:** 5**Appeal by Date:** 8/17/2020**Review by Date:** 9/21/2020**Action by Date:** 11/13/2020**History:**

Council adopted the prepared order of approval, with conditions (Vote: 9-0-1; Absent: Council Member Ivey; Abstain: Council Member Dernoga).

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

Aye: 9 - Turner, Anderson-Walker, Davis, Franklin, Glaros, Harrison, Hawkins, Streeter and Taveras

Absent: Ivey

Abstain: 1 - Dernoga

Attachment(s): [DSP-04067-09 Zoning Agenda Item Summary](#)
[DSP-04067-09 Presentation Slides](#)
[DSP-04067-09 Planning Board Resolution NO. 2020-76](#)
DSP-04067-09 POR List
[DSP-04067-09 Technical Staff Report](#)
[DSP-04067-09 Transcripts](#)
[DSP-04067-09 District Council Notice of Hearing](#)

REFERRED FOR DOCUMENT (Continued)[DDS-669](#)**Woodmore Commons****Companion Case(s):** DSP-04067-09**Applicant(s):** Balk Hill Ventures, LLC**Location:** Located at the northeast quadrant of the intersection of Ruby Lockhart Boulevard and Saint Joseph's Drive (9.34 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) that requests a reduction of the standard parking space size to 9 feet by 18 feet.**Council District:** 5**Appeal by Date:** 8/17/2020**Review by Date:** 9/21/2020**Action by Date:** 11/13/2020**History:**

Council adopted the prepared order of approval (Vote: 9-0; Absent: Council Members Glaros and Ivey).

A motion was made by Vice Chair Hawkins, seconded by Council Member Streeter, that this Departure from Design Standards be approved. The motion carried by the following vote:

Aye: 9 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Harrison, Hawkins, Streeter and Taveras

Absent: Glaros and Ivey

Attachment(s): [DDS-669 Zoning Agenda Item Summary](#)
[DDS-669 Presentation Slides](#)
[DDS-669 Planning Board Resolution NO. 2020-77](#)
DDS-669 POR List
[DDS-669 Technical Staff Report](#)
[DDS-669 Transcripts](#)
[DDS-669 District Council Hearing Notice](#)

ADDITIONS TO THE AGENDA[Add64-20](#)**ADDITIONS TO THE DISTRICT COUNCIL AGENDA**

A motion was made by Council Member Dernoga, seconded by Council Member Davis, that this Additions to the Agenda be accepted. The motion carried by the following vote:

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

Absent: Glaros

REFERRED FOR DOCUMENT (Continued)**SDP-1601-03****Parkside, Section 4**

Applicant(s): SHF Project Owner, LCC

Location: Located in the north-central portion of the development, north of Central Park Drive at the terminus of Melwood Road, approximately 1,570 feet south of its intersection with Westphalia Road (96.49 Acres; R-M / M-I-O Zones).

Request: Requesting approval of a Specific Design Plan (SDP) for a mixed retirement development (MRD) consisting of 188 single-family detached and 96 single-family attached dwelling units, for Parkside, Section 4, which is part of the larger Parkside development.

Council District: 6

Appeal by Date: 9/4/2020

Review by Date: 9/30/2020

Action by Date: 11/20/2020

History:

Council adopted the prepared order of approval, with conditions (Vote: 11-0).

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

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

Attachment(s): [SDP-1601-03 Zoning Agenda Item Summary](#)
[SDP-1601-03 Presentation Slides](#)
[SDP-1601-03 Planning Board Resolution 2020-123](#)
[SDP-1601-03_PORL](#)
[SDP-1601-03 Technical Staff Report](#)
[SDP-1603-03 Planning Board Record](#)
[SDP-1601-03 Transcripts](#)
[SDP-1601-03 District Council Notice of Hearing](#)

ITEM(S) FOR DISCUSSION**DSP-19031****7-Eleven Branch Avenue****Applicant(s):** 7-Eleven, Inc.**Location:** Located on the east side of MD 5 (Branch Avenue), south of MD 373 (Accokeek Road) and MD 38(Brandywine Road), and to the west of MD 631 (Old Brandywine Road) (2.00 Acres; C-M / C-S-C Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP), to develop the site with a 3,484-square-foot food and beverage store, a gas station, and a 982-square-foot car wash.**Council District:** 9**Appeal by Date:** 10/15/2020**Review by Date:** 10/15/2020**Action by Date:** 1/4/2021**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 Dernoga, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

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

Attachment(s): [DSP-19031 Zoning Agenda Item Summary](#)
[DSP-19031 Presentation Slides](#)
[DSP-19031 Letter from Hijazi to Brown \(10232020\)](#)
[DSP-19031 District Council Notice of Hearing](#)
[DSP-19031 Transcripts](#)
[DSP-19031 Planning Board Resolution](#)
DSP-19031_PORL
[DSP-19031 Technical Staff Report](#)
[DSP-19031 Planning Board Record](#)

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

- 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:** 10/15/2020
- Review by Date:** 10/15/2020
- Action by Date:** 1/4/2021

History:

Council referred item to staff for preparation of document of remand to the Planning Board (Vote: 10-0; Absent: Council Member Glaros).

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

- Attachment(s):** [SDP-1803 Zoning Agenda Item Summary](#)
[SDP-1803 Presentation Slides](#)
[SDP-1803_email_Appeal Letter Davis Jackson et al to Brown 10152020](#)
[SDP-1803_Appeal Letter Davis Jackson et al to Brown 10152020](#)
[SDP-1803 District Council Notice of Hearing](#)
[SDP-1803 Transcripts](#)
[SDP-1803 Planning Board Resolution](#)
 SDP-1803_PORL
[SDP-1803 Technical Staff Report](#)
[SDP-1803 Planning Board Record](#)

