



# Prince George's County Council

County Administration  
Building  
14741 Governor Oden Bowie  
Drive  
Upper Marlboro, Maryland  
20772-3050

## Zoning Minutes - Draft 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, January 25, 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 HEARING)**

*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 10:00 a.m. with nine members present at roll call. Council Member Franklin arrived at 10:03 a.m. and Council Member Glaros arrived at 10:06 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*

*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*

*M-NCPPC*

*Jill Kosack, Supervisor, Development Review Division*

*Jeremy Hurlbutt, Supervisor, Development Review Division*

*DeAndrae Spradley, Development Review Division*

**INVOCATION / MOMENT OF SILENCE**

*Council Chair Hawkins called for a moment of silence. Council Member Ivey requested prayer for her youngest child, Aaron, on his birthday. Council Vice Chair Taveras requested prayer for the Sanchez family in the death of Delegate Carlos Sanchez's father due to COVID-19 complications.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

**MINDC 01112021      District Council Minutes dated January 11, 2021**

**A motion was made by Council Member Anderson-Walker, seconded by Council Member Ivey, that these Minutes be approved. The motion carried by the following vote:**

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

**Absent:**                Glaros

**Attachment(s):**    [DRAFT District Council Minutes dated 01-11-2021](#)

DRAFT

**ORAL ARGUMENTS****A-10051****Carozza Property****Applicant(s):** Maria Volpe and Sandra Carey**Location:** Located in the southwest quadrant of the interchange of MD 4 (Pennsylvania Avenue) and MD 223 (Woodyard Road), on the north side of Marlboro Pike (60.02 Acres; R-R Zone).**Request:** Requesting approval for the rezoning of approximately 60.02 acres of R-R (Rural Residential) zoned land to the M-X-T (Mixed Use – Transportation Oriented) Zone within the M-I-O (Military Installation Overlay) Zone.**Council District:** 9**Appeal by Date:** 9/21/2020**Action by Date:** 3/1/2021**Opposition:** None**History:**

*People's Zoning Counsel, Stan Brown, provided an orientation, recommending that Council Remand the case in accordance with the Zoning Hearing Examiner recommendation and the concurring letter by Russell Shipley, Esq., attorney for the applicant. Subsequently, Council referred item to staff for preparation of an order of remand to the Zoning Hearing Examiner (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Zoning Map Amendment 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):** [A-10051 Zoning Agenda Item Summary](#)  
[A-10051 Amendment to Exception Shipley to Brown 01212021](#)  
[A-10051 Applicant Exceptions to the ZHE Decision](#)  
[A-10051 ZHE- Decison](#)  
[A-10051 Technical Staff Report](#)  
A-10051 PORL  
A-10051 Color Power Point Presentation Updated  
  
A-10051 Color Power Point Presentation  
[A-10051 Oral Argument Hearing Notice](#)  
[A-10051 ZHE Record \(Part 1\)](#)  
[A-10051 ZHE Record \(Part 2\)](#)

NEW CASE(S)

A-8589-04

**Bowie New Town Center (Former "Sears Parcel")**  
**(Basic Plan Amendment)****Applicant(s):** Seritage SRC Finance, LLC**Location:** Located on the northwest side of Evergreen Parkway and on the south side of MD 197 (Collington Road), though it does not extend to the intersection of these two roads. (10.81 Acres; M-A-C Zone).**Request:** Requesting approval of an amendment of the Basic Plan for Bowie New Town Center as it pertains to the former Sears Parcel, also identified as Lot 6 in PPS 4-03121. In particular Applicant seeks: removal/revision of certain conditions of approval and considerations set forth in A-8589-C; affirmation of the available/unallocated commercial and office square footage approved in A-8589-C; and, an increase to the permitted residential density cap in the M-A-C (Major Activity Center) Zone.**Council District:** 4**Appeal by Date:** 1/2/2021**Action by Date:** 2/15/2021**Municipality:** City of Bowie**Opposition:** None**History:**

*Council referred to staff for an approving document, with conditions (Vote: 10-0; Absent: Council Member Glaros).*

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

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

**Absent:** Glaros

**Attachment(s):** [A-8589-C-04 Zoning Agenda Item Summary](#)  
[A-8589-C-04 - Seritage Bowie Town Center Notice of Decision](#)  
[A-8589-C-04 Seritage Bowie Town Center ZHE Decison](#)  
A-8589-C-04 - Seritage Bowie Town Center  
PORL  
[A-8589-C-04 Technical Staff Report](#)  
[A-8589-C-04 Planning Board Resolution 2020-134 - SIGNED](#)

**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).*

**ROW Royal Farms      ROW 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.

**History:**

*People's Zoning Counsel, Stan Brown, provided an orientation, recommending that Council elect to review the ROW and Special Exception cases given many appellants concerns regarding receipt of the decision and time to appeal. Council elected to review (Vote: 10-0-1: Abstain: Council Member Franklin).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Authorization to Build in the Right of Way 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

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**Attachment(s):** [ROW Royal Farms #220 \(Accokeek\) \(Remand\) Zoning Agenda Item Summary](#)  
[ROW Royal Farms #220 \(Accokeek\) \(Remand\)- Notice of Decision](#)  
[ROW Royal Farms #220 \(Accokeek\) \(Remand\)- ZHE Decision](#)  
ROW Royal Farms #220 (Accokeek)  
(Remand)- PORL

DRAFT

**PENDING FINALITY****(a) ZONING HEARING EXAMINER**

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

**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:**

*People's Zoning Counsel, Stan Brown, provided an orientation, recommending that Council elect to review the Special Exception and ROW cases given many appellants concerns regarding receipt of the Zoning Hearing Examiner decision and time to appeal. Council elected to review (Vote: 10-0-1: Abstain: Council Member Franklin).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council elected to make the final decision on this Special Exception. The motion carried by the following vote:**

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

**Abstain:** 1 - Franklin

**Attachment(s):** [SE-4816 Zoning Agenda Item Summary](#)  
[SE-4816 Notice of Decision](#)  
[SE-4816 ZHE Decision](#)  
 SE-4816 PORL  
[SE-4816 Royal Farms Technical Staff Report](#)  
 SE-4816 Memo to Clerk



**PENDING FINALITY**

SE-4823

**Catholic Cemeteries of the Archdiocese of Washington DC Resurrection Cemetery****Applicant(s):** Catholic Cemeteries of the Archdiocese**Location:** Located on the southeastside of Woodyard Road, approximately 0.7 miles southwest of its intersection with RosaryvilleRoad, also described as 8000 Woodyard Road, Clinton (100.51 Acres; .O-S Zone).**Request:** Requesting permission to use approximately 100.5108 acres of land in the O-S (Open Space) M-I-O (Military Installation Overlay) Zones for a Cemetery.**Council District:** 9**Appeal by Date:** 1/8/2021**Review by Date:** 2/1/2021**Opposition:** None**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 Special Exception. The motion carried by the following vote:****Aye:** 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner**Attachment(s):** [SE-4823 Zoning Agenda Item Summary](#)[SE-4823 ZHE Zoning Case Summary](#)[SE-4823 ZHE Notice of Decision](#)[SE-4823 ZHE Decision](#)

SE-4823 PORL

[SE-4823 Technical Staff Report](#)[SE-4823 Exhibit List](#)*In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.*

**PENDING FINALITY****(b) PLANNING BOARD**

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

**DSP-19007-01****The Fairways**

**Applicant(s):** SLDM, Inc.

**Location:** Located on the east side of Prospect Hill Road, approximately 230 feet north of Glenn Dale Boulevard, in Glenn Dale, Maryland (125.16 Acres; O-S and R-18C Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP), for architecture only for 8 single-family detached models by Dan Ryan Builders and 10 single-family detached models by K Hovnanian Homes.

**Council District:** 4

**Appeal by Date:** 2/11/2021

**Review by Date:** 2/11/2021

**History:**

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

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

**A motion was made by Council Member Turner, 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-19007-01 Zoning Agenda Item Summary](#)  
[DSP-19007-01 Planning Board Resolution 2020-174](#)  
 DSP-19007-01\_PORL  
[DSP-19007-01 Technical Staff Report](#)

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**PENDING FINALITY****DSP-19033****6192 Oxon Hill Hotel****Applicant(s):** 6192 Oxon Hill West**Location:** On the south side of MD 414 (Oxon Hill Road), approximately 2,100 feet east of its intersection with Livingston Road (1.63 Acres; C-O Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) application proposes to convert an existing 54,600-square-foot, five-story office building into a 100-room hotel.**Council District:** 8**Appeal by Date:** 2/11/2021**Review by Date:** 2/11/2021

**A motion was made by Council Member Anderson-Walker, 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-19033 Zoning Agenda Item Summary](#)  
[DSP-19033 Planning Board Resolution 2020-173](#)

DSP-19033\_PORL

[DSP-19033 Technical Staff Report](#)

**PENDING FINALITY****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**History:**

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

**A motion was made by Council Member Turner, 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-19045 Zoning Agenda Item Summary](#)  
[DSP-19045 Planning Board Resolution 2020-154 \(A\)](#)  
[DSP-19045 Planning Board Resolution 2020-154](#)

DSP-19045 PORL

[DSP-19045 Technical Staff Report](#)

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**PENDING FINALITY****DSP-20006****Checkers Laurel****Applicant(s):** Mar Chek, Inc.**Location:** Located on the east side of US 1 (Baltimore Avenue), approximately 400 feet north of its intersection with Mulberry Street. (0.84 Acres; C-S-C / R-55).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 1,170-square-foot eating and drinking establishment with drive-through service, specifically a Checkers.**Council District:** 1**Appeal by Date:** 12/24/2020**Review by Date:** 1/25/2021**History:**

*Council elected to review this item (Vote: 10-0-1); Abstain: Council Member Franklin.*

**A motion was made by Council Member Dernoga, seconded by Council Member Glaros, 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

**Abstain:** 1 - Franklin

**Attachment(s):** [DSP-20006 Zoning Agenda Item Summary](#)  
[DSP-20006 - Planning Board Resolution](#)  
DSP-20006\_PORL  
[DSP-20006 Technical Staff Report](#)

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**PENDING FINALITY****DSP-20024****Parliament Place - Phase 1****Applicant(s):** 4200 Parliament, LLC**Location:** Located on the southeast side of MD 704 (Martin Luther King Jr. Highway), approximately 720 feet south of its intersection with Parliament Place in Lanham (2.48 Acres; I-1 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for a 128,383-square-foot, 1,042-unit, consolidated storage facility, with 1,000 square feet of office.**Council District:** 5**Appeal by Date:** 2/11/2021**Review by Date:** 2/11/2021**History:**

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

**A motion was made by Council Member Ivey, 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-20024 Zoning Agenda Item Summary](#)  
[DSP-20024 Planning Board Resolution 2020-172](#)

DSP-20024\_PORL

[DSP-20024 Technical Staff Report](#)

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**PENDING FINALITY****DSP-20028****Brandywine Commercial Center****Applicant(s):** Generation Properties, LLC**Location:** Located on the east side of US 301 (Robert Crain Highway), approximately 950 feet south of its intersection with Short Cut Road (9.82 Acres; I-1 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) to construct a 152,175-square-foot, 1,140-unit consolidated storage facility, with 1,500 square feet of office.**Council District:** 9**Appeal by Date:** 2/11/2021**Review by Date:** 2/11/2021**History:**

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

**A motion was made by Council Member Harrison, 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-20028 Zoning Agenda Item Summary](#)  
[DSP-20028 Planning Board Resolution 2020-181](#)

DSP-20028\_PORL

[DSP-20028 Technical Staff Report](#)

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**PENDING FINALITY**

DSP-20036

**Two Town Center**  
**(Expedited Transit Oriented Development Project)****Companion Case(s):** DDS-673**Applicant(s):** Two Town Center, LLC**Location:** Located on the north side of Capital Gateway Drive, in the northeast quadrant of its intersection with Britannia Way. The site is also within the Development District Overlay (D-D-O) Zone designated by the Southern Green Line Station Area Sector Plan and SMA.**Request:** Requesting approval of a Detailed Site Plan for a 260,360-square-foot, two-story office building, a 290-space parking garage, and associated site improvements.**Council District:** 8**Appeal by Date:** 1/21/2021**Review by Date:** 2/1/2021**History:***Council deferred this item January 26, 2021.***This Detailed Site Plan was deferred.****Attachment(s):** [DSP-20036 Zoning Agenda Item Summary](#)  
[DSP-20036 Planning Board Resolution 2020-178](#)

DSP-20036 PORL

[DSP-20036 Technical Staff Report](#)



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**PENDING FINALITY****DDS-673****Two Town Center****Companion Case(s):** DSP-20036**Applicant(s):** Two Town Center, LLC**Location:** Located on the north side of Capital Gateway Drive, in the northeast quadrant of its intersection with Britannia Way. The site is also within the Development District Overlay (D-D-O) Zone designated by the Southern Green Line Station Area Sector Plan and SMA.**Request:** Requesting approval of a Departure from Design Standards (DDS) a reduction in the size of standard parking spaces to 9 feet by 19 feet for both structured and surface parking spaces.**Council District:** 8**Appeal by Date:** 1/21/2021**Review by Date:** 2/1/2021**History:***Council deferred this item January 26, 2021.***This Departure from Design Standards was deferred.****Attachment(s):** [DDS-673 Zoning Agenda Item Summary](#)  
[DDS-673 Planning Board Resolution 2020-177](#)  
DDS-673 PORL  
[DDS-673 Technical Staff Report](#)

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**PENDING FINALITY****DSP-99003-01            E-Z Storage Bowie**

**Applicant(s):** Siena Corporation

**Location:** Located at the end of Gallant Fox Way, approximately 540 feet west of its intersection with MD 197 (Laurel Bowie Road) (4.30 Acres; I-1 Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 48,708-square-foot addition to an existing consolidated storage facility.

**Council District:** 4

**Appeal by Date:** 2/11/2021

**Review by Date:** 2/11/2021

**Municipality:** Bowie

**History:**

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

**A motion was made by Council Member Turner, 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-99003-01 Zoning Agenda Item Summary](#)  
[DSP-99003-01 Planning Board Resolution 2020-180](#)  
DSP-99003-01\_PORL  
[DSP-99003-01 Technical Staff Report](#)

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**PENDING FINALITY****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

**History:**

*Council deferred this item.*

**This Specific Design Plan was deferred.**

**Attachment(s):** [SDP-1803 Zoning Agenda Item Summary](#)  
[SDP-1803 Remand Planning Board Resolution 2020-131\(A\)](#)  
SDP-1803 Remand PORL  
[SDP-1803 Remand Technical Staff Report](#)

**ADJ1-21****ADJOURN**

**History:**

*The District Council Meeting was adjourned at 11:06 a.m. (Vote: 11-0).*

**A motion was made by Council Member Davis, seconded by Council Member Anderson-Walker, 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

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