



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

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

Monday, October 26, 2020

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 Turner at 10:00 a.m. with nine members present at roll call. Council Member Franklin arrived at 10:02 a.m., Council Member Ivey arrived at 10:59 a.m.

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
Ellis Watson, Legislative Officer

M-NCPPC
Jill Kosack, Supervisor, Development Review Division
Sherri Conner, Supervisor, Development Review Division
Andrew Bishop, Development Review Division
DeAndrae Spradley, Development Review Division

APPROVAL OF DISTRICT COUNCIL MINUTES

MINDC 10192020 District Council Minutes dated October 19, 2020

A motion was made by Council Member Davis, seconded by Council Member Streeter, that the Minutes be approved. The motion carried by the following vote:

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

Absent: Ivey

Attachment(s): [10-19-2020 District Council Minutes DRAFT](#)

10:00 AM ORAL ARGUMENTS**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:

Andrew Bishop, M-NCPPC, provided an overview of Detailed Site Plan application DSP-04067-09 and Departure of Design Standards application DDS-669. Edward C. Gibbs, Esq., attorney for the applicant, spoke in support along with William M. Shipp, Esq., attorney for the owner. Samuel Dean, person of record, spoke in opposition. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The hearing was held and Council took this case under advisement.

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

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](#)

10:00 AM ORAL ARGUMENTS (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:**

Andrew Bishop, M-NCPPC, provided an overview of Detailed Site Plan application DSP-04067-09 and Departure of Design Standards application DDS-669. Edward C. Gibbs, Esq., attorney for the applicant, spoke in support along with William M. Shipp, Esq., attorney for the owner. Samuel Dean, person of record, spoke in opposition. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The hearing was held and Council took this case under advisement.

This Departure from Design Standards hearing was held and the case was taken under advisement.

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](#)

10:00 AM ORAL ARGUMENTS (Continued)**SE-4811 Contee Estate Assisted Living, LLC. / Marie Abayomi-Cole**

- Applicant(s):** Contee Estate Assisted Living, LLC. / Marie Abayomi-Cole
- Location:** Located on the south side of Veronica Lane, approximately 200 feet southeast of its intersection with Contee Road also identified as 7111 Veronica Lane, Laurel, Maryland 20707 (1.32 Acres; R-R Zone).
- Request:** Requesting approval of a Special Exception (SE) for a Congregate Living Facility to serve up to sixteen (16) residents in a 7,431-square-foot single-family detached dwelling on approximately 1.32 acres of land in the R-R (Rural Residential) Zone.
- Council District:** 1
- Appeal by Date:** 3/16/2020
- Review by Date:** 3/16/2020
- Action by Date:** 1/11/2021
- Opposition:** Jennifer Krochmal, et. al.

The Oral Argument was briefly recessed to allow the technology issues with Council Member Dernoga's device to be resolved.

DeAndrae Spradley, M-NCPPC, provided an overview of the Special Exception application. Traci R. Scudder, Esq., attorney for the applicant, spoke in support along with Maude-Marie Aboyomi-Cole, owner, who responded to Council Member questions. Jennifer Krochmal, person of record, spoke in opposition. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The hearing was held and Council took this case under advisement.

This Special Exception hearing was held and the case was taken under advisement.

- Attachment(s):** [SE-4811 Zoning Agenda Item Summary](#)
[SE-4811 Presentation Slides](#)
[SE-4811 ZHE Decision](#)
 SE-4811 PORL
[SE-4811 Technical Staff Report](#)
[SE-4811 District Council Notice of Hearing](#)

NEW CASE(S)**A-9988-C-01****The Villages at Timothy Branch****Applicant(s):** Timothy Brandywine Investments One LLC**Location:** Located east of US Route 301 (Crain Highway) and MD 5 (Branch Avenue) on the south side of Brandywine Road in the eastern and western quadrants of its interaction with Mattawoman Drive (72.43 Acres; L-A-C / M-I-O Zones).**Request:** Requesting approval to amend the Basic Plan for the Villages at Timothy Branch to expand the Mixed Retirement Development and remove all non-residential uses, and amend the conditions of approval, pursuant to 27-197(c) of the Zoning Ordinance, on approximately 72.42 acres of land in the L-A-C (Local Activity Center Zone).**Council District:** 9**Appeal by Date:** 11/2/2020**Action by Date:** 11/30/2020**Opposition:** None**History:**

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

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

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

Absent: Dernoga

Attachment(s): [A-9988-01 Zoning Agenda Item Summary](#)
[A-9988-C-01 Zoning Hearing Examiner Decision \(Corrected 2\)](#)
[A-9988-C-01 Zoning Hearing Examiner Decision with ERRATA](#)
[A-9988-C-01 Zoning Hearing Examiner Decision](#)
A-9988-C-01 PORL
[A-9988-01 Technical Staff Report](#)
A-9988-01 Letter to Tedesco - signed
A-9988-01 Amendment to Application

REFERRED FOR DOCUMENT**CNU-26029-2019 E&K International Food Market****Applicant(s):** Ebrima Jallow**Location:** Located on the west side of Livingston Road, approximately 0.3 miles north of Oxon Hill Road (0.25 Acres; C-M Zone).**Request:** Requesting approval of a Certification of a Nonconforming Use (CNU) for a food or beverage store.**Council District:** 8**Appeal by Date:** 8/17/2020**Review by Date:** 9/21/2020**Action by Date:** 10/26/2020**History:**

Council adopted the prepared order of disapproval (Vote: 10-0; Absent: Council Member Dernoga).

A motion was made by Council Member Anderson-Walker, seconded by Council Member Franklin, that this Certification of a Nonconforming Use be disapproved. The motion carried by the following vote:

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

Absent: Dernoga

Attachment(s): [CNU-26029-2019 Zoning Agenda Item Summary](#)

CNU-26029-2019 Applicant email to Brown
9302020

CNU-26029-2019 Applicant Withdrawal Request

CNU-26029-2019 Applicant Withdrawal Request
email

CNU-26029-2019 Applicant Withdrawal Request
initial email

[CNU-26029-2019 Planning Board Resolution](#)

CNU-26029-2019_POR List

[CNU-26029-2019 Technical Staff Report](#)

[CNU-26029-2019 Transcripts](#)

CNU-26029-2019 District Council Hearing Notice

REFERRED FOR DOCUMENT (Continued)**CSP-19010****LIW Ironworks****Applicant(s):** LIW Ironworks, Inc.**Location:** Located on the north side of Cornett Street, approximately 475 feet east of its intersection with Livingston Road, at 10929 Indian Head Highway (MD 210)(1.5 Acres; I-3 Zone).**Request:** Requesting approval of a Conceptual Site Plan (CSP) for development of up to 19,000 square feet of a contractor's office and warehouse with fabrication.**Council District:** 8**Appeal by Date:** 8/17/2020**Review by Date:** 9/21/2020**Action by Date:** 10/26/2020**History:**

Council adopted the prepared order of approval, with conditions (Vote: 10-0; Absent: Council Member Dernoga).

A motion was made by Council Member Anderson-Walker, seconded by Council Member Ivey, that this Conceptual Site Plan be approved with conditions. The motion carried by the following vote:

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

Absent: Dernoga

Attachment(s): [CSP-19010 Zoning Agenda Item Summary](#)
[CSP-19010 District Council Notice of Hearing](#)
[CSP-19010 Planning Board Resolution No. 2020-92](#)
[CSP-19010_POR List](#)
[CSP-19010 Technical Staff Report](#)

REFERRED FOR DOCUMENT (Continued)**DSP-06001-03 The Commons at Addison Road Metro**

Applicant(s): 6301 Central Avenue, LLC

Location: Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and Addison Road, across from the Addison Road Metro Station, at 6301 Central Avenue (2.98 Acres; C-S-C / R-55 / D-D-O).

Request: Requested approval of an amendment to a Detailed Site Plan (DSP) for a mixed-use building including 193 multifamily dwelling units and 11,000 square feet of ground-floor commercial uses.

Council District: 7

Appeal by Date: 8/17/2020

Action by Date: 10/30/2020

Comment(s): Mandatory Review:
District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance.

History:

Council adopted the prepared order of approval, with conditions (Vote: 10-0; Absent: Council Member Dernoga).

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

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

Absent: Dernoga

Attachment(s): [DSP-06001-03 Zoning Agenda Item Summary](#)
[DSP-06001-03 Heard to Brown Correspondence](#)
[09282020](#)
DSP-06001-03 District Council Notice of
Hearing_Continued
[DSP-06001-03 Response Letter Hatcher to Brown](#)

DSP-06001-03 Appeal Letter Heard to Brown
[DSP-06001-03 District Council Notice of Hearing](#)

DSP-06001-03 Appeal Letter Hatcher to Brown
[DSP-06001-03 Planning Board Resolution No.](#)
[2020-59](#)
DSP-06001-03_POR List
[DSP-06001-03 Technical Staff Report](#)
[DSP-06001-03 Transcripts Continuance Request](#)
[\(3-5-20\)](#)

REFERRED FOR DOCUMENT (Continued)**DSP-19050 Dewey Property**

Companion Case(s): DDS-660

Applicant(s): Bald Eagle Partners

Location: Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road (21.16 Acres; M-U-I / T-D-O).

Request: Requesting approval of a Detailed Site Plan (DSP) for a mixed-use building consisting of 321 multifamily dwelling units and 1,258 square feet of commercial/retail uses on proposed Parcel 5.

Council District: 2

Appeal by Date: 9/4/2020

Review by Date: 9/30/2020

Action by Date: 10/30/2020

Municipality: City of Hyattsville

History:

Council adopted the prepared order of approval, with conditions (Vote: 10-0; Absent: Council Member Dernoga).

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

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

Absent: Dernoga

Attachment(s): [DSP-19050 Zoning Agenda Item Summary](#)
[DSP-19050 Presentation Slides](#)
[DSP-19050 Letter Haller to Brown Response to Appeal 10092020](#)
[DSP-19050 M-NCPPC email to correct the record 10072020](#)
[DSP-19050 Correspondence from Ciferri to Brown \(10022020\)](#)
[DSP-19050 Letter from Ciferri to Brown \(Appeal\)](#)

[DSP-19050 DSP-19050-01 Transcripts](#)
[DSP-19050 Planning Board Resolution 2020-125](#)

DSP-19050 PORL
[DSP-19050 Technical Staff Report](#)
[DSP-19050 Planning Board Record](#)
[\(DSP-19050\) 3-31-20 Letter from Ciferri to Planning Board](#)
[\(DSP-19050\) 4-8-20 Letter from Ciferri to Planning Board](#)
[\(DSP-19050 & DSP-19050-01\) 7-10-20 Letter from Ciferri to Planning Board](#)
[\(DSP-19050 & DSP-19050-01\) 7-15-20 Letter from Ciferri to Planning Board](#)

REFERRED FOR DOCUMENT (Continued)

DSP-19050-01 Dewey Property

Applicant(s): Bald Eagle Partners

Location: Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road (21.16 Acres; M-U-I / T-D-O Zones).

Request: Requesting approval of an amendment to a Detailed Site Plan (DSP) for a development consisting of 529 multifamily dwelling units on proposed Parcels 1, 2, and 3, as the second phase of the Dewey Property mixed-use development.

Council District: 2

Appeal by Date: 9/4/2020

Review by Date: 9/30/2020

Action by Date: 10/30/2020

Municipality: City of Hyattsville

History:

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

A motion was made by Council Member Taveras, seconded by Council Member Streeter, that this Detailed Site 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): [DSP-19050-01 Zoning Agenda Item Summary](#)
[DSP-19050-01 Presentation Slides](#)
[DSP-19050-01 Letter Haller to Brown Response to Appeal 10092020](#)
[DSP-19050 M-NCPPC email to correct the record 10072020](#)
[DSP-19050-01 Correspondence from Ciferri to Brown 10022020](#)
[DSP-19050 Letter from Ciferri to Brown \(Appeal\)](#)

[DSP-19050_DSP-19050-01 Transcripts](#)
[DSP-19050-01 Planning Board Resolution 2020-127](#)
[DSP-19050-01_PORL](#)
[DSP-19050-01 Technical Staff Report](#)
[DSP-19050-01 Planning Board Record \(DSP-19050-01 & DSP-19050\) 7-10-20 Letter from Ciferri to Planning Board](#)
[\(DSP-19050-01 & DSP-19050\) 7-15-20 Letter from Ciferri to Planning Board](#)
[\(DSP-19050-01\) 5-28-20 Letter from Ciferri to Hurlbutt](#)

REFERRED FOR DOCUMENT (Continued)**DSP-19060****McDonald's Landover****Applicant(s):** McDonald's Corp**Location:** Located on the north side of MD 214 (Central Avenue) at its intersection with Brightseat Road (1.17 Acres; M-U-I / D-D-O / M-I-O).**Request:** Requesting approval of a Detailed Site Plan (DSP) requests to raze the existing McDonald's eating and drinking establishment with drive-through service and replace it with a new 4,540-square-foot McDonald's eating and drinking establishment with drive-through service.**Council District:** 5**Appeal by Date:** 9/4/2020**Review by Date:** 9/30/2020**Action by Date:** 11/13/2020**History:***Council adopted the prepared order of approval, with conditions (Vote: 11-0).***A motion was made by Council Member Ivey, seconded by Council Member Streeter, that this Detailed Site 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):** [DSP-19060 Zoning Agenda Item Summary](#)[DSP-19060 Presentation Slides](#)[DSP-19060 Planning Board Resolution 2020-121](#)[DSP-19060 Transcripts](#)[DSP-19060_PORL](#)[DSP-19060 Technical Staff Report](#)[DSP-19060 Planning Board Record](#)[DSP-19060 \(NRIX-094-2019\)](#)[DSP-19060 \(TCPX-S-114-2019\)](#)

REFERRED FOR DOCUMENT (Continued)**SDP-0007-03****Amazon.com Services****Applicant(s):** Amazon.com Services, LLC.**Location:** Located in the northeastern quadrant of the intersection of Queens Court and Prince George's Boulevard (28.01 Acres; E-I-A Zones).**Request:** Requesting approval of an amendment to a Specific Design Plan (SDP) to increase the land area covered by pavement for parking, loading, and circulation for a warehouse and distribution facility.**Council District:** 4**Appeal by Date:** 9/4/2020**Review by Date:** 9/30/2020**Action by Date:** 10/30/2020**History:***Council adopted the prepared order of approval, with conditions (Vote: 11-0).***A motion was made by Council Chair Turner, seconded by Council Member Davis, 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-0007-03 Zoning Agenda Item Summary](#)
SDP-0007-03 District Council Hearing Notice
SDP-0007-03 Letter from Nelson to Brown
(Appeal)
[SDP-0007-03 Planning Board Resolution
2020-129](#)
SDP-0007-03_PORL
[SDP-0007-03 Technical Staff Report](#)
[SDP-0007-03 Transcripts](#)
[SDP-0007-03 Letter from Dlhopsky to Brown](#)
[SDP-0007-03 Correspondence Nelson to Brown
10-1-2020](#)
[SDP-0007-03 Planning Board Exhibits](#)

REFERRED FOR DOCUMENT (Continued)**SE-4795 Strickland Funeral Home**

- Applicant(s):** Eric D. Strickland
- Location:** Located in the southwest quadrant of the intersection of MD 193 (Enterprise Road) and Belvidere Road (7.39 Acres; R-R Zone).
- Request:** Request approval of a Special Exception (SE) to construct an 11,612-square-foot Funeral Home and a 9,184-square-foot “ancillary” Reception Hall on 7.39 acres of R-R (Rural Residential) zoned land located in the southwest quadrant of the intersection of Enterprise Road (MD 193) and Belvidere Road, and identified as 3800 Enterprise Road, Bowie, Maryland
- Council District:** 5
- Appeal by Date:** 8/17/2020
- Review by Date:** 9/21/2020
- Action by Date:** 2/14/2021
- Opposition:** Raycena Moyer and Samuel Moyer
- History:**

Council adopted the prepared Zoning Ordinance No. 4 - 2020 of approval, with Conditions (Vote: 11-0).

A motion was made by Council Member Ivey, seconded by Council Member Davis, that this Special Exception 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): [SE-4795 Zoning Agenda Item Summary](#)
[SE-4795 Presentation Slides](#)
[SE-4795 Transcripts](#)
[SE-4795 ZHE- Decision](#)
 SE-4795 PORL
[SE-4795 Technical Staff Report](#)

PENDING FINALITY

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

PLANNING BOARD**DSP-18047 College Park Marriott**

Applicant(s): New County Hotel, LLC
Location: Located in the northwest quadrant of Campus Drive and Corporal Frank S Scott Drive (2.11 Acres; M-U-I / T-D-O Zones).
Request: Requesting approval of a Detailed Site Plan (DSP) proposes to construct a five-story, vertical, mixed-use building with a 161-room hotel and 6,800 square feet of ground-floor retail space.
Council District: 3
Appeal by Date: 11/19/2020
Review by Date: 11/19/2020
Municipality: City of College Park
History:

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

A motion was made by Council Member Glaros, seconded by Vice Chair Hawkins, that Council waive election to review for this Detailed Site Plan. 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-18047 Zoning Agenda Item Summary](#)
[DSP-18047 Planning Board Resolution 2020-138](#)

DSP-18047_PORL
[DSP-18047 Technical Staff Report](#)

PENDING FINALITY (Continued)**DPLS-485 College Park Marriott**

Companion Case(s): DSP-18047

Applicant(s): New County Hotel, LLC

Location: Located in the northwest quadrant of Campus Drive and Corporal Frank S Scott Drive (2.11 Acres; M-U-I / T-D-O Zones).

Request: Requesting approval of a Departure from Parking and Loading Spaces,(DPLS) for a reduction in the required number of loading spaces from three to two.

Council District: 3

Appeal by Date: 11/19/2020

Review by Date: 11/19/2020

Municipality: City of College Park

History:

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

A motion was made by Council Member Glaros, seconded by Council Member Streeter, that Council waive election to review for this Departure from Parking and Loading Standards. The motion carried by the following vote:

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

Attachment(s): [DPLS-485 Zoning Agenda Item Summary](#)
[DPLS-485 Planning Board Resolution 2020-139](#)
DPLS-485_PORL
[DPLS-485 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19042****Branchville Gardens****Applicant(s):** Cruz Development Corporation**Location:** Located on the north side of Branchville Road, approximately 110 feet west of its intersection with MD 193 (University Boulevard) (2.02 Acres; R-10 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP), for the development of one multifamily residential building, including 81 dwelling units, and associated parking.**Council District:** 3**Appeal by Date:** 11/19/2020**Review by Date:** 11/19/2020**Municipality:** City of College Park**History:**

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

A motion was made by Council Member Glaros, seconded by Vice Chair Hawkins, that Council waive election to review for this Detailed Site Plan. 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-19042 Zoning Agenda Item Summary](#)
[DSP-19042 Planning Board Resolution 2020-141](#)

DSP-19042_PORL

[DSP-19042 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-20022****Woodyard Station****Applicant(s):** TAC WOODYARD, LLC**Location:** Located on the north side of MD 223 (Woodyard Road), approximately 2,100 feet west of its intersection with MD 5 (Branch Avenue) (21.82 Acres; M-X-T / M-I-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) for infrastructure only for the installation of public roads, stormwater management (SWM) facilities, utilities, and mass grading of the site.**Council District:** 9**Appeal by Date:** 11/19/2020**Review by Date:** 11/19/2020**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 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

Attachment(s): [DSP-20022 Zoning Agenda Item Summary](#)
[DSP-20022 Planning Board Resolution 2020-140](#)

DSP-20022_PORL

[DSP-20022 Technical Staff Report](#)

REC16-20**RECESS**

The meeting was recessed at 1:06 p.m.

RECONVENE

The meeting was reconvened at 1:45 p.m.

1:30 PM ORAL ARGUMENTS (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:

Andrew Bishop, M-NCPPC, provided an overview of Detailed Site Plan application. Robert J. Antonetti, Jr., 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. The hearing was held and Council referred to staff for an approving document, with conditions (Vote: 10-0; Absent: Council Member Streeter).

The Oral Argument hearing was held; subsequently, a motion was made by Council Member Davis, seconded by Council Member Harrison, that this Specific Design Plan be referred for document. The motion carried by the following vote:

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

Absent: Streeter

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- 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](#)

DRAFT

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING -NOVEMBER 9, 2020 AT 10:00 AM

Hearing Dates & Times Subject to Change

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

This Detailed Site Plan hearing date was announced.

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

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING -NOVEMBER 9, 2020 AT 10:00 AM*Hearing Dates & Times Subject to Change***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

This Specific Design Plan hearing date was announced.

Attachment(s): [SDP-1803 Zoning Agenda Item Summary](#)
[SDP-1803 Presentation Slides](#)
[SDP-1803 District Council Notice of Hearing](#)
[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 Planning Board Resolution](#)
 SDP-1803_PORL
[SDP-1803 Technical Staff Report](#)
[SDP-1803 Planning Board Record](#)
[SDP-1803 Transcripts](#)

ADJ52-20**ADJOURN****History:***The meeting was adjourned at 2:25 p.m. (Vote: 10-0; Absent: Council Member Streeter).***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: 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey and Taveras

Absent: Streeter

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Donna J. Brown, Clerk of the Council

DRAFT