



# 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, January 11, 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 10:00 a.m. with eight members present at roll call. Council Member Dernoga arrived at 10:03 a.m., Council Member Anderson-Walker arrived at 10:05 a.m., and Council Member Franklin arrived at 10:11 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  
Ellis Watson, Legislative Officer*

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

*Council Member Ivey requested prayer for civility and peaceful transfer of power next week. Council Member Taveras requested prayer for accountability in the process and for the lives of the police and their families that were lost in the riot. She also requested prayer for the loss of Congressman Raskin's son, Tommy Raskin, who was also editor of Harvard Law Review and for the loss of Mr. Hermit Mosely, a dear friend and community member and his family. Council Member Glaros requested prayer for Thelma Boy Nash who passed away over the holidays and also for all Prince George's County residents, many of whom have lost loved ones.*

#### **APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 11162020](#)

**District Council Minutes dated November 16, 2020**

**A motion was made by Council Member Streeter, seconded by Vice Chair Taveras, that this Minutes be approved. 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):** [DRAFT District Council Minutes dated  
11-16-2020](#)

**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; affirmance 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:**

2/16/2021

**Municipality:**

City of Bowie

**Opposition:**

None

**History:**

*Council deferred this item to January 25, 2021.*

**This Zoning Map Amendment was deferred.**

**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](#)

*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 (c)(2).*

**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) ZONING HEARING EXAMINER**

*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.*

[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 deferred this item to January 25, 2021.*

**This Special Exception was deferred.**

**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](#)

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**PENDING FINALITY (Continued)**[SE-4832](#)**7-Eleven****Applicant(s):** 7-11 Eleven Inc.**Location:** Located on the north side of Marlboro Pike at the northeast quadrant of its intersection with Boones Lane (C-S-C / M-I-O).**Request:** Requesting approval of a Special Exception (SE) to raze an existing Food or Beverage Store and Car Wash and redevelop the site with a Gas Station and Food or Beverage Store (2.20 Acres; C-S-C / M-I-O Zones).**Council District:** 6**Appeal by Date:** 12/24/2020**Review by Date:** 1/25/2021**Opposition:** None**History:***Council waived election to review (11-0).*

**A motion was made by Council Member Davis, seconded by Council Member Harrison, 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-4832 Zoning Agenda Item Summary](#)[SE-4832 Notice of ZHE Decision](#)[SE-4832 ZHE Decision](#)

SE-4832 PORL

[SE-4832 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****(b) PLANNING BOARD****CDP-9503-H2****Bealle Hill Forest, Lot 4, Block D**

**Applicant(s):** Corrine Anyanwu

**Location:** Located at 314 Farmhouse Road, on the east end of the cul-de-sac, within the Bealle Hill Forest Subdivision (0.47 Acres; R-L Zone).

**Request:** Requesting approval of Comprehensive Design Plan (CDP) to construct a 16-foot by 20-foot open deck attached to the rear of an existing single-family detached dwelling within the rear yard setback.

**Council District:** 9

**Appeal by Date:** 1/7/2021

**Review by Date:** 2/1/2021

**History:**

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

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review fo this Comprehensive Design 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):** [CDP-9503-H2 Zoning Agenda Item Summary](#)

[CDP-9503-H2 Planning Board Resolution](#)

CDP-9503-H2\_PORL

[CDP-9503-H2 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[DPLS-482](#)**Bishop McNamara High School****Companion Case(s):** DSDS-709**Applicant(s):** Bishop McNamara High School**Location:** Located on the north side of Marlboro Pike, approximately 75 feet east of Xavier Lane (14.53 Acres; C-S-C / R-55 / M-I-O Zones).**Request:** Requesting approval of a Departure from Parking and Loading Spaces (DPLS), to reduce the minimum number of required off-street parking spaces by 70 spaces.**Council District:** 6**Appeal by Date:** 12/17/2020**Review by Date:** 1/18/2021**History:**

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

**A motion was made by Council Member Davis, seconded by Vice Chair Taveras, that Council waive election to review for this Departure from Parking and Loading 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):** [DPLS-482 Zoning Agenda Item Summary](#)  
[DPLS-482 Planning Board Resolution 2020-150](#)  
DPLS-482 PORL  
[DPLS-482 Technical Staff Report](#)



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**PENDING FINALITY (Continued)****DSDS-709****Bishop McNamara High School****Companion Case(s):** DPLS-482**Applicant(s):** Bishop McNamara High School**Location:** Located on the north side of Marlboro Pike, approximately 75 feet east of Xavier Lane (14.53 Acres; C-S-C / R-55 / M-I-O Zones).**Request:** Requesting approval of a Departure from Sign Design Standard (DSDS), in order to allow a sign area that is 3 square feet larger than the allowable sign area, for a total of 51 square feet, and to allow a second rooftop sign along the site frontage.**Council District:** 6**Appeal by Date:** 12/17/2020**Review by Date:** 1/18/2021**History:**

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

**A motion was made by Council Member Davis, seconded by Council Member Streeter, that Council waive election to review for this Departure from Sign 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):** [DSDS-709 Zoning Agenda Item Summary](#)  
[DSDS-709 Planning Board Resolution 2020-151](#)  
DSDS-709 PORL  
[DSDS-709 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[DSP-07031-04](#)**Melford Property POD 6****Applicant(s):** Encompass Health**Location:** Located in the northeastern quadrant of the intersection of MD 3 (Robert Crain Highway) and US 50/US 301 (John Hanson Highway) (38.88 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for a 61,809-square-foot inpatient rehabilitation facility on proposed Lot 5 in Pod 6.**Council District:** 4**Appeal by Date:** 1/7/2021**Review by Date:** 2/1/2021**Municipality:** Bowie**History:**

*Council waived election to review for this item (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-07031-04 Zoning Agenda Item Summary](#)[DSP-07031-04 Planning Board Resolution](#)[DSP-07031-04\\_PORL](#)[DSP-07031-04 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-19045****Royal Farms Greenbelt**

**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 Zones).

**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:** 12/17/2020

**Review by Date:** 1/18/2021

**History:**

*Council took no action on this item based on a reconsideration by the Planning Board.*

**Council took no action on this Detailed Site Plan.**

**Attachment(s):** [DSP-19045 Zoning Agenda Item Summary](#)  
[DSP-19045 Planning Board Resolution 2020-154](#)  
DSP-19045 PORL  
[DSP-19045 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSP-19077****Central Ave. Exxon**

**Applicant(s):** Alliance Energy LLC

**Location:** Located in the northeast quadrant of the intersection of MD 214 (Central Avenue) and Addison Road, across from the Addison Road Metro Station, at 6400 Central Avenue (0.58 Acres; C-S-C / D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for installation of signage on the canopy columns and validation of the previously constructed gasoline canopy and canopy signage within the build-to line.

**Council District:** 7

**Appeal by Date:** 1/7/2021

**Review by Date:** 2/1/2021

**History:**

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

**A motion was made by Council Member Streeter, seconded by Council Member Franklin, 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-19077 Zoning Agenda Item Summary](#)  
[DSP-19077 Planning Board Resolution](#)  
DSP-19077\_PORL  
[DSP-19077 Technical Staff Report](#)

**PENDING FINALITY (Continued)****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

**Action by Date:** 3/26/2021

**History:**

*Council deferred this item to January 25, 2021.*

**This Detailed Site Plan was deferred.**

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

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**PENDING FINALITY (Continued)****DSP-20016****PMG Brooks Drive****Companion Case(s):** DDS-670**Applicant(s):** PMIG**Location:** Located at 2000 Brooks Drive, in the southwest quadrant of the intersection of Brooks Drive and Marlboro Pike (0.60 Acres; C-M Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 3,000-square-foot food and beverage store and a gas station with six multi-product dispensers.**Council District:** 7**Appeal by Date:** 1/14/2021**Review by Date:** 2/1/2021**History:**

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

**A motion was made by Council Member Streeter, seconded by Council Member Franklin, 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-20016 Zoning Agenda Item Summary](#)[DSP-20016 Planning Board Resolution](#)[2020-170](#)

DSP-20016 PORL

[DSP-20016 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****[DDS-670](#)****PMG Brooks Drive****Companion Case(s):** DSP-20016**Applicant(s):** PMIG**Location:** Located at 2000 Brooks Drive, in the southwest quadrant of the intersection of Brooks Drive and Marlboro Pike (0.60 Acres; C-M Zone).**Request:** Requesting approval of a Departure from Design Standards, (DDS), for a reduction in the standard parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet.**Council District:** 7**Appeal by Date:** 1/14/2021**Review by Date:** 2/1/2021**History:**

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

**A motion was made by Council Member Streeter, 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-670 Zoning Agenda Item Summary](#)  
[DDS-670 Planning Board Resolution 2020-171](#)  
DDS-670\_PORL  
[DDS-670 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSP-20017****Royal Farms #381 Walker Mill Road**

- Applicant(s):** Two Farms, Inc.
- Location:** Located in the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road (7.67 Acres; I-1 / M-I-O).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of a 4,649 square-foot food and beverage store, gas station, and a 1,248 square-foot car wash.
- Council District:** 6
- Appeal by Date:** 1/14/2021
- Review by Date:** 2/1/2021
- Action by Date:** 3/15/2021
- Comment(s):** Mandatory Review:  
District Council review of this case is required by conditions imposed by Council on Zoning Cases A-9190-C and A-8033-C.

*This case will be scheduled for a Mandatory Review hearing based on conditions of a previous zoning ordinance.*

**This case will be scheduled for a Mandatory Review hearing.**

- Attachment(s):** [DSP-20017 Zoning Agenda Item Summary](#)  
[DSP-20017 Color Power Point Presentation](#)  
[DSP-20017 Notice of Mandatory Review](#)  
[DSP-20017 Planning Board Resolution 2020-165](#)  
DSP-20017\_PORL  
[DSP-20017 Technical Staff Report](#)  
[DSP-20017 Transcripts 11-12-2020](#)  
[DSP-20017 Planning Board Record](#)



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**PENDING FINALITY (Continued)**[DSP-20026](#)**Woodyard Station, Phase 2**

**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) (5.53 Acres; M-X-T / M-I-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of 46 multifamily dwelling units and a 112-unit apartment housing for the elderly (senior apartments).

**Council District:** 9

**Appeal by Date:** 1/7/2021

**Review by Date:** 2/1/2021

**History:**

*Council waived election to review for this item (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-20026 Zoning Agenda Item Summary](#)  
[DSP-20026 Planning Board Resolution](#)  
DSP-20026\_PORL  
[DSP-20026 Technical Staff Report](#)

**PENDING FINALITY (Continued)**[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 to January 25, 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](#)

**PENDING FINALITY (Continued)**[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 to January 25, 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](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 25, 2021 AT 10:00 A.M.***Hearing Dates & Times Subject to Change***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

**This Zoning Map Amendment hearing date was announced.**

- 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 \(Part 2\)](#)

**ADJOURN****History:***The meeting was adjourned at 10:46 a.m. (Vote:11-0).***A motion was made by Member Turner, seconded by 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

