



# 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, May 24, 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 Anderson-Walker was away on County Business. Council Member Ivey arrived at 11:40 a.m.*

**Present:** 10 - Chair Calvin S. Hawkins  
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

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**Absent:** Council Member Monique Anderson-Walker

*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*

*Dinora Hernandez, Legislative Officer*

*Ellis Watson, Legislative Officer*

*M-NCPPC*

*Jill Kosack, Supervisor, Development Review Division*

*Jeremy Hurlbutt, Supervisor, Development Review Division*

*Henry Zhang, Development Review Division*

*Adam Bossie, Development Review Division*

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

*Council Member Harrison provided the Invocation. Council Member Turner requested prayer for the 3-year-old child in Bowie who was shot and passed away. Vice Chair Taveras requested prayer for Ashanti Martinez and family in the passing of his grandmother.*

#### **PLEDGE OF ALLEGIANCE**

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

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

[MINDC 05102021](#)

**District Council Minutes dated May 10, 2021**

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

**Aye:** 9 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Streeter, Taveras and Turner

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**Absent:** Anderson-Walker and Ivey

**Attachment(s):** [DRAFT District Council Minutes dated 5-10-2021](#)

[MINDC 05172021](#)

**District Council Minutes dated May 17, 2021**

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

**Aye:** 9 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Streeter, Taveras and Turner

**Absent:** Anderson-Walker and Ivey

**Attachment(s):** [DRAFT District Council Minutes dated 5-17-2021](#)

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**ORAL ARGUMENTS**[DSP-04067-10](#)**Woodmore Commons****Companion Case(s):** DDS-672**Applicant(s):** Balk Hill Ventures, LLC**Location:** Located in the northeast quadrant of the intersection of MD 202 (Landover Road) and St Joseph's Drive, on both sides of Ruby Lockhart Boulevard (10.64 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of approximately 72,000 square feet of commercial, retail, and office uses in two distinct sections on approximately 10.64 acres ("subject property").**Council District:** 5**Appeal by Date:** 5/6/2021**Review by Date:** 5/6/2021**Action by Date:** 6/11/2021**History:**

*Henry Zhang, M-NCPPC planning staff, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. LaRay J. Benton and Samuel H. Dean, Vice-President, Lake Arbor Civic Association, spoke in opposition. Edward C. Gibbs, 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 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-04067-10 Zoning Agenda Item Summary](#)  
[DSP-04067-10 & DDS-672- Presentation Slides](#)  
[DSP-04067-10 & DDS-672 Letter from Dean to Brown 5-15-21](#)  
[DSP-04067-10 & DDS-672 Letter from Gibbs to Brown May 19, 2021](#)  
[DSP-04067-10 Notice of District Council Hearing](#)  
[DSP-04067-10 Planning Board Resolution 2021-43 - Signed](#)  
DSP-04067-10\_PORL  
[DSP-04067-10 Technical Staff Report](#)  
[DSP-04067-10 Transcripts 03-18-2021 Planning Board](#)  
[DSP-04067-10 Planning Board Record](#)  
[PZC Notice of Intention to Participate](#)

**ORAL ARGUMENTS****DDS-672****Woodmore Commons****Companion Case(s):** DSP-04067-10**Applicant(s):** Balk Hill Ventures, LLC**Location:** Located in the northeast quadrant of the intersection of MD 202 (Landover Road) and St Joseph's Drive, on both sides of Ruby Lockhart Boulevard (10.64 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards, for a reduction of the standard surface parking space size to 9 feet by 18 feet.**Council District:** 5**Appeal by Date:** 5/13/2021**Review by Date:** 5/13/2021**Action by Date:** 6/21/2021**History:**

*Henry Zhang, M-NCPPC planning staff, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. LaRay J. Benton and Samuel H. Dean, Vice-President, Lake Arbor Civic Association, spoke in opposition. Edward C. Gibbs, 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 by the parties. Council took this case under advisement.*

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

**Attachment(s):** [DDS-672 Zoning Agenda Item Summary](#)  
[DSP-04067-10 & DDS-672- Presentation Slides](#)  
[DSP-04067-10 & DDS-672 Letter from Gibbs to Brown May 19, 2021](#)  
[DSP-04067-10 & DDS-672 Letter from Dean to Brown 5-15-21](#)  
[DDS-672 Notice of District Council Hearing](#)  
[DDS-672 Planning Board Resolution 2021-44 - Signed](#)  
 DDS-672\_PORL  
[DDS-672 Technical Staff Report](#)  
[DDS-672 Planning Board Record](#)  
[DDS-672 Transcripts 03-18-2021 Planning Board](#)  
[PZC Notice of Intention to Participate](#)

**MANDATORY REVIEW (Using Oral Argument Procedures)****CSP-20002****Terrapin House**

- Applicant(s):** 12300 Carrol Investors and Terrapin Main Street LLC
- Location:** Located on the north side Hartwick Road, between Yale Avenue and US 1 (Baltimore Avenue) (0.89 Acres; M-U-I / R-55 Zones).
- Request:** Requesting approval of a Conceptual Site Plan (CSP) application to rezone part of the property from One-Family Detached Residential (R-55) to the Mixed Use-Infill (M-U-I) Zone for a future mixed-use development to include 160 to 175 multifamily residential units and 10,000 to 15,000 square feet of commercial/retail uses.
- Council District:** 3
- Appeal by Date:** 5/20/2021
- Review by Date:** 5/20/2021
- Action by Date:** 6/21/2021
- Comment(s):** District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance.
- Municipality:** College Park
- History:**

*Adam Bossi, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan application. Matthew Tedesco Esq., attorney for the applicant spoke in support along with Terry Schum, Planning Director, and Miriam Bader, Senior Planner, City of College Park. 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 referred item to staff for preparation of an approving document in accordance with the Planning Board's corrected resolution (Vote: 10-0; Absent: Council Member Anderson-Walker).*

**The Conceptual Site Plan hearing was held; subsequently, a motion was made by Council Member Glaros, seconded by Council Member Dernoga, that this item 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

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**Attachment(s):**

[CSP-20002 Zoning Agenda Item Summary](#)  
[CSP-20002 Presentation Slides](#)  
[CSP-20002 Notice of District Council Hearing](#)  
[CSP-20002 Planning Board Resolution 2021-45  
- Signed](#)  
CSP-20002\_PORL  
[CSP-20002 Technical Staff Report](#)  
[CSP-20002 Planning Board Record](#)  
[CSP-20002 Transcripts 03-25-2021](#)  
[PZC Notice of Intention to Participate](#)

**REFERRED FOR DOCUMENT****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 adopted the prepared order of approval, with conditions (Vote: 10-0: Absent: Council Member Anderson-Walker).*

**A motion was made by Vice Chair Taveras, seconded by Council Member Streeter, that this Detailed Site Plan be approved with conditions. 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):** [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](#)  
[DSP-20013 Transcripts 03-11-2021 Planning Board](#)  
[DSP-20013 PZC Notice of Intention to Participate](#)

**REFERRED FOR DOCUMENT****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 adopted the prepared order of remand to the Planning Board (Vote: 10-0: Absent: Council Member Anderson-Walker).*

**A motion was made by Council Member Dernoga, seconded by Chair Hawkins, that this Detailed Site Plan be remanded. 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):** [DSP-20029 Zoning Agenda Item Summary](#)  
[DSP-20029 Power Point Presentation](#)  
[DSP-20029\\_email 04262021 Gordon To Brown](#)  
[DSP-20029 Letter 04262021 Gordon To Brown](#)  
[DSP-20029 Planning Board Resolution 2021-21 - Signed](#)  
 DSP-20029\_PORL  
[DSP-20029 Technical Staff Report](#)  
[DSP-20029 Planning Board Record](#)  
[DSP-20029 Transcripts\\_02-04-2021 Planning Board](#)  
[DSP-20029 Notice of District Council Hearing](#)  
[DSP-20029 PZC Notice of Intention to Participate](#)

**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.*

**PLANNING BOARD****[CDP-0505-01](#)****National Capital Business Park**

**Applicant(s):** NCBP Property, LLC

**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) (426.52 Acres; R-S Zone).

**Request:** Requesting approval of Comprehensive Design Plan (CDP) to amend the previously approved plan to remove all residential uses and replace them with up to 3.5 million square feet of employment and institutional uses, as permitted in the Employment and Institutional Area (E-I-A) Zone, as authorized pursuant to Section 27-515(b), Footnote 38, of the Prince George's County Zoning Ordinance.

**Council District:** 4

**Appeal by Date:** 6/3/2021

**Review by Date:** 6/3/2021

**History:**

*Council waived election to review for this item (Vote: 10-0: Absent: Council Member Anderson-Walker).*

**A motion was made by Council Member Turner, seconded by Council Member Davis, that Council waive election to review for this Comprehensive Design Plan. 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):** [CDP-0505-01 Zoning Agenda Item Summary](#)  
[CDP-0505-01 Planning Board Resolution](#)  
[2021-50 - Signed](#)  
 CDP-0505-01\_PORL  
[CDP-0505-01 Technical Staff Report](#)

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**PENDING FINALITY**[CSP-07001-03](#)**Westphalia Row**

**Applicant(s):** Westphalia Row Partners, LLC

**Location:** Located in the southwest corner of the intersection of Ritchie Marlboro Road and Sansbury Road (20.67 Acres; M-X-T Zone).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for a revision to the previously approved Conceptual Site Plan (CSP) for Westphalia Row by replacing the previously approved 10,000 square feet of commercial uses with 19 single-family attached (townhouse) dwelling units.

**Council District:** 6

**Appeal by Date:** 6/17/2021

**Review by Date:** 6/17/2021

**History:**

*Council waived election to review for this item (Vote: 10-0: Absent: Council Member Anderson-Walker).*

**A motion was made by Council Member Davis, seconded by Council Member Streeter, that Council waive election to review for this Conceptual Site Plan. 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):** [CSP-07001-03 Zoning Agenda Item Summary](#)  
[CSP-07001-03 Planning Board Resolution](#)  
CSP-07001-03\_PORL  
[CSP-07001-03 Technical Staff Report](#)

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**PENDING FINALITY****DSP-08039-10****Westphalia Row**

**Applicant(s):** Westphalia Row Partners, LLC

**Location:** Located in the southwest corner of the intersection of Ritchie Marlboro Road and Sansbury Road (20.67 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for approval of 19 fee-simple, rear-loaded single-family attached (townhouse) dwelling units to replace 10,000 square feet of commercial uses previously approved in Phase III of Westphalia Row.

**Council District:** 6

**Appeal by Date:** 6/17/2021

**Review by Date:** 6/17/2021

**History:**

*Council waived election to review for this item (Vote: 10-0: Absent: Council Member Anderson-Walker).*

**A motion was made by Council Member Davis, seconded by Council Member Franklin, that Council waive election to review for this Detailed Site Plan. 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):** [DSP-08039-10 Zoning Agenda Item Summary](#)  
[DSP-08039-10 Planning Board Resolution](#)  
DSP-08039-10\_PORL  
[DSP-08039-10 Technical Staff Report](#)

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**PENDING FINALITY****[SDP-1701-05](#)****Timothy Branch**

**Applicant(s):** Timothy Branch, Inc.

**Location:** Located on the south side of MD 381 (Brandywine Road), approximately 1,000 feet east of its intersection with Short Cut Road (322.41 Acres; L-A-C / R-M / M-I-O Zones).

**Request:** Requests approval of a Specific Design Plan (SDP) for development of 253 dwelling units in the RM-2S, and a portion of the RM-4S, pods. These dwelling units consist of 212 single-family attached (townhouses), 10 single-family semidetached (duplexes), and 31 single-family detached dwelling units.

**Council District:** 9

**Appeal by Date:** 6/17/2021

**Review by Date:** 6/17/2021

**History:**

*Council waived election to review for this item (Vote: 9-0: Absent: Council Members Anderson-Walker and Glaros).*

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

**Aye:** 9 - Hawkins, Davis, Dernoga, Franklin, Harrison, Ivey, Streeter, Taveras and Turner

**Absent:** Anderson-Walker and Glaros

**Attachment(s):** [SDP-1701-05 Zoning Agenda Item Summary](#)  
[SDP-1701-05 Planning Board Resolution](#)  
SDP-1701-05\_PORL  
[SDP-1701-05 Technical Staff Report](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JUNE 14, 2021 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

**DSP-16004****Oaklawn**

- Applicant(s):** Daniel Mwavua
- Location:** Located on the east side of Allentown Road, approximately 400 feet south of the intersection of Allentown Road and Tucker Road (1.63 Acres; R-R Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to develop three single-family detached dwelling units.
- Council District:** 8
- Appeal by Date:** 4/29/2021
- Review by Date:** 4/29/2021
- Action by Date:** 6/25/2021

**This Detailed Site Plan hearing date was announced.**

- Attachment(s):** [DSP-16004 Zoning Agenda Item Summary](#)  
[DSP-16004 Notice of Oral Argument Hearing](#)  
[DSP-16004 Planning Board Resolution 2021-30](#)  
[- Signed](#)  
DSP-16004\_PORL

