



# Prince George's County Council

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

## Zoning Minutes - Final Sitting as the District Council

*Todd M. Turner, Council Chair, District 4*

*Monique Anderson-Walker, District 8*

*Derrick Leon Davis, District 6*

*Thomas E. Dernoga, District 1*

*Mel Franklin, At-Large*

*Dannielle M. Glaros, District 3*

*Sydney J. Harrison, District 9*

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

*Jolene Ivey, District 5*

*Rodney C. Streeter, District 7*

*Deni L. Taveras, District 2*

*Robert J. Williams, Jr., Council Administrator*

---

**Monday, February 24, 2020**

**10:00 AM**

**Council Hearing Room**

---

### **9:45 AM AGENDA BRIEFING - (ROOM 2027)**

*At 9:45 a.m., due to a lack of a quorum of members, a public statement was read and the Agenda Briefing was conducted as an informal discussion in lieu of a public meeting.*

### **10:14 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the District Council meeting was convened by Council Chair Turner at 10:14 a.m. with seven members present at roll call. Council Member Taveras arrived at 10:18 a.m., Council Member Dernoga arrived at 10:25 a.m., and Council Member Franklin arrived at 10:37 a.m.*

---

**Present:** 10 - 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 Deni Taveras

**Absent:** Council Member Rodney Streeter

*Also Present: Stan Brown, People's Zoning Counsel  
Robert J. Williams, Jr., 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*

*M-NCPPC  
Jeremy Hurlbutt, Development Review Division  
Jill Kosack, Supervisor, Development Review Division*

## **INVOCATION**

*The Invocation was provided by Ms. Christine A. Osei, M-NCPPC Employee. Council Member Ivey requested prayer for the family of NASA mathematician, Katherine G. Johnson, who passed at 101 years old and whose contributions to science were featured in the movie, Hidden Figures. Council Chair Turner requested prayer for civility and working together, especially in a contentious presidential election year. Council Member Davis requested prayer for Barbara Elaine Smith, know as "B. Smith", American restaurateur, model, author, businesswoman and television host who passed after a battling early onset Alzheimer's disease.*

## **PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF DISTRICT COUNCIL MINUTES**[MINDC 02112020](#)**District Council Minutes dated February 11, 2020**

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

**Aye:** 8 - Turner, Anderson-Walker, Davis, Glaros, Harrison, Hawkins, Ivey and Taveras

**Absent:** Dernoga, Franklin and Streeter

**Attachment(s):** [02-11-2020 District Council Minutes DRAFT](#)

**MANDATORY REVIEW (Using Oral Argument Procedures)**[DSP-19039](#)**NSR Properties**

**Applicant(s):** NSR Properties, LLC

**Location:** Located in the southwest quadrant of the intersection of MD 410 (East West Highway) and Belcrest Road (0.86 Acres; M-U-I / T-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for an amendment to the list of allowed uses to permit a new gas station on the subject property. Construction of site improvements for a new gas station, drive'up automated teller machine (ATM), and 9,592-square-foot building to include a food and beverage store and office use.

**Council District:** 2

**Appeal by Date:** 2/13/2020

**Action by Date:** 3/23/2020

**Comment(s):** Mandatory Review:  
District Council review of this case is required by Section 27-548.09.01 (b) of the Zoning Ordinance.

**Municipality:** City of Hyattsville

**History:**

*Jeremey Hurlbutt, M-NCPPC, provided an overview of the Detailed Site Plan application. Daniel F. Lynch, Esq., attorney for the applicant, spoke on behalf of the applicant. Jim Chandler, City of Hyattsville, 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 Mandatory Review Hearing was held and Council referred this item to staff for preparation of an approving document in accordance with applicant's request (Vote: 10-0; Absent: Council Member Streeter).*

**The Mandatory Review hearing was held; subsequently, a motion was made by Council**

---

**Member Taveras, seconded by Vice Chair Hawkins, that this Detailed Site 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

**Attachment(s):** [DSP-19039 Planning Board Resolution 19-137](#)  
[DSP-19039 Corrected Planning Board Resolution](#)  
 DSP-19039\_PORL  
[DSP-19039 Technical Staff Report](#)

### **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.*

### **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-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:** 7/13/2020

**Opposition:** Jennifer Krochmal, et. al.

**History:**

*Council deferred this item to March 9, 2020.*

**This Special Exception was deferred.**

---

**Attachment(s):** [SE-4811 ZHE Decision](#)  
SE-4811 PORL  
[SE-4811 Technical Staff Report](#)

## **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-9403-H1**

### **Hampton Subdivision Lot 40, Block H**

**Applicant(s):** Michelle Clancy

**Location:** Located at 8211 Grayhawk Court, on the eastern end of the Grayhawk Court cul-de-sac, approximately 300 feet east of its intersection with Poppy Hill Court ( 0.22 Acres; R-S Zone).

**Request:** Requesting approval of a Comprehensive Design Plan (CDP) to construct a 14-foot by 15-foot sunroom addition to the rear of an existing single-family detached dwelling within the rear yard setback.

**Council District:** 9

**Appeal by Date:** 1/9/2020

**Review by Date:** 3/9/2020

**Comment(s):** This case was originally transmitted on December 10, 2019 to the Council, but was returned and retransmitted on February 7, 2020 in order to satisfy affidavit requirements.

### **History:**

*Council waived election to review for this item (Vote: 9-0; Absent: Council Members Streeter and Taveras).*

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

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins and Ivey

**Absent:** Streeter and Taveras

**Attachment(s):** [CDP-9403-H1 Planning Resolution 19-128](#)  
CDP-9403-H1\_PORL  
[CDP-9403-H1 Technical Staff Report](#)

---

**PENDING FINALITY (Continued)**

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 (Continued)**[DSP-18054](#)**PMG 8600 Ardwick-Ardmore Road****Companion Case(s):** DPLS-464**Applicant(s):** PMIG 1027, LLC**Location:** Located at 8600 Ardwick-Ardmore Road, at the northeast corner of its intersection with MD 704 (Martin Luther King Jr. Highway) (1.04 Acres; I-1 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) to construct a proposed gas station and a 2,400-square-foot food and beverage store on a 1.04-acre lot.**Council District:** 5**Appeal by Date:** 3/12/2020**Review by Date:** 3/12/2020**History:**

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

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

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

**Absent:** Streeter

**Attachment(s):** [DSP-18054 Planning Board Resolution 20-05](#)[DSP-18054 PORL](#)[DSP-18054 Technical Staff Report](#)

**PENDING FINALITY (Continued)**

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 (Continued)**[DPLS-464](#)**PMG 8600 Ardwick-Ardmore Road****Companion Case(s):** DSP-18054**Applicant(s):** PMIG 1027, LLC**Location:** Located at 8600 Ardwick-Ardmore Road, at the northeast corner of its intersection with MD 704 (Martin Luther King Jr. Highway) (1.04 Acres; I-1 Zone).**Request:** Requesting approval of a Departure from Parking and Loading Spaces (DPLS) which is requested from the requirements of Section 27-582(a) of the Prince George's County Zoning Ordinance, to provide a reduced number of loading spaces.**Council District:** 5**Appeal by Date:** 3/12/2020**Review by Date:** 3/12/2020**History:**

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

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

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

**Absent:** Streeter

**Attachment(s):** [DPLS-464 Planning Board Resolution 20-06](#)

DPLS-464\_PORL

[DPLS-464 Technical Staff Report](#)

**PENDING FINALITY (Continued)**

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 (Continued)****DSP-19025****Northgate**

**Applicant(s):** 8430 Baltimore Avenue, LLC

**Location:** Located on the west side of US 1 (Baltimore Avenue), at its intersection with Quebec Street, in the City of College Park. The site is also subject to the Development District Overlay (D-D-O) Zone standards found in the 2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment (Central US 1 Corridor Sector Plan and SMA) (2.05 Acres; M-U-I Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) to construct a single building with 296 multifamily dwelling units; 1,084 square feet of commercial retail space; and an interior, two-level, parking garage.

**Council District:** 3

**Appeal by Date:** 3/12/2020

**Review by Date:** 3/12/2020

**Municipality:** City of College Park

**History:**

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

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

**Absent:** Streeter

**Attachment(s):** [DSP-19025 Planning Board Resolution 20-13](#)

[DSP-19025\\_PORL](#)

[DSP-19025 Technical Staff Report](#)



---

**CASE(S) SCHEDULED FOR MANDATORY REVIEW ON MARCH 23, 2020 AT 1:30 P.M.**

*Hearing Dates & Times Subject to Change*

**DSP-19001**

**JSF Annapolis Road**

- Applicant(s):** JSF Management, LLC
- Location:** Located on the south side of MD 450 (Annapolis Road) at its intersection with 68th Avenue (1.09 Acres; M-U-I / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to allow a consolidated storage use and construct a 133,000-square-foot building, with associated approximately 1,830 square feet of office/retail use.
- Council District:** 5
- Appeal by Date:** 3/18/2020
- Comment(s):** Mandatory Review:  
District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance.
- Municipality:** Town of Landover Hills

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

- Attachment(s):** [DSP-19001 Planning Board Resolution 20-11](#)  
[DSP-19001\\_PORL](#)  
[DSP-19001 Technical Staff Report](#)

**11:43 AM ADJOURN**[ADJ15-20](#)**ADJOURN****History:**

*The meeting was adjourned at 11:43 a.m. (Vote: 9-0; Absent: Council Members Hawkins and Streeter).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this ADJOURN be adjourned. The motion carried by the following vote:**

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey and Taveras

**Absent:** Hawkins and Streeter

**EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)**[EX 02242020](#)

Motion to convene in executive session to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State and to consult with counsel to seek legal advice and to discuss pending or potential litigation in accordance with section 3-305(b)(4), (7), and (8), General Provisions Article, Annotated Code of Maryland.

**History:**

*The Chair read the following closing statement/motion to convene in executive session:*

*“Motion to convene in executive session pursuant to Section 3-305(b)(4), (7), and (8), General Provisions Article, Annotated Code of Maryland, to consider a matter related to a proposal for a business to locate, expand, or remain in the State, specifically, to discuss the status of the Wayne K. Curry Administration Building; and to discuss and consider pending or potential litigation and to consult with counsel to seek legal advice, specifically, to be briefed by counsel as to and to discuss status of cases in the US District Court Maryland, Circuit Court for Prince George’s County, Maryland and the Court of Special Appeals to maintain confidentiality regarding the current status of ongoing litigation and as to the Council’s position on pending litigation.” The Executive Session was held (See County Council Minutes dated March 9, 2020 for details).*

*Date of Executive Session: February 24, 2020*

*Time of Vote to Close Session: 11:42 a.m.*

*Beginning Time: 11:51 a.m.*

*Ending Time: 1:05 p.m.*

---

*Members Present: CM Turner, Chairman, CM Hawkins, Vice-Chairman, CM Davis, CM Dernoga, CM Franklin, CM Glaros, CM Harrison, CM Ivey, CM Anderson-Walker, CM Streeter (Late Arrival: 12:58), and CM Taveras*

*Members Absent: None*

*Others Present: Robert Williams, Jr., Rajesh Kumar, Don Ray (outside counsel), Donna Brown, Dinora Hernandez, Ellis Watson, and Karen Campbell*

*Topics Discussed:*

1. *THE REDEEMED CHRISTIAN CHURCH OF GOD (VICTORY TEMPLE) BOWIE, MARYLAND vs. Prince George's County – Civil Action No. DKC 19-3367*
2. *PETITION OF REDEEMED CHRISTIAN CHURCH OF GOD vs. County Council – CAE19-18641*
3. *Petition of Corryne Carter, et al. v. County Council – Circuit Court for Prince George's County – Case No. CAL19-23357*
4. *Petition of Nico Banquet Hall v. County Council - Circuit Court of Prince George's County, Maryland – Case No. CAL19-19779*
5. *Wayne K. Curry Administration Building status update*

*Vote Closing the Meeting pursuant to Section 3-305(b) (4), (7) and (8): 9 – 0 (absent CM Franklin and CM Streeter)*

**A motion was made by Council Member Harrison, seconded by Council Member Taveras, that this Executive Session be convened. The motion carried by the following vote:**

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

**Absent:** Streeter

## **BRIEFING – (ROOM 2027)**

[BR 02242020](#)

**FY 2021 LEGISLATIVE BRANCH BUDGET**

*This Briefing was convened at 1:14 p.m. and concluded at 1:25 p.m.*