



# Prince George's County Council

Wayne K. Curry  
Administration Building  
1301 McCormick Dr  
Largo, MD 20774

## Zoning Minutes - Final Sitting as the District Council

*Calvin S. Hawkins, II, Chair, At-Large*  
*Derrick Leon Davis, District 6*  
*Thomas E. Dernoga, District 1*  
*Mel Franklin, At-Large*  
*Dannielle M. Glaros, District 3*  
*Sydney J. Harrison, Vice Chair, District 9*  
*Jolene Ivey, District 5*  
*Rodney C. Streeter, District 7*  
*Deni L. Taveras, District 2*  
*Todd M. Turner, District 4*  
*Vacant - District 8 (effective: 11/8/2021)*

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

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Monday, February 14, 2022

10:00 AM

Virtual Meeting

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### **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 ten members present at roll call.*

**Present:** 10 - Chair Calvin S. Hawkins  
Council Member Derrick Davis  
Council Member Thomas Dernoga  
Council Member Mel Franklin  
Council Member Dannielle Glaros  
Vice Chair Sydney Harrison  
Council Member Jolene Ivey  
Council Member Rodney Streeter  
Council Member Deni Taveras  
Council Member Todd Turner

**INVOCATION / MOMENT OF SILENCE**

*Invocation was led by Council Member Sydney J. Harrison.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Deni Taveras*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 02082022](#)

**District Council Minutes Dated February 8, 2022.**

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

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

**Attachment(s):** [District Council Minutes Draft 2-8-2022](#)

**NEW CASE(S)****[A-9960-C-01](#)****Manokeek (Development)**

- Applicant(s):** Signature Land Holdings, LLC
- Location:** Located on the east and west side of Manning Road East, approximately 120 feet north of Berry Road (MD 228) and approximately 2,300 feet east of the Indian Head Highway (MD 210)/Berry Road intersection (7.238 Acres; M-X-T Zone).
- Request:** Request approval of a Zoning Map Amendment for the Amendment of Conditions, deleting Condition 5 (Zoning Ordinance 2-2006) of approval of A-9960 which rezoned the subject property from the R-R (Rural Residential) to the M-X-T (Mixed Use Transportation Oriented) Zone.
- Council District:** 9
- Appeal by Date:** 2/8/2022
- Action by Date:** 5/24/2022
- Opposition:** None
- History:**

*Council deferred item to February 28, 2022 agenda.*

**This Zoning Map Amendment was deferred**

- Attachment(s):** [A-9960-C-01 Zoning Agenda Item Summary](#)  
[A-9960-C-01 - ZHE Notice](#)  
[A-9960-C-01 - ZHE Decision](#)  
A-9960-C-01 PORL  
[A-9960-C - Exhibit List](#)  
[A-9960-C-01 Exhibits 1-40](#)  
[A-9960-C Transcripts 11-17-2021](#)

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**NEW CASE(S) (Continued)****[A-9973-C-01](#)****Woodside Village**

**Applicant(s):** Westphalia Meadows, LLC/Woodside Village

**Location:** Located on the south side of Westphalia Road and west of Ritchie Marlboro Road, Accokeek, Maryland (63.30 Acres; R-M Zone).

**Request:** Requesting approval for the Amendment of Basic Plan of A-9973 which rezoned the Subject Property from the R-A (Rural Agricultural) to the R-M (Residential-Medium) Zone.

**Council District:** 6

**Appeal by Date:** 2/16/2022

**Action by Date:** 7/1/2022

**Opposition:** Terry Goolsby et al.

**This Zoning Map Amendment was no action**

**Attachment(s):** [A-9973-C-01 Zoning Agenda Item Summary](#)  
[A-9973-C-01 Allen to Brown Appeal email 2-9-2022](#)  
[A-9973-C-01 - ZHE Notice](#)  
[A-9973-C-01 - ZHE Decision](#)  
A-9973-01 - PORL  
[A-9973-01 Technical Staff Report](#)  
[A-9973-01 -Exhibit List](#)  
[A-9973-01 Exhibits 1-52](#)  
[A-9973-01 Transcripts 12-01-2021](#)

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**NEW CASE(S) (Continued)****[ROSP-4196-01](#)****McDonald's Forest Heights**

- Applicant(s):** McDonalds Forest Heights, LLC.
- Location:** Located on 0.77 acre of C-M (Commercial Miscellaneous) zoned land located in the southeast quadrant of the northernmost intersection of Livingston Road with Indian Head Highway (MD Route 210) and the western boundary abuts the service road in the Indian Head Highway right-of-way (0.77 Acres; C-M Zone).
- Request:** Requesting approval of a Revision of Site Plan (ROSP) to revise Special Exception 4196 (Alteration, Enlargement, Extension or Reconstruction of a Certified Non-Conforming Use) (Fast Food Restaurant), approved in 1995 to enclose the play area and add additional parking. AC-20004 is a request for Alternative Compliance to Sections 4.2 and 4.7 of the Landscape Manual to allow a reduced bufferyard.
- Council District:** 8
- Appeal by Date:** 2/15/2022
- Action by Date:** 5/31/2022
- Opposition:** None
- History:**

*Council deferred item to February 28, 2022 agenda.*

**This Revision of Site Plan was deferred**

- Attachment(s):** [ROSP-4196-01 Zoning Agenda Item Summary](#)  
[ROSP-4196-01- ZHE Notice of Decision](#)  
[ROSP 4196-01- ZHE Decision](#)  
ROSP-4196-01- PORL  
[ROSP-4196-01 Technical Staff Report](#)  
[ROSP-4196-01-Exhibit List](#)  
[ROSP-4196-01-Exhibit 1-39](#)  
[ROSP-4196-01 Transcripts 12-01-2021](#)

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**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**[SE-4834](#)**Royal Farms #411 (Kent Village)**

- Applicant(s):** RF Landover, LLC
- Location:** Located in the southwest quadrant of the intersection of Landover Road (MD 202) and Kent Town Place (4.49 Acres; C-S-C Zone).
- Request:** Requesting approval of a Special Exception (SE) to construct a Gas Station and related 4,649-square foot Food or Beverage Store on 1.72-acres<sup>1</sup> of an assemblage of land containing approximately 4.48 acres of land in the C-S-C (Commercial Shopping Center) Zone.
- Council District:** 5
- Appeal by Date:** 3/3/2022
- Review by Date:** 3/3/2022
- Opposition:** None
- History:**

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

**A motion was made by Council Member Ivey, seconded by Council Member Streeter, that Council waive election to review for this Special Exception. The motion carried by the following vote:**

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

- Attachment(s):** [SE-4834 Zoning Agenda Item Summary](#)  
[SE-4834 -Notice of Decision](#)  
[SE-4834 -ZHE Decision](#)  
SE-4834 - PORL  
[SE-4834 - Technical Staff Report](#)  
[SE-4834 - Exhibit List](#)  
[SE-4834 - Exhibit 1-54](#)  
[SE 4834 - Transcripts 10-20-2021](#)  
[SE-4834 Transcripts 10-06-2021](#)

**PENDING FINALITY (Continued)**

*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.*

**(b) PLANNING BOARD****CDP-9306-05****Preserve At Piscataway (Bailey's Village)**

- Applicant(s):** NVR MS Cavalier Preserve, LLC
- Location:** Located south of Floral Park Road, at its intersection with St. Mary's View Road (19.98 Acres; L-A-C Zone).
- Request:** Requesting approval to amend the previously approved Comprehensive Design Plan (CDP) to remove commercial, retail, office, and multifamily uses and replace with 26 single-family attached dwelling units within the Local Activity Center (L-A-C)- Zone, known as Bailey's Village, Preserve at Piscataway.
- Council District:** 9
- Appeal by Date:** 2/24/2022
- Review by Date:** 2/24/2022
- Action by Date:** 4/25/2022

**History:**

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

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

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

- Attachment(s):** [CDP-9306-05 Notice of Oral Argument Hearing](#)  
[CDP-9306-05 Nelson to Brown Appeal 2-24-22](#)  
[CDP-9306-05 Zoning Agenda Item Summary](#)  
[CDP-9306-05 Planning Board Resolution](#)  
 CDP-9306-05\_PORL  
[CDP-9306-05 Technical Staff Report](#)  
[CDP-9306-05 Planning Board Record](#)

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**PENDING FINALITY (Continued)****DSDS-714****Steeplechase Business Park, Parcels 65 and 66**

**Companion Case(s):** DPLS-494; DSP-16009-02

**Applicant(s):** Atapco Richie Interchange, Inc.

**Location:** Located in the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court (2.70 Acres; I-1 / M-I-O Zones).

**Request:** Requesting approval of a Departure from Sign Design Standards (DSDS) for an additional 137 square feet of building-mounted signage and one additional freestanding sign.

**Council District:** 6

**Appeal by Date:** 3/3/2022

**Review by Date:** 3/3/2022

**History:**

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

**A motion was made by Council Member Davis, seconded by Council Member Turner, that Council waive election to review for this Departure from Sign Design Standards.**

**The motion carried by the following vote:**

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

**Attachment(s):** [DSDS-714- Zoning Agenda Item Summary](#)

[DSDS-714 Planning Board Resolution 2022-05](#)

[Signed](#)

DSDS-714\_PORL

[DSDS-714 Technical Staff Report](#)



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**PENDING FINALITY (Continued)**[DPLS-494](#)**Steeplechase Business Park, Parcels 65 and 66****Companion Case(s):** DSDS-714; DSP-16009-02**Applicant(s):** Atapco Richie Interchange, Inc**Location:** Located in the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court (2.70 Acres; I-1 / M-I-O Zones).**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) for the reduction of 33 parking spaces and one loading space.**Council District:** 6**Appeal by Date:** 3/3/2022**Review by Date:** 3/3/2022**History:**

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

**A motion was made by Council Member Davis, 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:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

**Attachment(s):** [DPLS-494 Zoning Agenda Item Summary](#)  
[DPLS-494 Planning Board Resolution 2022-04](#)  
[Signed](#)  
DPLS-494 PORL  
[DPLS-494 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[DSP-16009-02](#)**Steeplechase Business Park, Parcels 65 and 66****Companion Case(s):** DPLS-494; DSDS-714**Applicant(s):** Atapco Richie Interchange, Inc.**Location:** Located in the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court (2.70 Acres; I-1 / M-I-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) requests approval for the construction of a 5,200-square-foot multitenant commercial building for retail, service, and restaurant uses within the Light Industrial (I-1) and Military Installation Overlay (M-I-O) Zone.**Council District:** 6**Appeal by Date:** 3/3/2022**Review by Date:** 3/3/2022**History:**

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

**A motion was made by Council Member Davis, seconded by Council Member Turner, 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

**Attachment(s):** [DSP-16009-02 Zoning Agenda Item Summary](#)  
[DSP-16009-02 Planning Board Resolution](#)  
[2022-03 Signed](#)  
DSP-16009-02 PORL  
[DSP-16009-02 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSDS-715****Medstar Southern Hospital Center**

- Applicant(s):** Medstar Southern Maryland Hospital Center
- Location:** Located in the southeast quadrant of the intersection of MD 5 and Surratts Road (11.12 Acres; R-R Zone).
- Request:** Requesting approval of a Departure from Sign Design Standards (DSDS) to construct one freestanding monument sign for an institutional use (hospital) that will replace two existing signs. Lot 8 is improved with one monument sign and one pylon sign.
- Council District:** 9
- Appeal by Date:** 3/10/2022
- Review by Date:** 3/10/2022
- History:**

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

**A motion was made by Vice Chair Harrison, seconded by Council Member Davis, that Council waive election to review for this Departure from Sign Design Standards. The motion carried by the following vote:**

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

- Attachment(s):** [DSDS-715 Zoning Agenda Item Summary](#)  
[DSDS-715-Planning Board Resolution 2022-09 - Signed](#)  
DSDS-715\_PORL  
[DSDS-715 Technical Staff Report](#)

**PENDING FINALITY (Continued)****SDP-1603-01****National Capital Business Park****Applicant(s):** Manekin**Location:** Located on the north side of Leeland Road, approximately 3,178 feet west of the intersection of Leeland Road and the southbound US 301 (Robert Crain Highway) (442.30 Acres; R-S / I-1 / R-A Zones).**Request:** Requesting approval of a Specific Design Plan (SDP) for the National Capital Business Park, including the proposed street network, sidewalks, utilities, grading, stormwater management (SWM), retaining walls, and directional signage that will serve the employment and institutional uses proposed for the portion of the property in the Residential Suburban Development (R-S) Zone.**Council District:** 4**Appeal by Date:** 3/3/2022**Review by Date:** 3/3/2022**History:***Council deferred item to February 28, 2022 agenda.***This Specific Design Plan was deferred****Attachment(s):** [SDP-1603-01 Zoning Agenda Item Summary](#)  
[SDP-1603-01 Planning Board Resolution](#)  
[2022-10 Signed](#)  
SDP-1603-01\_PORL  
[SDP-1603-01 Technical Staff Report](#)**ADJ9-22****ADJOURN****History:***Meeting went into Recess**Meeting Reconvened**Adjourned at 10:35 a.m.***A motion was made by Council Member Taveras, seconded by Council Member Ivey, that this ADJOURN be adjourned. The motion carried by the following vote:****Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner**10:30 A.M. COMMITTEE OF THE WHOLE - (Virtual Meeting)**

*(SEE SEPARATE AGENDA)*

[TMP-96-22](#)

ADJOURN