



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

Derrick Leon Davis, District 6, Chairman
Mel Franklin, District 9
Dannielle M. Glaros, District 3, Vice Chairwoman
Andrea C. Harrison, District 5
Mary A. Lehman, District 1
Obie Patterson, District 8
Deni L. Taveras, District 2
Karen R. Toles, District 7
Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Tuesday, July 19, 2016

10:00 AM

Council Hearing Room

(FOR COUNTY COUNCIL ITEMS - SEE SEPARATE AGENDA)

1:50 PM CONVENE - (COUNCIL HEARING ROOM)

Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the District Council meeting was convened by Chairman Davis at 1:50 p.m. with nine members present.

Present: 9 - Chairman Derrick Davis
Vice Chair Dannielle Glaros
Council Member Andrea Harrison
Council Member Deni Taveras
Council Member Karen Toles
Council Member Mary Lehman
Council Member Mel Franklin
Council Member Obie Patterson
Council Member Todd Turner

REFERRED FOR DOCUMENT[A-10030](#)**Oakcrest, Lots 11-13**

- Applicant(s):** Nazario Family, LLC/Oak Crest Lots 11-13
- Location:** Located at the northwest quadrant of the intersection of Magnolia Street and Clarke Avenue, approximately 320 feet east of Baltimore Avenue (US 1), identified as Part of Lot 23, and Lots 12-13, Block 3 of the Oak Crest Subdivision, Laurel, Maryland.
- Request:** Requesting approval of a Zoning Map Amendment to rezone approximately 0.518 acre (approximately 22,500 sq. ft) of R-55 (One-Family Detached Residential) zoned land to the C-S-C (Commercial Shopping Center) Zone.
- Council District:** 1
- Appeal by Date:** 3/25/2016
- Action by Date:** 7/25/2016
- Opposition:** None
- History:**

Council adopted the prepared Order of disapproval (Vote: 9-0).

A motion was made by Council Member Lehman, seconded by Council Member Turner, that this Zoning Map Amendment be disapproved. The motion carried by the following vote:

Aye: 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

- Attachment(s):** [A-10030 District Council Final Decision_07192016](#)
[A-10030 Zoning AIS](#)
A-10030 Exceptions to the ZHE Decision
[A-10030 Zoning Hearing Examiner Decision](#)
A-10030 PORL

REFERRED FOR DOCUMENT (Continued)[DSP-10044-01](#)**Naylor Station**

Applicant(s): JBG Associates, L.L.C.

Location: Located on the northeast side of Branch Avenue (MD 5) and in the southeast quadrant of the intersection of Suitland Parkway and Branch Avenue.

Request: to redevelop an existing shopping center site with Phase 1 of a mixed-use development consisting of 598,400 square feet of office and 12,800 square feet of retail uses. The proposed development is a revision to the original DSP, which proposed 1,150,000 square feet of office space and an associated seven-story parking garage, as well as 12,000 square feet of retail use.

Council District: 7

Appeal by Date: 6/16/2016

Review by Date: 6/16/2016

Action by Date: 9/12/2016

History:

Council adopted the prepared Order of approval, with conditions (Vote: 9-0).

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

Aye: 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

Attachment(s): [DSP 10044-01 District Council Final Decision_07192016](#)
[DSP-10044-01_Zoning AIS](#)
[DSP-10044-01 Planning Board Resolution 16-58](#)
DSP-10044-01_PORL
[DSP-10044-01 Technical Staff Report](#)

REFERRED FOR DOCUMENT (Continued)[SE-4733](#)**Walmart #2799 (Clinton)****Applicant(s):** Walmart Real Estate Business Trust**Location:** The subject site is an approximately 23.4 acre portion of a larger developed site identified as Clinton Plaza, now known as the Woodyard Crossing Shopping Center. The Shopping Center is located in the northwest quadrant of the intersection of Branch Avenue (MD 5) and Woodyard Road (MD 223). Walmart currently occupies a 134,241 square foot freestanding structure located on the northernmost portion of the developed site as a permitted use.**Request:** Requesting approval of a Special Exception to use approximately 23.9 acres of land (part of the approximately 64 acre development known as Woodyard Crossing Shopping Center) in the C-S-C (Commercial Shopping Center) Zone, Clinton, Maryland, for a Department or Variety Store combined with Food and Beverage Store, in excess of 125,000 square feet (an approximately 171,634 square foot store is being proposed).**Council District:** 9**Appeal by Date:** 6/13/2016**Review by Date:** 6/13/2016**Action by Date:** 11/10/2016**Opposition:** Donald Hancock, et. al.**History:**

Under discussion, Rajesh Kumar, Principal Counsel to the District Council, spoke to the contents of the final decision and responded to questions posed by the Council.

Council adopted the prepared Order of approval (Vote: 7-2; Against: Council Members Lehman and Taveras).

A motion was made by Council Member Franklin, seconded by Council Member Turner, that this Special Exception be approved. The motion carried by the following vote:

Aye: 7 - Davis, Glaros, Harrison, Toles, Franklin, Patterson and Turner**Nay:** 2 - Taveras and Lehman**Attachment(s):** [SE 4733 District Council Final Decision_07192016](#)
[SE-4733 Zoning AIS](#)
[SE-4733 Zoning Hearing Examiner Decision](#)
SE-4733 PORL

2:04 PM RECESS

The meeting went into recess at 2:04 p.m.

2:14 PM RECONVENE

The meeting was reconvened at 2:14 p.m.

2:15 PM ADJOURN

The meeting was adjourned at 2:15 p.m.

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Redis C. Floyd, Clerk of the Council