



# Prince George's County Council

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

## Zoning Minutes - Draft 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*

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Monday, October 24, 2016

10:00 AM

Council Hearing Room

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9:30 AM AGENDA BRIEFING - (ROOM 2027)

10:28 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the meeting was called to order at 10:28 p.m. with six members present at roll call.*

**Present:** 6 - Chairman Derrick Davis  
Vice Chair Dannielle Glaros  
Council Member Andrea Harrison  
Council Member Deni Taveras  
Council Member Mary Lehman  
Council Member Todd Turner

**Absent:** Council Member Karen Toles  
Council Member Mel Franklin  
Council Member Obie Patterson

*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  
Redis C. Floyd, Clerk of the Council  
Donna J. Brown, Deputy Clerk of the Council*

*M-NCPPC  
Taslina Alam, Development Review Division*

*DPIE  
Mike O'Connell, Inspector*

**INVOCATION**

*The Invocation was provided by Mr. Davion Percy, County Employee.*

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF DISTRICT COUNCIL MINUTES**

**[MINDC 10172016](#) District Council Minutes dated October 17, 2016**

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

**Aye:** 6 - Davis, Glaros, Harrison, Taveras, Lehman and Turner

**Absent:** Toles, Franklin and Patterson

**Attachment(s):** [10-17-2016 District Council Minutes DRAFT](#)

**[MINDC 10182016](#) District Council Minutes dated October 18, 2016**

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

**Aye:** 6 - Davis, Glaros, Harrison, Taveras, Lehman and Turner

**Absent:** Toles, Franklin and Patterson

**Attachment(s):** [10-18-2016 District Council Minutes DRAFT](#)

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**ORAL ARGUMENTS**[CNU-31260-2015-U](#)**MT Laney****Applicant(s):** Laney Recycling LLC**Location:** Located at 14852 Old Gunpowder Road, Laurel, Maryland**Request:** Requesting approval of a Certification of a Non-Conforming Use for a concrete recycling plant. Certification of the existing concrete recycling plant is required due to the adoption of CB-78-2004.**Council District:** 1**Review by Date:** 9/30/2016**Comment(s):** According to the M-NCPPC Memorandum, this permit application has been found to fulfill the requirements for administrative certification and there was no timely request for the Planning Board to conduct a public hearing.

*Prior to Oral Argument hearing, Stan Brown, People's Zoning Counsel, indicated that this case should be referred to the Zoning Hearing Examiner to conduct an evidentiary hearing pursuant to Section 27-244.*

*Council instructed the Clerk to refer the item to the Zoning Hearing Examiner for hearing. This Certification of a Nonconforming Use was administratively referred to the Zoning Hearing Examiner.*

**Attachment(s):** [CNU-31260-2015-U ZoningAIS](#)

**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**[CNU-8825-2015](#)**Blair Hanna Apartment South**

- Applicant(s):** Angelino & Aurora Azurin
- Location:** Located Northwest of Parkwood Street approximately 100 feet southwest of 38th Avenue (0.167 Acres; R-18).
- Request:** Requesting certification of a nonconforming use for a four-unit apartment building in the R-18 Zone. At that time, the existing property was subject to the requirements of the Residential “C” Zone classification. Because development regulations were changed or adopted after the use was lawfully established, the apartment use became nonconforming.
- Council District:** 5
- Appeal by Date:** 11/17/2016
- Review by Date:** 11/17/2016
- Municipality:** Town of Cottage City
- History:**

*Council elected to review this item (Vote: 6-0; Absent: Council Members Franklin, Patterson and Toles).*

**A motion was made by Council Member Harrison, seconded by Council Member Turner, that this Certification of a Nonconforming Use be elected to review. The motion carried by the following vote:**

**Aye:** 6 - Davis, Glaros, Harrison, Taveras, Lehman and Turner

**Absent:** Toles, Franklin and Patterson

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**PENDING FINALITY (Continued)**[DPLS-428](#)**Tropicana Grill**

**Applicant(s):** Old Landover, LLC.

**Location:** Located at the southeast section of Maryland Avenue, just southwest of the intersection of Maryland Avenue and Old Landover Road, at its intersections in Landover Hills, also known as 3503 Maryland Avenue (0.12 Acres; C-S-C Zone).

**Request:** Requesting approval of a Departure from Parking and Loading Standards for relief from one of the nine required parking spaces from the Prince George's County Zoning Ordinance requirement for a food and beverage store and restaurant use.

**Council District:** 5

**Appeal by Date:** 11/3/2016

**Review by Date:** 11/3/2016

**History:**

*Council elected to review this item (Vote: 6-0; Absent: Council Members Franklin, Patterson and Toles).*

**A motion was made by Council Member Harrison, seconded by Vice Chair Glaros, that this Departure from Parking and Loading Standards be elected to review. The motion carried by the following vote:**

**Aye:** 6 - Davis, Glaros, Harrison, Taveras, Lehman and Turner

**Absent:** Toles, Franklin and Patterson

**Attachment(s):** [DPLS-428 Zoning AIS](#)

**PENDING FINALITY (Continued)****DSP-11018-02****Melford Village Thrive**

**Applicant(s):** Thrive Development Partners

**Location:** The entire Melford property is located in the northeast quadrant of the intersection of Robert Crain Highway (MD 3) and John Hanson Highway (US 50/301). The specific 3.14 acres affected by this DSP revision are located in the northeast quadrant of the intersection of Melford Boulevard and Curie Drive (158.37 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan for a 116,081-square-foot, 140-unit assisted living facility located on 3.14 acres of land within Melford Village.

**Council District:** 4

**Appeal by Date:** 11/17/2018

**Review by Date:** 11/17/2018

**Municipality:** City of Bowie

**History:**

*Council took no action on this item.*

**This Detailed Site Plan was did not elect to review**

**Attachment(s):** [DSP-11018-02 Zoning AIS](#)

**DSP-15041****Stavbridge Suites at Largo**

**Applicant(s):** Heritage Inn and Suites of Upper Marlboro.

**Location:** Located on the east side of Lottsford Road north of its intersection with Apollo Drive. The site is zoned Mixed Use–Infill (M-U-I) and is subject to the Development District Overlay (D-D-O) Zone standards in the 2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment (Largo Town Center Sector Plan and SMA) (3.56 Acres; M-U-I / D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan to construct an 83,991-square-foot, 104-room hotel.

**Council District:** 6

**Appeal by Date:** 11/17/2016

**Review by Date:** 11/17/2016

**History:**

*Council deferred this item to November 7, 2016.*

**This Detailed Site Plan was deferred to November 7, 2016.**

**Attachment(s):** [DSP-15041 Zoning AIS](#)

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**PENDING FINALITY (Continued)**[DSP-15044](#)**Woodspring Suites at Greenbelt, Parcel A-3**

- Applicant(s):** Sandpiper Hospitality V, LLC
- Location:** Located on the northwestern side of Greenway Center Drive, approximately 1,000 feet west of its intersection with Hanover Parkway. The site is also located adjacent to the Baltimore-Washington Parkway (MD 295), at 7480 Greenway Center Drive (3.04 Acres; C-O Zone).
- Request:** Requesting approval of a Detailed Site Plan for the construction of a 124-room, 52,040-square-foot hotel and ancillary site improvements.
- Council District:** 4
- Appeal by Date:** 11/10/2016
- Review by Date:** 11/10/2016
- Municipality:** City of Greenbelt
- History:**

*Council took no action on this item.*

**This Detailed Site Plan was did not elect to review by Council.**

**Attachment(s):** [DSP-15044 Zoning AIS](#)

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**10:39 AM ADJOURN**

*The meeting was adjourned at 10:39 a.m.*

**1:00 PM COUNTY COUNCIL ITEMS (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

**2:30 PM COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

Prepared by:

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Leonard Moses, Zoning Assistant

Submitted by:

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Redis C. Floyd, Clerk of the Council

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