



# 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*

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Monday, October 17, 2016

10:00 AM

Council Hearing Room

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**9:30 AM AGENDA BRIEFING - (ROOM 2027)**

**10:00 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 10:15 a.m. with seven members present at roll call. Council Member Patterson arrived at 10:37 a.m.*

**Present:**        8 -     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 Obie Patterson  
                                 Council Member Todd Turner

**Absent:**                     Council Member Mel Franklin

**INVOCATION**

*The Invocation was provided by Pastor William Tucker, Remnant Church of Christ, Temple Hills, Maryland. Council Member Harrison requested prayer for mankind to have more compassion. Council Member Taveras requested prayer for Vernaldo family and the Huff family in the passing of Santina Huff. Council Member Glaros requested prayer for the Fowler family in the passing of Kevin Fowler. Chairman Davis requested prayer for Council Administrator, who was involved in an automobile accident and for the family of Robert Bailey in his passing.*

### **PLEDGE OF ALLEGIANCE**

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

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

[MINDC 09192016](#)

### **District Council Minutes dated September 19, 2016**

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

**Aye:**                   7 -       Davis, Glaros, Harrison, Taveras, Toles, Lehman and Turner

**Absent:**                         Franklin and Patterson

**ORAL ARGUMENTS**

[CSP-03006-02 Amend Conditions](#)

**Woodmore Towne Centre at Glenarden (CSP-03006-02, DSP-07011-01 & DSP-07057)**

**Companion Case(s):** CSP-03006-02

**Applicant(s):** Woodmore Towne Centre at Glenarden

**Location:** Located in the northwestern quadrant of the intersection of Ruby Lockhart Boulevard and St. Joseph's Drive (244.63 Acres; M-X-T Zone).

**Request:** Requesting approval of an Amendment of Conditions to amend the following Conditions:

Delete in its entirety Condition 1(a)(iii) of the District Council's January 23, 2006 approval of Conceptual Site Plan 03006 for construction of 900-1,100 dwelling units, 400,000-1 million sq. ft. commercial retail, 550,000-1 million sq. ft. commercial office and up to 500,000 sq. ft. of institutional use; Delete in its entirety Condition (4)(c) of the District Council's April 21, 2009 approval of Detailed Site Plan 07011/01; Delete in its entirety Condition 8(c) of the District Council's September 21, 2009 approval of Detailed Site Plan 07057; and Modify Condition 18(i) of the District Council's November 9, 2015 approval of Conceptual Site Plan 03006/02.

**Council District:** 5

**Appeal by Date:** 8/22/2016

**Action by Date:** 10/31/2016

**Municipality:** City of Glenarden

**Opposition:** Edward Estes

**History:**

*Susan Lareuse, M-NCPPC, provided an overview of the Conceptual Site Plan application. She indicated that due to the nature of this request, the application should be considered a reconsideration of conditions rather than a revision of the site plan. Therefore the case numbers of the Conceptual Site Plan and related Detailed Site Plan applications should be changed to be reflected as follows: CSP-03006-02, DSP-0711-01 and DSP-07057). The following individuals spoke in support: Matthew Tedesco, Esq. on behalf of the applicant and Edward Gibbs, Esq. on behalf of Woodmore Town Center. Stan Brown, People's Council, spoke to the legalities of the argument presented. Rajesh Kumar, Principal Counsel, further clarified the need to change the case numbers listed on the printed agenda.*

**This Conceptual Site Plan hearing was held; subsequently, a motion was made by Council Member Harrison, seconded by Council Member Lehman, that this Amendment of Conditions be referred for document. The motion carried by the following vote:**

**Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Patterson and Turner

**Absent:** Franklin

**Attachment(s):** [CSP-03006-03](#) [DSP-07011-02](#) [DSP-07057-01](#)  
[Zoning AIS](#)  
[CSP-03006-03](#) [DSP-07011-02](#) [DSP-07057-01](#)  
[Zoning Hearing Examiner Decision](#)  
 CSP-03006-03\_DSP-07011-02\_DSP-07057-01  
 PORL

### **ORAL ARGUMENTS (Continued)**

[DSP-07011-01](#)

[Amend Conditions](#)

**Woodmore Towne Centre at Glenarden**  
**(CSP-03006-02, DSP-07011-01 & DSP-07057)**

**Applicant(s):** Woodmore Towne Centre at Glenarden

**Location:** Located in the northwestern quadrant of the intersection of Ruby Lockhart Boulevard and St. Joseph's Drive (244.63 Acres; M-X-T Zone).

**Request:** Requesting approval of an Amendment of Conditions to amend the following Conditions:

Delete in its entirety Condition 1(a)(iii) of the District Council's January 23, 2006 approval of Conceptual Site Plan 03006 for construction of 900-1,100 dwelling units, 400,000-1 million sq. ft. commercial retail, 550,000-1 million sq. ft. commercial office and up to 500,000 sq. ft. of institutional use; Delete in its entirety Condition (4)(c) of the District Council's April 21, 2009 approval of Detailed Site Plan 07011/01; Delete in its entirety Condition 8(c) of the District Council's September 21, 2009 approval of Detailed Site Plan 07057; and Modify Condition 18(i) of the District Council's November 9, 2015 approval of Conceptual Site Plan 03006/02.

**Council District:** 5

**Appeal by Date:** 8/22/2016

**Action by Date:** 10/31/2016

**Municipality:** City of Glenarden

**Opposition:** Edward Estes

**History:**

*Susan Lareuse, M-NCPPC, provided an overview of the Detailed Site Plan application. She indicated that due to the nature of this request, the application should be considered a reconsideration of conditions rather than a revision of the site plan. Therefore the case numbers of the Conceptual Site Plan and related Detailed Site Plan applications should be changed to be reflected as follows: CSP-03006-02, DSP-0711-01 and DSP-07057). The following individuals spoke in support: Matthew Tedesco, Esq. on behalf of the applicant and Edward Gibbs, Esq. on behalf of Woodmore Town Center. Stan Brown, People's Council, spoke to the legalities of the argument presented. Rajesh Kumar, Principal Counsel, further*

*clarified the need to change the case numbers listed on the printed agenda.*

**This Detailed Site Plan hearing was held; subsequently, a motion was made by Council Member Harrison, seconded by Council Member Lehman, that this Amendment of Conditions be referred for document. The motion carried by the following vote:**

**Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Patterson and Turner

**Absent:** Franklin

**Attachment(s):** [CSP-03006-03\\_DSP-07011-02\\_DSP-07057-01 Zoning AIS](#)  
[CSP-03006-03\\_DSP-07011-02\\_DSP-07057-01 Zoning Hearing Examiner Decision](#)  
 CSP-03006-03\_DSP-07011-02\_DSP-07057-01  
 PORL

### **ORAL ARGUMENTS (Continued)**

#### **DSP-07057 Amend Conditions**

#### **Woodmore Towne Centre at Glenarden (CSP-03006-02, DSP-07011-01 & DSP-07057)**

**Applicant(s):** Woodmore Towne Centre at Glenarden

**Location:** Located in the northwestern quadrant of the intersection of Ruby Lockhart Boulevard and St. Joseph's Drive (244.63 Acres; M-X-T Zone).

**Request:** Requesting approval of an Amendment of Conditions to amend the following Conditions:  
 Delete in its entirety Condition 1(a)(iii) of the District Council's January 23, 2006 approval of Conceptual Site Plan 03006 for construction of 900-1,100 dwelling units, 400,000-1 million sq. ft. commercial retail, 550,000-1 million sq. ft. commercial office and up to 500,000 sq. ft. of institutional use; Delete in its entirety Condition (4)(c) of the District Council's April 21, 2009 approval of Detailed Site Plan 07011/01; Delete in its entirety Condition 8(c) of the District Council's September 21, 2009 approval of Detailed Site Plan 07057; and Modify Condition 18(i) of the District Council's November 9, 2015 approval of Conceptual Site Plan 03006/02.

**Council District:** 5

**Appeal by Date:** 8/22/2016

**Action by Date:** 10/31/2016

**Municipality:** City of Glenarden

**Opposition:** Edward Estes

#### **History:**

*Susan Lareuse, M-NCPPC, provided an overview of the Detailed Site Plan application. She indicated that due to the nature of this request, the application should be considered a*

*reconsideration of conditions rather than a revision of the site plan. Therefore the case numbers of the Conceptual Site Plan and related Detailed Site Plan applications should be changed to be reflected as follows: CSP-03006-02, DSP-0711-01 and DSP-07057). The following individuals spoke in support: Matthew Tedesco, Esq. on behalf of the applicant and Edward Gibbs, Esq. on behalf of Woodmore Town Center. Stan Brown, People's Council, spoke to the legalities of the argument presented. Rajesh Kumar, Principal Counsel, further clarified the need to change the case numbers listed on the printed agenda.*

**This Detailed Site Plan hearing was held; subsequently, a motion was made by Council Member Harrison, seconded by Council Member Lehman, that this Amendment of Conditions be referred for document. The motion carried by the following vote:**

**Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Patterson and Turner

**Absent:** Franklin

**Attachment(s):** [CSP-03006-03\\_DSP-07011-02\\_DSP-07057-01](#)  
[Zoning AIS](#)  
[CSP-03006-03\\_DSP-07011-02\\_DSP-07057-01](#)  
[Zoning Hearing Examiner Decision](#)  
 CSP-03006-03\_DSP-07011-02\_DSP-07057-01  
 PORL

## **ORAL ARGUMENTS (Continued)**

[SE-4758](#)

### **Marlow Heights Citgo**

**Companion Case(s):** DPLS-413; DSDS-686

**Applicant(s):** St. Barnabas Road Plaza, LLC

**Location:** Located at the northwest corner of St. Barnabas Road and Dallas Drive, also identified as 4801 St. Barnabas Road, Temple Hills, Maryland (0.32 Acres; C-S-C Zone).

**Request:** Requesting approval of a Special Exception to develop 0.32 acres (13,846 square feet) of land in the C-S-C (Commercial Shopping Center) Zone as a Gasoline Station, Food and Beverage Store, Auto Repair and accompanying office and storage.

**Council District:** 7

**Appeal by Date:** 8/17/2016

**Review by Date:** 9/30/2016

**Action by Date:** 1/16/2017

**Opposition:** None

### **History:**

*Chairman Davis announced that the oral argument hearings for SE-4758 Marlow Heights Citgo, DSDS-686 Marlow Heights Citgo and DPLS-413 Marlow Heights Citgo would be held*

*in tandem. Christina Pompa, M-NCPPC, provided an overview of the Special Exception, Departure from Sign Design Standards and Departure from Parking and Loading Standards applications. Mr. Jimi Jones, supervisor, M-NCPPC and Mr. Henry Zhang, supervisor, M-NCPPC answered questions posed by Council. Michelle LaRocca, Esq., spoke in support on behalf of the applicant.*

**This Special Exception hearing was held and the case was taken under advisement.**

**Attachment(s):**     [SE-4758 Zoning AIS](#)  
                               [SE-4758-RECON\\_Zoning Hearing Examiner](#)  
                               [Decison](#)  
                               SE-4758\_RECON\_PORL

### **ORAL ARGUMENTS (Continued)**

[DSDS-686](#)

#### **Marlow Heights Citgo**

**Companion Case(s):** DPLS-413; SE-4758

**Applicant(s):** St Barnabas Road Plaza, LLC.

**Location:** The subject property is a rectangular-shaped parcel at the northwest corner of the intersection of St. Barnabas Road and Dallas Drive (0.32 Acres; C-S-C Zone).

**Request:** Requesting approval of a Departure from Sign Design Standards from Section 27-614(a)(1) of the Zoning Ordinance, which requires buildings identified by freestanding signs in all commercial and industrial zones (except the I-3 Zone) to be located at least forty feet behind the right-of-way. The existing building is 36 feet from the right-of-way of St. Barnabas Road, necessitating a departure of four feet. In addition, the applicant is requesting a departure of 13.5 feet for canopy signage above the 70 feet permitted by the County Code.

**Council District:** 7

**Appeal by Date:** 4/21/2016

**Review by Date:** 4/21/2016

**Action by Date:** 1/16/2017

#### **History:**

*Chairman Davis announced that the oral argument hearings for SE-4758 Marlow Heights Citgo, DSDS-686 Marlow Heights Citgo and DPLS-413 Marlow Heights Citgo would be held in tandem. Christina Pompa, M-NCPPC, provided an overview of the Special Exception, Departure from Sign Design Standards and Departure from Parking and Loading Standards applications. Mr. Jimi Jones, supervisor, M-NCPPC and Mr. Henry Zhang, supervisor, M-NCPPC answered questions posed by Council. Michelle LaRocca, Esq., spoke in support on behalf of the applicant.*

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

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advisement.

**ORAL ARGUMENTS (Continued)**

[DPLS-413](#)

**Marlow Heights Citgo**

**Companion Case(s):** DSDS-686; SE-4758

**Applicant(s):** St Barnabas Road Plaza, LLC.

**Location:** The subject property is a rectangular-shaped parcel at the northwest corner of the intersection of St. Barnabas Road and Dallas Drive (0.32 Acres; C-S-C Zone).

**Request:** Requesting approval of a Departure from Parking and Loading Standards for a departure of one required loading space in accordance with Subtitle 27 of the Prince George's County Code.

**Council District:** 7

**Appeal by Date:** 4/21/2016

**Review by Date:** 4/21/2016

**Action by Date:** 1/16/2017

**History:**

*Chairman Davis announced that the oral argument hearings for SE-4758 Marlow Heights Citgo, DSDS-686 Marlow Heights Citgo and DPLS-413 Marlow Heights Citgo would be held in tandem. Christina Pompa, M-NCPPC, provided an overview of the Special Exception, Departure from Sign Design Standards and Departure from Parking and Loading Standards applications. Mr. Jimi Jones, supervisor, M-NCPPC and Mr. Henry Zhang, supervisor, M-NCPPC answered questions posed by Council. Michelle LaRocca, Esq., spoke in support on behalf of the applicant.*

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



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**NEW CASE(S)****[ERR-257](#)****831 Fairview Avenue Apartments, LLC****Validation of Multifamily Rental License No. M-0129 Issued in Error**

- Applicant(s):** 831 Fairview Avenue Apartments, LLC
- Location:** Located at 831 Fairview Avenue, Takoma Park Maryland (0.1720 Acres; R-18 Zone).
- Request:** Requesting approval for validation of Prince George's County Multifamily Rental License No. M-0129 issued in error for a 6-unit apartment building located in the R-18 (Multifamily Medium Density Residential) Zone.
- Council District:** 2
- Appeal by Date:** 9/12/2016
- Action by Date:** 1/30/2017
- Opposition:** None

**History:**

*Council elected to make the final decision on this item (Vote: 7-0; Absent: Council Members Franklin and Turner).*

**A motion was made by Council Member Taveras, seconded by Vice Chair Glaros, that Council elect to make the final decision on this Permit issued in error. The motion carried by the following vote:**

**Aye:** 7 - Davis, Glaros, Harrison, Taveras, Toles, Lehman and Patterson

**Absent:** Franklin and Turner

- Attachment(s):** [ERR-257 Zoning AIS](#)  
[ERR 257 Zoning Hearing Examiner Decision](#)  
ERR-257 PORL

**ITEM(S) FOR DISCUSSION**[SDP-0416-03](#)**Beech Tree, South Village, Section 4 & 5****Applicant(s):** VOB Limited Partnership**Location:** Located on the west side of Robert S. Crain Highway (US 301), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by Specific Design Plan SDP-0416 in South Village, Sections 4 and 5, is located in the southeastern portion, along the southern boundary of Beech Tree development (41.32 Acres; R-S Zone).**Request:** Requesting approval of a Specific Design Plan to replace 53 previously approved single-family detached lots in Section 5 with 141 single-family attached lots, and does not propose any changes in previously approved Section 4 of South Village, Beech Tree development.**Council District:** 6**Appeal by Date:** 8/11/2016**Action by Date:** 10/31/2016**Comment(s):** District Council review of this case is required due to conditions imposed by Council on Zoning Case A-9763-C.**History:***Council referred item to staff for preparation of an approving document (Vote: 8-0; Absent: Council Member Franklin).***A motion was made by Chairman Davis, seconded by Vice Chair Glaros, that this Specific Design Plan be referred for document. The motion carried by the following vote:****Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Patterson and Turner**Absent:** Franklin*Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Franklin).***A motion was made by Chairman Davis, seconded by Vice Chair Glaros, that this Specific Design Plan be approved with conditions. The motion carried by the following vote:****Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Patterson and Turner**Absent:** Franklin

**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-15093-2015](#)****Ebony Inn**

- Applicant(s):** King Oak Enterprises
- Location:** Located approximately 622 feet southwest of the intersection of Addison Road and Sheriff Road. The trapezoid shaped property consists of Parcel 13, Part of Lot 3, Lot 4, and Lot 5.
- Request:** Requesting approval of a certification of a nonconforming use for an eating and drinking establishment with adult-oriented entertainment on a property zoned M-U-I in a D-D-O Zone.
- Council District:** 5
- Appeal by Date:** 10/27/2016
- Review by Date:** 10/27/2016
- Municipality:** Fairmount Heights
- History:**

*Council took no action on this item.*

**This Certification of a Nonconforming Use was not elected to review by Council.**

**Attachment(s):** [CNU-15093-2015 Zoning AIS](#)

**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 deferred this item to October 24, 2016.*

**This Departure from Parking and Loading Standards was deferred to October 24, 2016.**

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

**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 deferred this item to October 24, 2016.***This Detailed Site Plan was deferred to October 24, 2016.****Attachment(s):** [DSP-15044 Zoning AIS](#)

**PENDING FINALITY (Continued)**

[SDP-1003-09](#)

**Parkside (formerly Smith Home Farm), Section 1A**

**Applicant(s):** SHF Project Owner, LLC.

**Location:** Located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4); Section 1A, is located in the far southwestern portion of the larger Parkside development. (76.44 Acres; R-M Zone).

**Request:** Requesting approval of a Specific Design Plan to add a main entrance monument sign for the entire residential development along Central Park Drive, as required by SDP-0506-03 Condition 1(d).

**Council District:** 6

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

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

**History:**

*Council took no action on this item.*

**This Specific Design Plan was not elected to review by Council.**

**Attachment(s):** [SDP-1003-09 Zoning AIS](#)

**ADJOURN**

*The meeting was adjourned at 11:28 a.m.*

Prepared by:

\_\_\_\_\_  
Leonard Moses, Zoning Assistant

Submitted by:

\_\_\_\_\_  
Redis C. Floyd, Clerk of the Council