



# Prince George's County Council

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

## Zoning Minutes - Final Sitting as the District Council

*Mel Franklin, District 9, Chairman*  
*Will A. Campos, District 2, Vice Chair*  
*Derrick Leon Davis, District 6*  
*Andrea C. Harrison, District 5*  
*Mary A. Lehman, District 1*  
*Eric C. Olson, District 3*  
*Obie Patterson, District 8*  
*Karen R. Toles, District 7*  
*Ingrid M. Turner, District 4*

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

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Tuesday, October 28, 2014

10:30 AM

Council Hearing Room

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(COUNTY COUNCIL - SEE SEPARATE AGENDA)

### ADDITIONS

### 3:49 PM CONVENE

*District Council convened at 3:49 p.m. with the following members present:*

**Present:**        8 -     Chairman Mel Franklin  
                                 Vice Chair Will Campos  
                                 Council Member Derrick Davis  
                                 Council Member Andrea Harrison  
                                 Council Member Mary Lehman  
                                 Council Member Obie Patterson  
                                 Council Member Karen Toles  
                                 Council Member Ingrid Turner

**Absent:**                     Council Member Eric Olson

**ITEM(S) FOR DISCUSSION**[DSP-99044-07](#)**Prince George's Plaza, Parcel A-1 Chick-fil-A (Remand)****REMAND****Companion Case(s):** DSP-99044-07**Applicant(s):** Chick-fil-A**Location:** Located at the northeastern quadrant of the intersection of East-West Highway (MD 410) and Belcrest Road (51.03 Acres; C-S-C / T-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan amending the Table of Uses of the 1998 Approved Transit District Development Plan for the Prince George's Plaza Transit District Overlay Zone to permit a freestanding eating and drinking establishment with drive-through.**Council District:** 2**Appeal by Date:** 8/21/2014**Review by Date:** 9/22/2014**Action by Date:** 2/18/2015**Municipality:** City of Hyattsville**History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Olson).*

**A motion was made by Vice Chair Campos, seconded by Council Member Davis, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

**Absent:** Olson

*Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Olson).*

**A motion was made by Vice Chair Campos, seconded by Council Member Davis, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:**

**Aye:** 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

**Absent:** Olson

**REFERRED FOR DOCUMENT**[DSP-11025-01](#)**Salubria Center**

**Applicant(s):** Pinnacle Harbor, LLC

**Location:** Located at the southeast quadrant of the intersection of Oxon Hill Road and Harborview Avenue (43.79 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan for revised architecture for a 53,790-square-foot hotel with 100 rooms, as required by condition 14 of Zoning Ordinance No. 15-2012 and condition 6 of the District Council Order for DSP-11025.

**Council District:** 8

**Appeal by Date:** 9/4/2015

**Action by Date:** 2/18/2015

**Comment(s):** District Council review of this case is required by conditions imposed by the District Council on Zoning Case A-9882-C.

**History:**

*Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Olson).*

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

**Aye:** 8 - Franklin, Campos, Davis, Harrison, Lehman, Patterson, Toles and Turner

**Absent:** Olson

*Backup: Order of Approval, affirming the Planning Board's Decision.*

**REFERRED FOR DOCUMENT (Continued)**[HPC-68-041-03](#)**Appeal of Decision of Historic Preservation Commission  
Classification of Marche' Florists Building (Historic Resource - Area  
68-041-03)**

- Applicant(s):** Appellant: Barbara Johnson t/a White Anjelica, LLC
- Location:** The Marche' Florists Building is located within a 0.868-acre parcel on the west side of Rhode Island Avenue at its intersection with Crittenden Street and 42nd Place.
- Request:** The instant action involves the appeal of the Decision of the Historic Preservation Commission ("the HPC") to amend the Prince George's County Historic Sites and Districts Plan by designating the Marche' Florists Building (Historic Resource 68-041-03) and its Environmental Setting as a Historic Site in the Plan's Inventory of Historic Sites.
- Council District:** 2
- Appeal by Date:** 9/11/2014
- Action by Date:** 3/26/2015
- Municipality:** City of Hyattsville
- Opposition:** None
- History:**

*Council adopted the prepared Order of Disapproval of the Zoning Hearing Examiner recommendation and removed the Historic Preservation Commission designation as a historic site (Vote: 7-1; Opposed: Council Member Lehman; Absent: Council Member Olson).*

**A motion was made by Vice Chair Campos, seconded by Council Member Davis, that this Historic Site Designation be disapproved. The motion carried by the following vote:**

- Aye:** 7 - Franklin, Campos, Davis, Harrison, Patterson, Toles and Turner
- Nay:** 1 - Lehman
- Absent:** Olson

*Backup: Order of Denial.*

**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**

*In the event the District Council elects to make the final decision in this case, the Council should consider whether it wants an oral argument pursuant to CB-61-1997.*

[SE-4667](#)**Sycamore Hill**

- Applicant(s):** Presidential Care, LLC / Stoddard Baptist Home
- Location:** Located on the east side of Lottsford Vista Road, across from its intersection with Cleary Lane, also identified as 3911 Lottsford Vista Road, Bowie, Maryland (7.91 Acres; R-R Zone).
- Request:** Requesting approval of a Special Exception for an Adult Day Care for 15 persons and a 63-unit Assistant Living Facility for 78 persons.
- Council District:** 5
- Appeal by Date:** 11/14/2014
- Review by Date:** 1/14/2015
- Opposition:** The Willow Grove Citizens Association, et. al.

**History:**

*Council took no action on this item.*

**Council did not elect to make the final decision on this Special Exception.**

**3:56 PM ADJOURN**

*The meeting was adjourned at 3:56 p.m.*

Prepared by:

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Leonard Moses, Zoning Assistant

Submitted by:

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Redis C. Floyd, Clerk of the Council