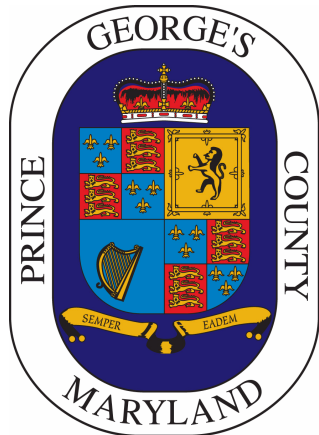


# Prince George's County Council

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



## **Zoning Minutes - Draft**

**Tuesday, March 18, 2014**

**1:30 PM**

**Council Hearing Room**

**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*

**(COUNTY COUNCIL - SEE SEPERATE AGENDA)**

**2:45 PM CONVENE**

*District Council Session was convened at 2:45 p.m. with the following members present:*

**Present:**        9 -     Chairman Mel Franklin  
                                 Vice Chair Will Campos  
                                 Council Member Derrick Davis  
                                 Council Member Andrea Harrison  
                                 Council Member Mary Lehman  
                                 Council Member Eric Olson  
                                 Council Member Obie Patterson  
                                 Council Member Karen Toles  
                                 Council Member Ingrid Turner

*Also Present: Rajesh Kumar, Principal Counsel to the District Council  
Robert J. Williams, Jr., Council Administrator  
William M. Hunt, Deputy Council Administrator  
Redis C. Floyd, Clerk of the Council  
Donna J. Brown, Deputy Clerk of the Council*

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**ADDITIONS TO THE AGENDA****ITEM(S) FOR DISCUSSION**

DSP-04082-04

**Brighton Place****Applicant(s):** Beazer Homes**Location:** Located on the east side of Rollins Avenue, approximately 1,500 feet south of its intersection with Old Central Avenue (MD 332) (29 Acres; R-55 & R-T (D-D-O) Zones)**Request:** Requesting approval of a Detailed Site Plan adding elevations TRI, TRJ, TRK and TRP of the Chandler townhouse model**Council District:** 7**Appeal by Date:** 11/6/2013**Review by Date:** 11/6/2013**Action by Date:** 4/11/2014**History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0).*

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

**Aye:** 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner

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**ITEM(S) FOR DISCUSSION (Continued)**

DSP-06088-01

**Stratford Estates, Section 2**

**Applicant(s):** Dan Ryan Builders Mid-Atlantic, Inc.

**Location:** Located on the eastern side of Old Crain Highway, approximately 1,000 feet north of its intersection with Marlboro Pike.

**Request:** Requesting approval of a Detailed Site Plan to revise the previously approved architectural elevations.

**Council District:** 6

**Appeal by Date:** 12/19/2013

**Review by Date:** 1/21/2014

**Action by Date:** 4/25/2014

**History:**

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

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

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

**Absent:** Toles

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**ITEM(S) FOR DISCUSSION (Continued)**

DSP-10027

**Farmington Road Car Wash****Applicant(s):** Interstate Farmington, LLC**Location:** Northeastern quadrant of the intersection of Indian Head Highway (MD 210) and Farmington Road East. (2.647 Acres; C-M Zone).**Request:** Requesting approval of a Detailed Site Plan for a 9,129-square-foot combined car wash and retail building.**Council District:** 9**Appeal by Date:** 8/22/2013**Review by Date:** 9/23/2013**Action by Date:** 3/28/2014**History:**

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

**A motion was made by Chairman Franklin, 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, Olson, Patterson and Turner

**Absent:** Toles

ITEM(S) FOR DISCUSSION (Continued)

DSP-12019

**Dunkin' Donuts, Lanham****Applicant(s):** Dunkin' Donuts - Lanham**Location:** Located on the south side of Annapolis Road (MD 450), 650 feet northeast of its intersection with Harkins Road**Request:** Requesting approval of a Detailed Site Plan for a 304-square-foot building addition to an existing eating and drinking establishment with drive-through, and site modifications.**Council District:** 3**Appeal by Date:** 12/12/2013**Review by Date:** 1/13/2014**Action by Date:** 3/28/2014**History:**

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

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

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

**Absent:** Toles

SE-4605

**Barnabas Road Concrete Recycling Facility (Remand)****Applicant(s):** Barnabas Road Associates, LLC**Location:** Located at the Terminus of Clifton Road, approximately 1,150 feet south of its intersection with St. Barnabas Road (4.38 acres; I-1 Zone).**Request:** Requesting approval of a Special Exception for a Concrete Recycling Facility.**Council District:** 8**Action by Date:** 4/21/2014**Municipality:** N/A**Opposition:** Gordon's Corners Citizens Association et al.**History:**

*Council deferred this item to March 24, 2014.*

**This Special Exception was deferred to March 24, 2014.**

**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-4704****In Loving Hands****Companion Case(s):** DDS-613; DPLS-373**Applicant(s):** In Loving Hands, LLC/Carlos Watson**Location:** Located at the terminus of Lucille Court, approximately 210 feet north of its intersection with Lucille Drive (0.48 Acres; R-R Zone).**Request:** Requesting approval of a Special Exception for a Congregate Living Facility for up to 15 residents.**Council District:** 8**Appeal by Date:** 3/17/2014**Review by Date:** 3/17/2014**Action by Date:** 7/14/2014**Municipality:** None**Opposition:** None**History:**

*Council elected to make the final decision (Vote: 9-0).*

**A motion was made by Council Member Patterson, seconded by Council Member Davis, that Council elect to make the final decision on this Special Exception. The motion carried by the following vote:**

**Aye:** 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner

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**PENDING FINALITY (Continued)**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**SE-4676****Red Top Gas Station**

- Applicant(s):** Man H. Kim t/a Red Top Gas Station
- Location:** Located on the southwest quadrant of the intersection at East-West Highway (MD 410) and Red Top Road (0.749 Acres; C-S-C Zone).
- Request:** Requesting approval of a Special Exception for a major change revision for expansion of convenience store and service area at an existing full-service gas station/convenience store and car wash in the C-S-C Zone.
- Council District:** 2
- Appeal by Date:** 3/31/2014
- Review by Date:** 3/31/2014
- Municipality:** None
- Opposition:** None
- History:**

*Council took no action on this item.*

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



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**PENDING FINALITY (Continued)**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**SE-4730****SMO - Sandy Spring Road**

**Applicant(s):** Walnut Limited Partnership/PEH, LLC/SMO

**Location:** Located on the northeast corner of the intersection of Bauer Lane and Sandy Spring Road (MD 198) (1.62 Acres; C-S-C Zone).

**Request:** Requesting approval of a Special Exception to raze and rebuild an existing gas station and food and beverage store and add a car wash.

**Council District:** 1

**Appeal by Date:** 3/27/2014

**Review by Date:** 3/27/2014

**Action by Date:** 7/25/2014

**Comment(s):** Per ZHE Notice of Decision, the original Applicant was Southern Maryland Oil. The Application was revised to reflect the change in the legal entity that will operate the use.

**Municipality:** None

**Opposition:** None

**History:**

*Council elected to make the final decision (Vote: 9-0).*

**A motion was made by Council Member Lehman, seconded by Council Member Davis, that Council elect to make the final decision on this Special Exception. The motion carried by the following vote:**

**Aye:** 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner

**PENDING FINALITY (Continued)**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**(b) PLANNING BOARD****CSP-01008-02****Greenbelt Station**

**Applicant(s):** NVR MS Cavalier Greenbelt LLC

**Location:** Located north of Greenbelt Road (MD 193), between Metro/CSX tracks and Cherrywood Lane, from Branchville Road to the Capital Beltway (I-495/95).

**Request:** Requesting approval of a Conceptual Site Plan for elimination of Conditions 1(c) (i) and 1(c)(ii) of Conceptual Site Plan CSP-01008-01, realignment of the north/south connector road within the North Core Area, realignment of trails and removal of the pedestrian overpass.

**Council District:** 1

**Appeal by Date:** 3/27/2014

**Review by Date:** 3/27/2014

**Action by Date:** 7/11/2014

**Municipality:** City of Greenbelt

**History:**

*Council elected to review this item (Vote 9-0).*

**A motion was made by Council Member Lehman, seconded by Vice Chair Campos, that this Conceptual Site Plan be elected to review. The motion carried by the following vote:**

**Aye:** 9 - Franklin, Campos, Davis, Harrison, Lehman, Olson, Patterson, Toles and Turner

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**PENDING FINALITY (Continued)**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**CSP-09003                      Stephen's Crossing at Brandywine**

**Applicant(s):** Route 301 Ind. CPI LTD Partnership  
**Location:** Located northeast of the intersection of Brandywine Road (381) and Robert Crain Highway (US 301).  
**Request:** Requesting approval of a Conceptual Site Plan for a Mixed-use development of 1,390 residential units and 300,000 square feet of commercial office/retail space and variances from Section 27-547(b), Footnote 7, and Section 27-548(h).  
**Council District:** 9  
**Appeal by Date:** 4/10/2014  
**Review by Date:** 4/10/2014  
**History:**

*Council took no action on this item.*

**This Conceptual Site Plan was not elected to review by Council.**

**DSP-04040-07                      Waterford, Lot 100, Block A**

**Applicant(s):** Chesapeake Custom Homes, LLC  
**Location:** Located on the south side of John Hanson Highway (US 50) and on the north side of Woodmore Road, approximately 2,000 feet east of its intersection with Pleasant Prospect Road (261.19 Acres; R-A Zone).  
**Request:** Requesting approval of a Detailed Site Plan for review of building architecture for Lot 100, Block A, in accordance with Condition 20 of the District Council Order for DSP-04040 and a variance from Section 27-442(c) for lot coverage.  
**Council District:** 6  
**Appeal by Date:** 3/27/2014  
**Review by Date:** 3/27/2014  
**History:**

*Council took no action on this item.*

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

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**PENDING FINALITY (Continued)**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**DSP-09017-03****Fairwood**

**Applicant(s):** NVR MS Cavalier Fairwood, LLC

**Location:** Located south of Annapolis Road (MD 450) and north of John Hanson Highway (US 50), east and west of Church Road, and approximately 1,400 feet east of the intersection of Annapolis Road (MD 450) and Enterprise Road (MD 193) (1,059 Acres; M-X-C Zone).

**Request:** Requesting approval of a Detailed Site Plan to add nine new front elevations to the previously approved single-family detached model, Rome.

**Council District:** 6

**Appeal by Date:** 3/27/2014

**Review by Date:** 3/27/2014

**History:**

*Council took no action on this item.*

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

**ROSP-4699-01****The Evergreens at Laurel**

**Applicant(s):** Rock Engineering Company

**Location:** Located on the southern corner at the intersection of South Laurel Drive and Laurel-Bowie Road (MD 197).

**Request:** Requesting approval of a Revision of Site Plan to modify landscaping, for placement of HVAC units, and to revise the private walkways.

**Council District:** 1

**Appeal by Date:** 4/10/2014

**Review by Date:** 4/10/2014

**History:**

*Council took no action on this item.*

**This Revision of Site Plan was not elected to review by Council.**

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**PENDING FINALITY (Continued)**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**SDP-9201-03****Villages at Morgan Metro (formerly Summerfield)**

**Applicant(s):** Hunt Summerfield, LLC

**Location:** Located on the eastern side of Garret A. Morgan Boulevard, approximately one-half mile north of its intersection with Central Avenue (MD 214).

**Request:** Requesting approval of a Specific Design Plan for the addition of a pool house, two pools, and a maintenance building and renovation of the existing leasing center.

**Council District:** 5

**Appeal by Date:** 4/10/2014

**Review by Date:** 4/10/2014

**History:**

*Council took no action on this item.*

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

**2:53 PM ADJOURN**

*The meeting was adjourned at 2:53 p.m.*

Prepared by:

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

Submitted by:

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

DRAFT