



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

Calvin S. Hawkins, II, Chair, At-Large

Monique Anderson-Walker, District 8

Derrick Leon Davis, District 6

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, District 9

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, Vice Chair, District 2

Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Tuesday, July 13, 2021

11:30 AM

VIRTUAL MEETING

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

11:30 AM CALL TO ORDER - (VIRTUAL MEETING)

Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened virtually by Council Chair Hawkins at 11:53 a.m. with eleven members present at roll call.

Present: 11 - Chair Calvin S. Hawkins
Council Member Monique Anderson-Walker
Council Member Derrick Davis
Council Member Thomas Dernoga
Council Member Mel Franklin
Council Member Dannielle Glaros
Council Member Sydney Harrison
Council Member Jolene Ivey
Council Member Rodney Streeter
Vice Chair Deni Taveras
Council Member Todd Turner

(Approximate Time - immediately following County Council Session)

*Also Present: Stan Brown, People's Zoning Counsel
Robert J. Williams, Jr., Council Administrator
William M. Hunt, Deputy Council Administrator
Colette R. Gresham, Associate Council Administrator
Rajesh Kumar, Principal Counsel to the District Council
Leonard Moses, Zoning Assistant, Office of the Clerk
Theresa Myers, Legislative Assistant, Office of the Clerk
James Walker-Bey, Zoning Reference Aide, Office of the Clerk
Dinora Hernandez, Legislative Officer
Ellis Watson, Legislative Officer*

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 06212021](#) District Council Minutes dated June 21, 2021

A motion was made by Council Member Streeter, seconded by Council Member Davis, that the Minutes be approved. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [06-21-2021 District Council Minutes Draft](#)

[MINDC 07062021](#) District Council Minutes dated July 6, 2021

A motion was made by Council Member Streeter, seconded by Council Member Davis, that the Minutes be approved. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [07-06-2021 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT[CNU-51074-2020-U](#)**6313 Rhode Island Avenue Riverdale**

- Applicant(s):** April Mackoff, Clear Channel Outdoor LLC
- Location:** Located at the intersection of East-West Highway and Rhode Island Avenue (0.14 Acres; MU-TC Zone).
- Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1979.
- Council District:** 3
- Appeal by Date:** 7/2/2021
- Review by Date:** 3/31/2021
- Action by Date:** 9/1/2021
- Municipality:** Riverdale Park
- History:**

Council adopted the prepared order of approval (Vote: 11-0).

A motion was made by Council Member Glaros, seconded by Council Member Dernoga, that this Certification of a Nonconforming Use be approved. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

- Attachment(s):** [CNU-51074-2020 Zoning Agenda Item Summary](#)
[CNU-51074-2020 - Notice of Decision](#)
[CNU -51074-2020-U ZHE Decision](#)
CNU-51074-2020 PORL
[CNU-51074-2020 Case File](#)
[CNU-51074-2020 -Transcript dtd 5-19-21](#)
[Memo to Clerk - CNU-51074-2020 dtd 6-17-2021](#)
[CNU-51074-2020 Clerk memo to ZHE](#)
[CNU-51074-2020 Exhibits](#)

REFERRED FOR DOCUMENT (Continued)

[ROW- Winfield Kelly Jr.](#) **Winfield Kelly, Jr.**

Applicant(s): Winfield Kelly, Jr.

Location: Located approximately 2,000 feet beyond the municipal boundaries of the City of Bowie, Maryland, and is identified as 7111 NE Crain Highway, Bowie, Maryland (7.93 Acres; C-M Zone).

Request: Requesting authorization to Issue Building Permit for a structure within a Proposed Right-of-Way to authorize the issuance of Permit No. 16977-2020-CGU to construct a multi-tenant commercial/retail/service building within the proposed right-of-way of E-1, associated with the interchange of Central Avenue (MD 214), Crain Highway (US 301) and Old Central Avenue as depicted (in differing iterations) on PGAtlas, the 2009 County Master Plan of Transportation and the US 301 Access Control Study Plan prepared by the State Highway Administration (“SHA”) in 1999.

Council District: 4

Appeal by Date: 7/5/2021

Action by Date: 11/1/2021

Opposition: None

History:

Council adopted the prepared Zoning Ordinance No. 5-2021 of approval with conditions in accordance with the Zoning Hearing Examiner decision (Vote: 11-0).

A motion was made by Council Member Turner, seconded by Council Member Davis, that this Authorization to Build in the Right of Way be approved with conditions. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [ROW-Winfield Kelly Jr. Zoning Agenda Item Summary](#)
[ROW-Winfield Kelly Jr. Notice of ZHE Decision](#)
[ROW-Winfield Kelly Jr. ZHE Decision](#)
[ROW-Winfield Kelly Jr. Exhibit List](#)
 ROW-Winfield Kelly Jr. PORL

ITEM(S) FOR DISCUSSION[SE-4816](#)**ROYAL FARMS #220 ACCOKEEK****Companion Case(s):** ROW Royal Farms Remand**Applicant(s):** Two Farms, Inc.**Location:** Located on the west side of MD 210 (Indian Head Highway), in the southwest quadrant of its intersection with MD 375 (Livingston Road) (2.94 Acres; C-S-C Zone).**Request:** Requesting approval of a Special Exception (SE) to use approximately 2.94 acres of land, in the C-S-C (Commercial Shopping Center) Zone, for a Gas Station with an associated Food or Beverage Store.**Council District:** 9**Appeal by Date:** 2/10/2021**Review by Date:** 2/10/2021**Action by Date:** 6/10/2021**Opposition:** Sangee and Sulojana Tharmarajah, et al.**History:**

After procedural and posture orientation by Stan Brown, People's Zoning Counsel, Council denied the request for reconsideration (Vote: 8-0; Absent: Council Members Dernoga, Franklin, and Glaros).

A motion was made by Council Member Harrison, seconded by Council Member Streeter, that this Special Exception be denied for reconsideration. The motion carried by the following vote:

Aye: 8 - Hawkins, Anderson-Walker, Davis, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Dernoga, Franklin and Glaros

Attachment(s): [SE-4816 Zoning Agenda Item Summary](#)
[SE-4816 Kochen to Brown Reconsideration
6-12-21](#)
[SE-4816 Notice of District Council Hearing](#)
SE-4816 Memo to Clerk
[SE-4816 Notice of Decision](#)
[SE-4816 ZHE Decision](#)
SE-4816 PORL
[SE-4816 Royal Farms Technical Staff Report](#)
[SE-4816 Royal Farms 220 Accokeek ZHE
Case file part 1](#)
[SE-4816 Case File Part 1](#)
[SE-4816 Royal Farms 220 Accokeek ZHE
Case file Part 2](#)
[SE-4816 ROW Screen appeal 2-5-2021](#)
[SE-4816 Nelson to Brown appeal 2-9-21](#)
[SE-4816 ROW Kochen to Brown appeal
2-10-21](#)
[SE-4816 ROW Holzer and Canavan to
Brown appeal 3-23-2021](#)
[SE-4816 ROW Tedesco and Taub to
Brown withdrawal 4-06-2021](#)
[SE-4816 ROW Tedesco and Taub to
Brown 2nd withdrawal email 4-08-2021](#)
[SE-4816 ROW Tedesco and Taub to
Brown 2nd withdrawal 4-08-2021](#)

ITEM(S) FOR DISCUSSION (Continued)**ROW Royal Farms
Remand****Royal Farms #220 (Accokeek) (Remand)****Companion Case(s):** SE-4816**Applicant(s):** Two Farms, Inc.**Location:** Located on the west side of MD 210 (Indian Head Highway), in the southwest quadrant of its intersection with MD 375 (Livingston Road) (2.94 Acres; C-S-C Zone).**Request:** Requesting approval of a application to Authorize the Issuance of Building Permits for Structures Within a Proposed Right-of-Way (ROW) for two (2) pylon signs, 22 parking spaces, free air station, five (5) multi dispenser gasoline pumps with canopy, large vehicle parking areas, all of the required landscaping, and a stormwater management facility, all within the proposed rights-of-way for F-11 and C-525.**Council District:** 9**Appeal by Date:** 2/10/2021**Action by Date:** 6/10/2021**Opposition:** Sangee and Sulojana Tharmarajah, et al.**History:**

After a procedural and posture orientation by Stan Brown, People's Zoning Counsel, Council denied the request for reconsideration (Vote: 8-0; Absent: Council Members Dernoga, Franklin, and Glaros).

A motion was made by Council Member Harrison, seconded by Council Member Streeter, that this Authorization to Build in the Right of Way be denied for reconsideration. The motion carried by the following vote:

Aye: 8 - Hawkins, Anderson-Walker, Davis, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Dernoga, Franklin and Glaros

Attachment(s): [ROW Royal Farms #220 Remand Zoning Agenda Item Summary](#)
[SE-4816 Kochen to Brown Reconsideration 6-12-21](#)
[ROW Royal Farms 220 Remand Notice of District Council Hearing](#)
[ROW Royal Farms #220 Remand Notice of Decision](#)
[ROW Royal Farms #220 Remand ZHE Decision](#)
[ROW Royal Farms #220 Remand PORL](#)
[ROW Royal Farms #220 Remand Case File](#)
[SE-4816 ROW Screen appeal 02-05-2021](#)
[ROW Royal Farms #220 Remand Nelson to Brown appeal 2-9-21](#)
[SE-4816 ROW Kochen to Brown appeal 2-10-21](#)
[SE-4816 ROW Holzer and Canavan to Brown appeal 3-23-2021](#)
[SE-4816 ROW Tedesco and Taub to Brown withdrawal 4-6-2021](#)
[SE-4816 ROW Tedesco and Taub to Brown 2nd withdrawal email 4-08-2021](#)
[SE-4816 ROW Tedesco and Taub to Brown 2nd withdrawal 4-08-2021](#)

PENDING FINALITY**(a) ZONING HEARING EXAMINER**

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-4830**Schultz Road Senior Housing**

- Applicant(s):** Schultz Road, LLC
- Location:** Located in the southeast corner of Schultz Road and Springbrook Lane (3.53 Acres; R-80 / M-I-O Zones).
- Request:** Requesting approval of a Special Exception (SE) for permission to use approximately 3.53 acres of R-80 (One-Family Detached Residential)/M-I-O (Military Installation Overlay) Zoned land located in the southeast corner of Schultz Road and Springbrook Lane, identified as 8230 Schultz Road, Clinton, Maryland, as Apartment Housing for the Elderly or Physically Handicapped.
- Council District:** 9
- Appeal by Date:** 7/19/2021
- Review by Date:** 7/19/2021
- Opposition:** None
- History:**

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Harrison, seconded by Council Member Turner, that Council waive election to review for this Special Exception. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

- Attachment(s):** [SE-4830 Zoning Agenda Item Summary](#)
[SE-4830 Notice of Decision](#)
[SE-4830 ZHE Decision](#)
 SE-4830 PORL
[SE-4830 Technical Staff Report](#)
[SE-4830- 8320 Exhibit List](#)
[Memo to Clerk - SE-4830 Schultz Road Senior Housing](#)
[SE-4830 Transcripts 05-12-2021](#)

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

PENDING FINALITY (Continued)

(b) PLANNING BOARD

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

DSDS-711

College Park Car Wash

Applicant(s): Dugoff Properties LLC

Location: Located in the southwest corner of the property at Sunnyside Avenue and Rhode Island Avenue (2.96 Acres; I-1 Zone).

Request: Requesting approval of a Departure from Sign Design Standards (DSDS) for the construction of one additional freestanding sign for a building located less than 40 feet from the street line.

Council District: 1

Appeal by Date: 7/22/2021

Review by Date: 7/22/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Dernoga, seconded by Council Member Franklin, that Council waive election to review for this Departure from Sign Design Standards. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DSDS-711 Zoning Agenda Item Summary](#)
[DSDS-711 Planning Board Resolution 2021-66 - Signed](#)
 DSDS-711_PORL
[DSDS-711 Technical Staff Report](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD (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-05018-01](#)

Tribeca At Camp Springs - Day Care Center (Expedited Transit-Oriented Development Project)

Applicant(s): The Learning Curve, CDC II, Inc.

Location: Located in the northwest quadrant of the intersection of Old Soper Road and Auth Road, between Auth Road and Woods Way (7.51 Acres; C-S-C / D-D-O / M-I-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for a day care center for 88 children in a portion of the existing commercial/retail space in a mixed-use building constructed in 2008, pursuant to DSP-05018.

Council District: 8

Appeal by Date: 8/5/2021

Review by Date: 9/7/2021

Comment(s): This case is designated for expedited review in accordance with Sections 27-107.01 (a)(242.2)(B) and 27-290.01

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Anderson-Walker, seconded by Council Member Franklin, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DSP-05018-01 Zoning Agenda Item Summary](#)
[DSP-05018-01 Planning Board Resolution 2021-76 - Signed](#)
 DSP-05018-01 PORL
[DSP-05018-01 Technical Staff Report](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD (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.

DPLS-491**Tribeca at Camp Springs - Day Care Center**

Applicant(s): The Learning Curve, CDC II, Inc.

Location: Located in the northwest quadrant of the intersection of Old Soper Road and Auth Road, between Auth Road and Woods Way (7.51 Acres; C-S-C / D-D-O / M-I-O Zones).

Request: Requesting approval of a Departure from Parking and Loading Spaces, DPLS to reduce the number of the required loading spaces for commercial/retail uses from three to two.

Council District: 8

Appeal by Date: 8/5/2021

Review by Date: 9/7/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Anderson-Walker, seconded by Council Member Streeter, that Council waive election to review for this Departure from Parking and Loading Standards. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DPLS-491 Zoning Agenda Item Summary](#)
[DPLS-491 Planning Board Resolution 2021-77 - Signed](#)
 DPLS-491_PORL
[DPLS-491 Technical Staff Report](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD (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-16055-04**Vista Gardens West**

Applicant(s): Lanham Development Group, LLC

Location: Located at the intersection of Annapolis Road (MD 450) and MD 704, (Martin Luther King Jr. Highway) (31.34 Acres; M-X-T Zone).

Request: Requesting approval of an amendment to a Detailed Site Plan (DSP) for the Vista Gardens West development to replace the previously approved hotel with 51 additional single-family attached (townhouse) dwelling units and amend Conceptual Site Plan, CSP-14002, as allowed by the Prince George's County Zoning Ordinance and reflected in PGCPB Resolution No. 16-90(A).

Council District: 5

Appeal by Date: 8/5/2021

Review by Date: 9/7/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Ivey, seconded by Council Member Streeter, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DSP-16055-04 Zoning Agenda Item Summary](#)
[DSP-16055-04 Planning Board Resolution 2021-81 - Signed](#)
DSP-16055-04_PORL
[DSP-16055-04 Technical Staff Report](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD (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-14002 Amended **Vista Gardens West**

Applicant(s): Lanham Development Group, LLC
Location: Located at the intersection of Annapolis Road (MD 450) and Martin Luther King Jr. Highway (MD 704) (31.34 Acres; M-X-T Zone).
Request: Requesting approval of a Conceptual Site Plan to develop approximately 31.34 acres of land into a mixed-use development, including 75,000 square feet of new commercial space, a gas station and associated food and beverage store, 166 single-family attached dwelling units, in addition to an existing office building of 14,881 square feet.

Council District: 5

Appeal by Date: 8/5/2021

Review by Date: 9/7/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Ivey, seconded by Council Member Franklin, that Council waive election to review for this Conceptual Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [CSP-14002 Amended Zoning Agenda Item Summary](#)
[CSP-14002 Planning Board Resolution 16-90\(A\) - Signed](#)
CSP-14002_PORL
[CSP-14002 Technical Staff Report](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD (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-19009-01**Westphalia East, Community Building**

- Applicant(s):** Westphalia Development
- Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (58.03 Acres; M-I-O / M-X-T Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of a 5,000-square-foot community building with a pool, hot tub, splash park, recreational amenities, and an adjustment of eight lot lines.
- Council District:** 6
- Appeal by Date:** 7/22/2021
- Review by Date:** 7/22/2021
- History:**

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Davis, seconded by Council Member Streeter, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DSP-19001-01 Zoning Agenda Item Summary](#)
[DSP-19001-01 Planning Board Resolution 2021-67 - Signed](#)
DSP-19009-01_PORL
[DSP-19009-01 Technical Staff Report](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD (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-19021**South Lake Commercial - Phase 1**

- Applicant(s):** Karington, LLC
- Location:** Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Robert Crain Highway) (59.83 Acres; E-I-A Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for a 900,656 square feet of retail and commercial development to include a sports complex, hotels, grocery store, gas station in combination with a food and beverage store, and various commercial retail uses within the South Lake mixed-use planned community.
- Council District:** 4
- Appeal by Date:** 8/5/2021
- Review by Date:** 9/7/2021
- Municipality:** Bowie

History:

Council waived election to review for this item (Vote: 10-0; Absent: Council Member Anderson-Walker).

A motion was made by Council Member Turner, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

- Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner
- Absent:** Anderson-Walker

- Attachment(s):** [DSP-19021 Zoning Agenda Item Summary](#)
[DSP-19021 Planning Board Resolution 2021-79](#)
[- Signed](#)
 DSP-19021_PORL
[DSP-19021 Technical Staff Report](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD (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-21002**South Lake - Multifamily Phase**

- Applicant(s):** South Lake Partners, LLC
- Location:** Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Robert Crain Highway) (15.87 Acres; E-I-A Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for 325 multifamily dwelling units in five buildings, and an 8,363-square-foot clubhouse with pool and recreational amenities on Parcel 1 within the South Lake mixed-use planned community.
- Council District:** 4
- Appeal by Date:** 8/5/2021
- Review by Date:** 9/7/2021
- Municipality:** Bowie

History:

Council waived election to review for this item (Vote: 10-0; Absent: Council Member Anderson-Walker).

A motion was made by Council Member Turner, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: Anderson-Walker

- Attachment(s):** [DSP-21002 Zoning Agenda Item Summary](#)
[DSP-21002 Planning Board Resolution 2021-78](#)
 - Signed
 DSP-21002_PORL
[DSP-21002 Technical Staff Report](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD (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-20006 Remand**Checkers Laurel (Remand)**

- Applicant(s):** Mar Chek, Inc.
- Location:** Located on the east side of US 1 (Baltimore Avenue), approximately 400 feet north of its intersection with Mulberry Street (0.84 Acres; C-S-C / R-55 Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 1,170-square-foot eating and drinking establishment with drive-through service, specifically a Checkers.
- Council District:** 1
- Appeal by Date:** 7/22/2021
- Review by Date:** 7/22/2021
- Action by Date:** 10/12/2021

History:

Council elected to review this item (Vote: 10-0; Absent: Council Member Franklin).

A motion was made by Council Member Dernoga, seconded by Council Member Streeter, that this Detailed Site Plan be elected to review. The motion carried by the following vote:

- Aye:** 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner
- Absent:** Franklin

Attachment(s): [DSP-20006 Remand Zoning Agenda Item](#)
[Summary](#)
[DSP-20006 Remand Presentation Slides](#)
[DSP-20006 Remand Planning Board Resolution](#)
[2020-152\(A\) - Signed](#)
DSP-20006_PORL
[DSP-20006 Technical Staff Report](#)
[DSP-20006 Notice of District Council](#)
[Decision Remand](#)
[DSP-20006 Remand Notice of District Council](#)
[Oral Argument](#)
[DSP-20006 PLB Transcripts 05-20-2021](#)
[DSP-20006 Remand Planning Board Record](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD (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-20055**Kennedy Krieger Institute Beltsville**

Applicant(s): Dengar Belt, LLLP

Location: Located on the east side of Powder Mill Road, at its intersection with Cedar Lane (9.72 Acres; C-O / R-80 Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for a private school for 120 students within an existing commercial building.

Council District: 1

Appeal by Date: 7/29/2021

Review by Date: 7/29/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Dernoga, seconded by Council Member Streeter, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DSP-20055 Zoning Agenda Item Summary](#)
[DSP-20055 Planning Board Resolution 2021-68](#)
[- revised - Signed](#)
DSP-20055_PORL
[DSP-20055 Technical Staff Report](#)

PENDING FINALITY (Continued)**(c) PLANNING BOARD'S REPRESENTATIVE**

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision.

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

[CNU-7335-2021-U](#)

Central Avenue

- Applicant(s):** April Mackoff, Clear Channel Outdoor LLC
- Location:** Located on Central Avenue near the intersection with Hill Road (7.91 Acres; C-O Zone).
- Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1987.
- Council District:** 5
- Review by Date:** 7/30/2021
- History:**

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Ivey, seconded by Council Member Streeter, that Council waive election to review for this Certification of a Nonconforming Use.

The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [CNU-7335-2021-U Zoning Agenda Item Summary](#)
[CNU-7335-2021 Case File](#)

PENDING FINALITY (Continued)**(c) PLANNING BOARD'S REPRESENTATIVE (Continued)**

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision.

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

[CNU-8852-2021-U](#)

13309 Baltimore Avenue

Applicant(s): April Mackoff, Clear Channel Outdoor LLC

Location: Located on Baltimore Avenue south of the intersection with Contee Rd (0.5680 Acres; C-M Zone).

Request: Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1952.

Council District: 1

Review by Date: 7/30/2021

History:

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Dernoga, seconded by Council Member Streeter, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [CNU-8852-2021-U Zoning Agenda Item Summary](#)
[CNU-8852-2021-U Case File](#)

PENDING FINALITY (Continued)**(c) PLANNING BOARD'S REPRESENTATIVE (Continued)**

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision.

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

[CNU-8858-2021-U](#)

13303 Baltimore Avenue

Applicant(s): April Mackoff, Clear Channel Outdoor LLC

Location: Located on Baltimore Avenue south of the intersection with Contee Rd (3.7130 Acres; C-M Zone).

Request: Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1988.

Council District: 1

Review by Date: 7/30/2021

History:

Council waived election to review for this item (Vote: 10-0; Absent: Council Member Harrison).

A motion was made by Council Member Dernoga, seconded by Council Member Streeter, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

Aye: 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Ivey, Streeter, Taveras and Turner

Absent: Harrison

Attachment(s): [CNU-8858-2021-U Zoning Agenda Item Summary](#)
[CNU-8858-2021 Case File](#)

PENDING FINALITY (Continued)**(c) PLANNING BOARD'S REPRESENTATIVE (Continued)**

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision.

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

[CNU-9467-2021-U](#)

6120 Livingston Road Oxon Hill

- Applicant(s):** April Mackoff, Clear Channel Outdoor LLC
- Location:** Located on Livingston Road, N of the intersection with Oxon Hill Rd (5.0610 Acres; I-1 Zone).
- Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1993.
- Council District:** 8
- Review by Date:** 7/30/2021
- History:**

Council waived election to review for this item (Vote: 11-0).

A motion was made by Council Member Anderson-Walker, seconded by Council Member Streeter, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

Aye: 11 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [CNU-9467-2021-U Zoning Agenda Item Summary](#)
[CNU-9467-2021 Case File](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON SEPTEMBER 13 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

[DSP-20015](#)

Freeway Airport

- Applicant(s):** Freeway Realty, LLC
- Location:** Located on the west side of Church Road and in the southwest quadrant of its intersection with US 50 (John Hanson Highway)(131.50 Acres; R-A Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for 416 single-family attached (townhouse) lots and 93 single-family detached lots, for a total of 509 lots.
- Council District:** 6
- Appeal by Date:** 7/1/2021
- Review by Date:** 7/1/2021
- Action by Date:** 9/29/2021

This Detailed Site Plan hearing date was announced.

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Donna J. Brown, Clerk of the Council