



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

Monday, October 25, 2021

10:00 AM

VIRTUAL MEETING

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

10:00 AM CALL TO ORDER - (VIRTUAL)

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 10:02 a.m. with ten members present at roll call (Council Member Streeter Absent).

Present: 10 - 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
 Vice Chair Deni Taveras
 Council Member Todd Turner

Absent: Council Member Rodney Streeter

INVOCATION

Invocation was led by Council Member Sydney J. Harrison.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Todd M. Turner.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 10042021](#)

District Council Minutes Dated October 4, 2021

A motion was made by Vice Chair Taveras, seconded by Council Member Davis, that this Minutes be approval. The motion carried by the following vote:

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

Absent: Streeter

Attachment(s): [DRAFT District Council Minutes dated 10-04-2021](#)

ORAL ARGUMENTS**A-10055****National View**

- Applicant(s):** Harbor View Development, LLC
- Location:** Located on the north side of the Capital Beltway(I-495) , adjacent to the northeast quadrant of the intersection of the Capital Beltway (I-495) and Indian Head Highway (MD 210) (20.01 Acres; R-55 / R-R Zones).
- Request:** Requesting approval of a Zoning Map Amendment for the rezoning of approximately 20.01 acres of R-55 (One-Family Detached Residential) and R-R (Rural Residential) zoned land to the M-X-T (Mixed Use – Transportation Oriented) Zone.
- Council District:** 8
- Appeal by Date:** 8/19/2021
- Action by Date:** 2/17/2022
- Municipality:** Forest Heights
- Opposition:** IHAAC, Tina McDowell, Karen Egloff, et. al.
- History:**

Thomas Sievers, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Traci Scudder, Esq., attorney for applicant, Senator Obie Patterson, Rashid Salem, Mayor Calvin Washington, Alan Hansen, and Mark Ferguson spoke in support. Traci Mouw, Tina McDowell and Janet Gingold spoke in opposition. Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner decision (Vote: 10-0; Absent: Council Member Streeter).

A motion was made by Council Member Franklin, seconded by Council Member Harrison, that this Zoning Map Amendment be referred for document. The motion carried by the following vote:

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

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- Attachment(s):** [A-10055 - Zoning Agenda Item Summary](#)
[A-10055 Presentation Slides](#)
[A-10055 Notice of Oral Argument Hearing](#)
[A-10055 - Notice of ZHE Decision](#)
[A-10055 - ZHE Decision](#)
A-10055 - Harbor View - PORL
[A-10055 Technical Staff Report](#)
[A-10055 - Exhibit List](#)
[A-10055 - Exhibits 1-118](#)
[A-10055 - Memo to Clerk](#)
[A-10055 - Transcripts](#)
[9-22-2021 PZC Notice of Intention to Participate
District Council 10-25-2021](#)

ORAL ARGUMENTS (Continued)[CDP-8304-02](#)**15151 Sweitzer Lane Property****Applicant(s):** Bhoopendra Prakash**Location:** Located in the southeast quadrant of the intersection of MD 198 (Sandy Spring Road) and Sweitzer Lane (0.96 Acres; E-I-A Zone).**Request:** Requesting approval of a comprehensive design plan (CDP) is to replace the existing primary monument sign with a 25-foot freestanding sign, to improve the visibility of the existing fuel filling station site.**Council District:** 1**Appeal by Date:** 9/2/2021**Review by Date:** 9/30/2021**Action by Date:** 11/12/2021**History:**

Henry Zhang, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Traci Scudder, Esq., attorney for applicant and Bhoopendra Prakash, applicant spoke in support. Council referred this item to staff for preparation of a document of remand to the Planning Board (Vote: 3-7; Nay: Council Members Davis, Franklin, Glaros, Harrison, Hawkins Taveras, Turner; Absent: Council Member Streeter). Council referred item to staff for preparation of an approving document, with conditions, in accordance with the Planning Board's Recommendation (Vote 8-2; Nay: Council Members Dernoga and Ivey; Absent: Council Member Streeter).

A motion was made by Council Member Dernoga, seconded by Council Member Ivey, that this Comprehensive Design Plan be referred for document. The motion failed by the following vote:

Aye: 3 - Anderson-Walker, Dernoga and Ivey**Nay:** 7 - Hawkins, Davis, Franklin, Glaros, Harrison, Taveras and Turner**Absent:** Streeter

Henry Zhang, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Traci Scudder, Esq., attorney for applicant and Bhoopendra Prakash, applicant spoke in support. Council referred this item to staff for preparation of a document of remand to the Planning Board (Vote: 3-7; Nay: Council Members Davis, Franklin, Glaros, Harrison, Hawkins Taveras, Turner; Absent: Council Member Streeter). Council referred item to staff for preparation of an approving document, with conditions, in accordance with the Planning Board's Recommendation (Vote 8-2; Nay: Council Members Dernoga and Ivey; Absent: Council Member Streeter).

A motion was made by Chair Hawkins, seconded by Council Member Davis, that this Comprehensive Design Plan be referred for document. The motion carried by the following vote:

Aye: 8 - Hawkins, Anderson-Walker, Davis, Franklin, Glaros, Harrison, Taveras and Turner
Nay: 2 - Dernoga and Ivey
Absent: Streeter

Attachment(s): [CDP-8304-02 Zoning Agenda Item Summary](#)
[CDP-8304-02 Notice of Oral Argument Hearing](#)
[CDP-8304-02 Presentation Slides](#)
[CDP-8304-02 Planning Board Resolution](#)
[2021-98 - Signed](#)
[CDP-8304-02_PORL](#)
[CDP-8304-02 Technical Staff Report](#)
[CDP-8304-02 Transcripts 07-22-2021](#)
[CDP-8304-02 Planning Board Record](#)
[9-22-2021 PZC Notice of Intention to Participate](#)
[District Council 10-25-2021](#)

ORAL ARGUMENTS (Continued)**DSP-18056****Willis Property****Applicant(s):** Ed Willis**Location:** Located on the north side of Wesson Drive, approximately 564 feet west of Bridgeport Drive (0.50 Acres; R-80 / D-D-O / M-I-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) to develop a single-family detached residential dwelling within a Development District Overlay (D-D-O) Zone.**Council District:** 8**Appeal by Date:** 9/2/2021**Review by Date:** 9/30/2021**Action by Date:** 11/12/2021**History:**

Tierre Butler, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council referred item to staff for preparation of an approving document, with conditions, in accordance with the Planning Board's Recommendation (Vote: 10-0; Absent: Council Member Streeter).

A motion was made by Council Member Anderson-Walker, seconded by Chair Hawkins, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

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

Absent: Streeter

Attachment(s): [DSP-18056 Zoning Agenda Item Summary](#)
[DSP-18056 Notice of Oral Argument Hearing](#)
[DSP-18056 Presentation Slides](#)
[DSP-18056 Planning Board Resolution 2021-91 - Signed](#)
 DSP-18056_PORL
[DSP-18056 Technical Staff Report](#)
[DSP-18056 Transcripts 07-08-2021](#)
[DSP-18056 Planning Board Record 9-22-2021 PZC Notice of Intention to Participate District Council 10-25-2021](#)

REFERRED FOR DOCUMENT[CSP-20007](#)**Clay Property****Applicant(s):** MRBCO, LLC**Location:** Located at the terminus of Dean Drive and Calverton Drive within the municipal boundaries of the City of Hyattsville (12.87 Acres; R-80 Zone).**Request:** Requesting approval of a Conceptual Site Plan (CSP) to change the underlying zone of the property from the One-Family Detached Residential Zone (R-80) to the One-Family Triple-Attached Residential (R-20) Zone to accommodate development of 137 townhouses.**Council District:** 2**Appeal by Date:** 8/26/2021**Review by Date:** 9/27/2021**Action by Date:** 10/27/2021**Comment(s):** Mandatory Review:
District Council review of this case is required by Section 27-548.09.01 of the Zoning Ordinance**Municipality:** Hyattsville**History:***Council adopted the prepared order of approval, with conditions (Vote: 10-0; Absent Council Member Streeter).***A motion was made by Vice Chair Taveras, seconded by Council Member Davis, that this Conceptual Site Plan be approved The motion carried by the following vote:****Aye:** 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner**Absent:** Streeter

Attachment(s): [CSP-20007 Zoning Agenda Item Summary](#)
[CSP-20007 Presentation Slides](#)
[CSP-20007 \(email\) Nelson to Brown](#)
[Citizen-Respondents' Answering Memorandum](#)
[9-14-2021](#)
[CSP-20007 Nelson to Brown](#)
[Citizen-Respondents' Answering Memorandum](#)
[9-14-2021](#)
[CSP-20007 \(email\) Hatcher to Brown](#)
[Supplement to Petition for Appeal](#)
[CSP-20007 - Hatcher to Brown Supplement to](#)
[Petition for Appeal 8-26-2021](#)
[CSP-20007 Notice of Oral Argument Hearing](#)
[CSP-20007 \(email\) Appeal from Hatcher to](#)
[Brown 8-16-21](#)
[CSP-20007 Appeal from Hatcher to Brown](#)
[8-16-21](#)
[CSP-20007 Planning Board Resolution Revised](#)
CSP-20007 PORL
[CSP-20007 Technical Staff Report](#)
[CSP-20007 Transcripts 07-15-2021](#)
[CSP-20007 -Planning Board Record](#)
[PZC Notice of Intention to Participate District](#)
[Council 9-20-2021](#)

NEW CASE(S)**A-9706-C-01****Vista 95 Logistics Center**

Applicant(s): FV Flowers Road, LLC

Location: Located on the south side of the Capital Beltway (I-495), northeast of Flowers Road, in Upper Marlboro, Maryland (47 Acres; I-1 / M-I-O Zones).

Request: Requesting approval of a Zoning Map Amendment for the amendment of the twenty conditions of approval imposed by the District Council upon its adoption of Zoning Ordinance No. 35 -1989, which rezoned the subject property to the I-1 Zone.

Council District: 6

Appeal by Date: 11/3/2021

Action by Date: 3/18/2022

Opposition: None

History:

Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner decision (Vote: 10-0; Absent: Council Member Streeter).

A motion was made by Council Member Davis, seconded by Council Member Turner, that this Zoning Map Amendment be referred for document. The motion carried by the following vote:

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

Absent: Streeter

Attachment(s): [A-9706-C-01 Zoning Agenda Item Summary](#)
[A-9706-C-01- ZHE Notice of Decision](#)
[A-9706-C-01 ZHE Decision](#)
A-9706-C_POR List
[A-9706-C-01 Exhibit List](#)
[A-9706-C-01 Transcripts](#)

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[SE-4838](#)**The Grove at Glenarden**

Applicant(s): CHI, Inc. First Baptist Church of Glenarden

Location: Located in the northeast quadrant of the intersection of Watkins Park Road and Oak Grove Road, Largo, Maryland (6.4 Acres; R-E Zone).

Request: Requesting approval of a Special Exception (SE) for permission to use approximately 6.4 (Subject Property) acres of R-E (Residential Estate) Zoned land as Apartment Housing for the Elderly or Physically Handicapped.

Council District: 6

Appeal by Date: 10/27/2021

Review by Date: 10/27/2021

Action by Date: 2/25/2022

Opposition: None

History:

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

A motion was made by Council Member Davis, seconded by Council Member Franklin, that the

Council waive election to review for this Special Exception. The motion carried by the following vote:

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

Absent: Streeter

Attachment(s): [SE-4838 Zoning Agenda Item Summary](#)
[SE-4838 ZHE Notice of Decision](#)
[SE-4838 ZHE Decision](#)
 SE-4838 PORL
[SE-4838 Technical Staff Report](#)
[SE-4838 Transcripts 06-30-2021](#)
[SE-4838 Exhibits](#)
[SE-4838 Summary](#)

PENDING FINALITY

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.

(b) PLANNING BOARD**DDS-678****McDonald's Forest Heights**

- Applicant(s):** McDonald's USA, LLC
- Location:** Located southeast of the intersection of MD 210 (Indian Head Highway) and Livingston Road (0.77 Acres; C-M Zone).
- Request:** Requesting approval of a departure from design standards (DDS) from Section 4.7 of the 2010 Prince George's County Landscape Manual (Landscape Manual) for an eating and drinking establishment with drive-through service.
- Council District:** 8
- Appeal by Date:** 11/4/2021
- Review by Date:** 11/4/2021

History:

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

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

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

Absent: Streeter

- Attachment(s):** [DDS-678 Zoning Agenda Item Summary](#)
[DDS-678 Planning Board Resolution 2021-111](#)
 DDS-678_PORL
[DDS-678 Technical Staff Report](#)

PENDING FINALITY (Continued)

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.

(b) PLANNING BOARD (Continued)[DSP-15020-05](#)**Chick-Fil-A, Capital Plaza****Applicant(s):** Chick-Fil-A**Location:** Located on the north side of MD 450 (Annapolis Road), approximately 1,150 feet east of its intersection with MD 295 (Baltimore-Washington Parkway) (43.81 Acres; C-S-C / D-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the construction of a 4,966-square-foot eating and drinking establishment, with drive-through service.**Council District:** 3**Appeal by Date:** 11/18/2021**Review by Date:** 11/18/2021**History:**

Council waived election to review for this item (Vote: 9-0; Absent: Council Member Streeter).

A motion was made by Council Member Glaros, seconded by Council Member Davis, that the

Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 9 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner

Absent: Anderson-Walker and Streeter

Attachment(s): [DSP-15020-05 Zoning Agenda Item Summary](#)
[DSP-15020-05 Planning Board Resolution](#)
[2021-116 - Signed](#)
 DSP-15020-05_PORL
[DSP-15020-05 Technical Staff Report](#)

PENDING FINALITY (Continued)

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.

(b) PLANNING BOARD (Continued)**DSP-20020****Beltway Plaza-Phase 1**

- Applicant(s):** GB Mall Limited Partnership
- Location:** Located on the south side of Breezewood Drive, east of the intersection with Cherrywood Lane (53.88 Acres; M-U-I / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for Phase 1 of the redevelopment of Beltway Plaza, to include 750 multifamily residential dwelling units, a hotel, recreation center, and limited streetscape improvements.
- Council District:** 4
- Appeal by Date:** 11/4/2021
- Review by Date:** 11/4/2021
- Municipality:** Greenbelt

History:

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

A motion was made by Council Member Turner, seconded by Council Member Franklin, that the

Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

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

Absent: Streeter

- Attachment(s):** [DSP-20020 Zoning Agenda Item Summary](#)
[DSP-20020 Planning Board Resolution 2021-113](#)
 DSP-20020_PORL
[DSP-20020 Technical Staff Report](#)
[DSP-20020 Nelson to Brown Petition for Appeal and Request for Oral Argument 10-29-2021](#)

PENDING FINALITY (Continued)

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.

(b) PLANNING BOARD (Continued)**[SDP-9710-02](#)****15900 Leeland Road (Target)**

Applicant(s): Target Corporation

Location: Located at the northwest quadrant of the intersection of Leeland Road and US 301 (Robert Crain Highway) (157.53 Acres; E-I-A Zone).

Request: Request approval of a Specific Design Plan (SDP) for the development of 499,230 square feet of additions to two existing warehouse buildings in the Employment and Institutional Area (E-I-A) Zone.

Council District: 4

Appeal by Date: 11/12/2021

Review by Date: 11/12/2021

History:

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

A motion was made by Council Member Turner, seconded by Council Member Davis, that the

Council waive election to review for this Specific Design Plan. The motion carried by the following vote:

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

Absent: Streeter

Attachment(s): [SDP-9710-02 Zoning Agenda Item Summary](#)
[SDP-9710-02 Planning Board Resolution](#)
[2021-119 - Signed](#)
 SDP-9710-02_PORL
[SDP-9710-02 Technical Staff Report](#)

