



Prince George's County Council

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

Zoning Minutes - Draft 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 4, 2021

10:00 AM

VIRTUAL MEETING

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

10:00 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 10:05 a.m. with nine members present at roll call. Council Member Glaros arrived at 10:15 am.

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 / MOMENT OF SILENCE

Invocation was led by Robert J. Williams, Jr., Council Administrator.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 09282021](#)

District Council Minutes dated September 28, 2021

A motion was made by Vice Chair Taveras, seconded by Council Member Franklin, that these Minutes 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): [DRAFT District Council Minutes dated 09-20-2021](#)

REFERRED FOR DOCUMENT**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 adopted prepared order (Vote: 10-0 Absent: Council Members Streeter).

A motion was made by Council Member Dernoga, seconded by Council Member Turner, that this Detailed 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): [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](#)
[PZC Notice of Intention to Participate District Council 9-13-2021](#)

ITEM(S) FOR DISCUSSION[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 referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Members Glaros and Streeter).

A motion was made by Vice Chair Taveras, seconded by Council Member Turner, that this Conceptual Site Plan be referred for document. The motion carried by the following vote:

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

Absent: Glaros and 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](#)

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-4694 Remand](#)****Word Power Baptist Tabernacle**

Applicant(s): Word Power Baptist Tabernacle, Inc.

Location: Located on the southern side of Marlboro Pike, approximately 2,000 feet east of its intersection with Penn Crossing Drive. (0.65 Acres; R-18 Zone).

Request: Requesting approval of a Special Exception (SE) for permission to use approximately 0.65- acre of R-18 (Multifamily Medium Density Residential) zoned land, for a 128-seat, 2,540-square-foot church. Also requesting approval of a variance to reduce the minimum setback requirements for a church, set forth in Sections 27-341.02(a)(1) and 442-(e) of the Zoning Ordinance.

Council District: 7

Appeal by Date: 10/21/2021

Review by Date: 10/21/2021

Action by Date: 2/22/2022

Opposition: None

History:

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

A motion was made by Chair Hawkins, seconded by Council Member Davis, that the Council waived election to review for this Special Exception. The motion carried by the following vote:

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

Absent: Glaros and Streeter

Attachment(s): [SE-4694 Remand Zoning Agenda Item](#)
 [Summary](#)
 [SE-4694 Remand ZHE Notice of Decision](#)
 [SE-4694 Remand ZHE Decision](#)
 SE-4694 Remand PORL
 [SE-4694 Technical Staff Report](#)
 [SE-4694 Remand Exhibit List](#)
 [SE-4694 Remand Memo to Clerk](#)
 [SE-4694 Remand Transcripts 6-09-2021](#)
 [SE-4694 Transcripts 6-23-2016](#)
 [SE-4694 District Council Final Decision](#)

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 deferred item to October 25, 2021.

This Special Exception was deferred.

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](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 25, 2021 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

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.

Attachment(s): [A-10055 Notice of Oral Argument Hearing](#)
[A-10055 - Zoning Agenda Item Summary](#)
[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](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 25, 2021 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

[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

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](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 25, 2021 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

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

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](#)

[ADJ50-21](#)

ADJOURN

History:

The District Council meeting was adjourned at 10:33 a.m. (Vote: 9-0).

A motion was made by Council Member Davis, seconded by Council Member Anderson-Walker, that this ADJOURN be adjourned. The motion carried by the following vote:

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

Absent: Streeter

10:15 AM COMMITTEE OF THE WHOLE - (VIRTUAL MEETING)

Meeting went into Recess

Meeting Reconvened

(SEE SEPARATE AGENDA)