



# 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

*Derrick Leon Davis, District 6, Chairman*  
*Mel Franklin, District 9*  
*Dannielle M. Glaros, District 3, Vice Chairwoman*  
*Andrea C. Harrison, District 5*  
*Mary A. Lehman, District 1*  
*Obie Patterson, District 8*  
*Deni L. Taveras, District 2*  
*Karen R. Toles, District 7*  
*Todd M. Turner, District 4*

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

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Monday, September 19, 2016

1:30 PM

Council Hearing Room

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**11:30 AM COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

**1:00 PM AGENDA BRIEFING - (ROOM 2027)**

**2:42 PM CALL TO ORDER - (COUNCIL HEARING ROOM)**

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the meeting was called to order by Chairman Davis at 2:42 p.m. with nine members present at roll call.*

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**Present:** 9 - Chairman Derrick Davis  
Vice Chair Dannielle Glaros  
Council Member Andrea Harrison  
Council Member Deni Taveras  
Council Member Karen Toles  
Council Member Mary Lehman  
Council Member Mel Franklin  
Council Member Obie Patterson  
Council Member Todd Turner

### **INVOCATION**

*The Invocation was provided by Howard Stone, Jr., County Employee. Council Member Glaros requested continued prayer for the Parkdale High School family, in the passing of their principal. Council Member Toles requested prayer for Davion Percy, County Employee, and his family in the passing of his grandfather. Council Member Turner requested prayer for those injured in the recent bombing in New York City.*

### **PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Harrison.*

### **APPROVAL OF DISTRICT COUNCIL MINUTES**

#### **[MINDC 09122016](#)**

#### **District Council Minutes dated September 12, 2016**

**A motion was made by Vice Chair Glaros, seconded by Council Member Franklin, that this Minutes be approved. The motion carried by the following vote:**

**Aye:** 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

**Attachment(s):** [9-12-2016 District Council Minutes DRAFT](#)

#### **[MINDC 09132016](#)**

#### **District Council Minutes dated September 13, 2016**

**A motion was made by Vice Chair Glaros, seconded by Council Member Franklin, that this Minutes be approved. The motion carried by the following vote:**

**Aye:** 9 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

**Attachment(s):** [9-13-2016 District Council Minutes DRAFT](#)

**MANDATORY REVIEW (Using Oral Argument Procedures)**[SDP-0416-03](#)**Beech Tree, South Village, Section 4 & 5**

- Applicant(s):** VOB Limited Partnership
- Location:** Located on the west side of Robert S. Crain Highway (US 301), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by Specific Design Plan SDP-0416 in South Village, Sections 4 and 5, is located in the southeastern portion, along the southern boundary of Beech Tree development (41.32 Acres; R-S Zone).
- Request:** Requesting approval of a Specific Design Plan to replace 53 previously approved single-family detached lots in Section 5 with 141 single-family attached lots, and does not propose any changes in previously approved Section 4 of South Village, Beech Tree development.
- Council District:** 6
- Appeal by Date:** 8/11/2016
- Action by Date:** 10/31/2016
- Comment(s):** District Council review of this case is required due to conditions imposed by Council on Zoning Case A-9763-C.

**History:**

*Jill Kosack, M-NCPPC, provided an overview of the Specific Design Plan application. Robert Antonetti, Jr., Esq., provided argument in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*Council took this case under advisement.*

**This Specific Design Plan hearing was held and the case taken under advisement.**

**MANDATORY REVIEW (Using Oral Argument Procedures) (Continued)**[DSP-16011](#)**Woodmore Towne Centre at Glenarden, Lots 1 & 2, Nordstrom Rack**

- Applicant(s):** Woodmore Towne Centre, LLC
- Location:** Located in the east and west quadrants of the intersections of Ruby Lockhart Boulevard and Campus Way (5.59 Acres; M-X-T Zone).
- Request:** Requesting approval of a Detailed Site Plan for a 59,607-square-foot retail development including four individual buildings located on land known as Lots 1 and 2.
- Council District:** 5
- Appeal by Date:** 9/1/2016
- Review by Date:** 9/30/2016
- Action by Date:** 10/31/2016
- Comment(s):** District Council review of this case is required by conditions imposed by Council on Zoning Case A-9613-C.
- Municipality:** City of Glenarden
- History:**

*Susan Lareuse, M-NCPPC, provided an overview of the Detailed Site Plan application. Edward Gibbs, Jr., Esq., provided argument in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

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

**This Detailed Site Plan hearing was held; subsequently, a motion was made by Council Member Harrison, seconded by Vice Chair Glaros, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Patterson and Turner

**Absent:** Franklin

*Under discussion, Council Members Turner, Davis, and Harrison spoke to the process of delegating authority and Stan Brown, People's Zoning Counsel, clarified that the Council had utilized the process on past applications.*

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

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

**Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Patterson and Turner

**Absent:** Franklin

**Attachment(s):** [DSP 16011 District Council Final Decision\\_09192016](#)  
[DSP-16011 ZoningAIS](#)  
[DSP-16011 Planning Board Resolution 16-88](#)  
 DSP-16011\_PORL

## **NEW CASE(S)**

### **ERR-257**

#### **831 Fairview Avenue Apartments, LLC**

#### **Validation of Multifamily Rental License No. M-0129 Issued in Error**

**Applicant(s):** 831 Fairview Avenue Apartments, LLC

**Location:** Located at 831 Fairview Avenue, Takoma Park Maryland (0.1720 Acres; R-18 Zone).

**Request:** Requesting approval for validation of Prince George's County Multifamily Rental License No. M-0129 issued in error for a 6-unit apartment building located in the R-18 (Multifamily Medium Density Residential) Zone.

**Council District:** 2

**Appeal by Date:** 9/12/2016

**Action by Date:** 1/30/2017

**Opposition:** None

#### **History:**

*Council deferred this item.*

**This Permit issued in error was deferred.**

**Attachment(s):** [ERR-257 Zoning AIS](#)  
[ERR 257 Zoning Hearing Examiner Decision](#)  
 ERR-257 PORL

**REFERRED FOR DOCUMENT****[ATBROW-7501](#)****SMO, Inc., 7501 Allentown Road****(Authorization to Build in Planned Right-of-Way)****Applicant(s):**

SMO, Inc.

**Location:**

Located on the northeast side of Allentown Road at its intersection with Webster Lane and is identified as 7501 Allentown Road, Fort Washington, Maryland (0.863 Acres: C-S-C Zone).

**Request:**

Requesting approval for authorization by an existing Gas station to build within a proposed right-of-way for Allentown Road due to the reconfiguration of the existing pump islands and the enlargement of a canopy. The applicant also filed a request for an administrative revision to a special exception site plan, ROSP-997-05, that has been approved by the Planning Director.

**Council District:**

8

**Appeal by Date:**

8/12/2016

**Action by Date:**

1/11/2017

**Opposition:**

None

**History:**

*Council adopted the prepared Zoning Ordinance No. 12 - 2016 approving the Authorization to Build in Planned Right-of-Way (Vote: 8-0; Absent: Council Member Franklin).*

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

**Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Patterson and Turner

**Absent:** Franklin

**Attachment(s):**

[ATBROW 7501 District Council Final](#)

[Decision\\_09192016](#)

[AuthToBuild-7501 ZoningAIS](#)

[AuthToBuild-7501\\_Zoning Hearing Examiner](#)

[Decision](#)

[AuthToBuild-7501\\_PORL](#)

**REFERRED FOR DOCUMENT (Continued)****DSP-15020-01****Capital Plaza Walmart**

- Applicant(s):** Wal-Mart Real Estate Business Trust
- Location:** Located on the north side of Annapolis Road (MD 450), specifically within the Capital Plaza Shopping Center approximately 2,000 linear feet east of the intersection of MD 450 and the Baltimore–Washington Parkway (MD 295) (43.82 Acres; C-S-C / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan for the construction of a 35,287-square-foot addition to the existing 144,227-square-foot department store (which represents an expansion of a certified nonconforming use), modifications to the associated parking area, and other site improvements.
- Council District:** 3
- Appeal by Date:** 6/30/2016
- Review by Date:** 6/30/2016
- Action by Date:** 9/19/2016
- Municipality:** Town of Landover Hills

**History:**

*Council adopted the prepared Order of disapproval (Vote: 8-0; Absent: Council Member Franklin).*

**A motion was made by Vice Chair Glaros, seconded by Council Member Harrison, that this Detailed Site Plan be disapproved. The motion carried by the following vote:**

**Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Patterson and Turner

**Absent:** Franklin

- Attachment(s):** [DSP 15020-01 District Council Final Decision](#)  
[DSP-15020-01 Zoning AIS](#)  
[DSP-15020-01 Planning Board Resolution 16-60](#)  
 DSP-15020-01 POR  
[DSP-15020-01 Technical Staff Report](#)

**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.

**(b) PLANNING BOARD****CSP-14002****Vista Gardens West**

- Applicant(s):** Buena Vista West, 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, a 124-room hotel, and 115 single-family attached dwelling units, in addition to an existing office building of 14,881 square feet.
- Council District:** 5
- Appeal by Date:** 9/1/2016
- Review by Date:** 9/30/2016
- History:**

*Council took no action on this item.*

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

- Attachment(s):** [CSP-14002 ZoningAIS](#)  
[CSP-14002 Planning Board Resolution 16-90](#)  
CSP-14002\_PORL  
[CSP-14002 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DPLS-426****Forestville Auto Service**

**Applicant(s):** Paul Barham

**Location:** The subject property is a trapezoid-shaped configuration of parcels and lots on the southwest side of Marlboro Pike, approximately 100 feet west of its intersection with Kirkland Road (0.8079 Acres; C-S-C Zone).

**Request:** Requesting approval of a Departure from Parking and Loading Standards for validation of the existing site conditions and an expansion of the original Special Exception (SE-1779) to include Parcels 174 and 175, Lots 15–17. No new construction is proposed.

**Council District:** 6

**Appeal by Date:** 10/13/2016

**Review by Date:** 10/13/2016

**History:**

*Council took no action on this item.*

**This Departure from Parking and Loading Standards was not elected to review by Council.**

**Attachment(s):** [DPLS-426 Planning Board Resolution 16-100](#)  
DPLS-426\_PORL  
[DPLS-426 Technical Staff Report](#)

**PENDING FINALITY (Continued)**[DSP-01037-02](#)**Prince George's Muslim Association Property**

**Applicant(s):** Prince George's Muslim Association

**Location:** Located on the northern side of Lanham Severn Road (MD 564), east of Cipriano Road, between 8th and 9th Streets. The subject property is also located in Planning Area 70 and Council District 3 (5.46 Acres; R-55 Zone).

**Request:** Requesting approval of a Detailed Site Plan for an increase in the number of congregants in the place of worship from 200 to 400, an increase in the number of students in the private school from 100 to 200, and to add a day care center for 60 children within the existing building.

**Council District:** 3

**Appeal by Date:** 10/13/2016

**Review by Date:** 10/13/2016

**History:**

*Council took no action on this item.*

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

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**PENDING FINALITY (Continued)****DSP-12018****U-Haul Moving and Storage Operation and Bottled Gas Sales**

**Applicant(s):** Jim Lorimer

**Location:** Located in the southeastern quadrant of the intersection of New Hampshire Avenue (MD 650) and East-West Highway (MD 410) at 6889 New Hampshire Avenue (4.68 Acres; C-M Zone).

**Request:** Requesting approval of a Detailed Site Plan for the addition of a moving and storage operation and bottled gas sales to the existing vehicle rental site.

**Council District:** 2

**Appeal by Date:** 9/1/2016

**Review by Date:** 9/30/2016

**History:**

*Council elected to review this item (Vote: 8-0; Absent: Council Member Franklin).*

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

**Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Patterson and Turner

**Absent:** Franklin

**Attachment(s):** [DSP-12018 ZoningAIS](#)  
[DSP-12018 Planning Board Resolution 16-92](#)  
DSP-12018\_PORL  
[DSP-12018 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-15036****District Electrical Services**

**Applicant(s):** Brian McLaughlin

**Location:** Located on the south side of Decatur Street between 46th Avenue and 47th Avenue, approximately 461 feet east of its intersection with Baltimore Avenue (US 1), in the City of Hyattsville (0.88 Acres; M-X-T / D-D-O / I-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for the expansion of the existing parking lot and the provision of outdoor storage for an existing contractor services business.

**Council District:** 5

**Appeal by Date:** 8/25/2016

**Review by Date:** 9/26/2016

**Municipality:** City of Hyattsville

**This Detailed Site Plan was did not elect to review**

**Attachment(s):** [DSP-15036\\_Zoning AIS](#)  
[DSP-15036 Planning Board Resolution 16-82](#)  
DSP-15036\_PORL  
[DSP-15036 Technical Staff Report](#)

**PENDING FINALITY (Continued)**[DSP-15043](#)**4100 Laurel Road (Hidden Village)**

**Applicant(s):** 4100 Laurel Road LLC

**Location:** Located at the north end of Laurel Road, approximately 340 feet north of its intersection with Beech Road. More specifically, the site is located at 4100 Laurel Road in Temple Hills, Maryland, and is also part of the Hidden Valley Subdivision (0.896 Acres; I-1 Zone).

**Request:** Requesting approval of a Detailed Site Plan for a one-story 246-square-foot office with associated parking and landscaping, and a 720-square-foot future garage to be used for the maintenance of company vehicles.

**Council District:** 7

**Appeal by Date:** 10/13/2016

**Review by Date:** 10/13/2016

**Action by Date:** 11/18/2016

**History:**

*Council elected to review this item (Vote: 8-0; Absent: Council Member Franklin).*

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

**Aye:** 8 - Davis, Glaros, Harrison, Taveras, Toles, Lehman, Patterson and Turner

**Absent:** Franklin

**Attachment(s):** [DSP-15043 Zoning AIS](#)

**PENDING FINALITY (Continued)**

[DSP-16015](#)

**Krispy Kreme, Capital Heights**

**Applicant(s):** JDL Castle Corporation

**Location:** Located on the south side of Central Avenue (MD 214), approximately, 200 square feet west of its intersection with Hampton Park Boulevard (1.05 Acres; M-X-T./ D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for one freestanding sign and various building-mounted and window signs for Krispy Kreme.

**Council District:** 6

**Appeal by Date:** 10/13/2016

**Review by Date:** 10/13/2016

**History:**

*Council took no action on this item.*

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

**3:40 PM ADJOURN**

*The meeting was adjourned at 3:40 p.m.*

**2:45 PM COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

Prepared by:

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

Submitted by:

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