



# 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

*Todd M. Turner, Chair, District 4*  
*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*  
*Calvin S. Hawkins, II, At-Large*  
*Jolene Ivey, District 5*  
*Rodney C. Streeter, Vice Chair, District 7*  
*Deni L. Taveras, District 2*

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

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**Monday, November 4, 2019**

**10:00 AM**

**Council Hearing Room**

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### **9:48 AM AGENDA BRIEFING - (ROOM 2027)**

*At 9:48 a.m., due to a lack of a quorum of members, a public statement was read and the Agenda Briefing was conducted as an informal discussion in lieu of a public meeting.*

### **10:08 AM 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 Chair Turner at 10:08 a.m. with nine members present at roll call. Council Member Franklin arrived at 10:20 a.m.*

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**Present:** 10 - Chair Todd Turner  
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 Rodney Streeter  
Council Member Deni Taveras

**Absent:** Council Member Calvin S. Hawkins

### **INVOCATION**

*The Invocation was provided by Mr. Edwin H. Brown, Jr., County Employee. Council Member Taveras requested prayer for her Nephew Sumlin Chapel's birth and also requested prayer for the passing of her Aunt in New York and the surrounding turmoil. Council Member Anderson-Walker requested prayer for Jeff Robertson's passing who worked with youth and helped shaped young minds. Council Member Turner requested prayer for those in public service, especially public safety, and also for civility in dealing with daily issues as elected leaders in Prince George's County.*

### **PLEDGE OF ALLEGIANCE**

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

### **POINT OF PERSONAL PRIVILEGE**

*Council Member Glaros took a point of personal privilege to introduce Andy Rosenblatt, Senior Economics Major and Real Estate Development Minor, University of Maryland, who was participating in a program which included shadowing Council Member Glaros and the Council as a whole.*

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**REFERRED FOR DOCUMENT**[SDP-0511-04](#)**Collington Center**

**Applicant(s):** MRPI Queens Court, LLC

**Location:** Located in the southwestern quadrant of the intersection of Queens Court and US 301 (Crain Highway) (51.45 Acres; E-I-A Zone).

**Request:** Requesting approval of a Specific Design Plan (SDP) for a 130,143-square-foot, 1,184-unit, 3-story consolidated storage facility, ancillary office, and outdoor recreational vehicle storage on a 3.97-acre lot within a 51.45-acre site.

**Council District:** 4

**Appeal by Date:** 10/17/2019

**Review by Date:** 10/17/2019

**Action by Date:** 11/22/2019

**History:**

*Council adopted the prepared Order of approval, with conditions (Vote: 9-0; Absent: Council Members Franklin, and Hawkins).*

**A motion was made by Chair Turner, seconded by Council Member Davis, that this Specific Design Plan be approved with conditions. The motion carried by the following vote:**

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter and Taveras

**Absent:** Franklin and Hawkins

**Attachment(s):** [SDP-0511-04 Planning Board Resolution 19-90](#)  
SDP-0511-04 PORL  
[SDP-0511-04 Technical Staff Report](#)

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**ITEM(S) FOR DISCUSSION****DSP-18018****Skyview Condominiums**

**Applicant(s):** Mohammed A. Shirazi

**Location:** Located at 3300 Brinkley Road, Temple Hills, 1,500 feet east of the intersection of Brinkley Road and Fisher Road (4.75 Acres; R-18C Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for the construction of two multifamily residential buildings for a total of approximately 149,004 square feet, including 95 dwelling units and structured parking.

**Council District:** 8

**Appeal by Date:** 8/22/2019

**Review by Date:** 9/23/2019

**Action by Date:** 11/8/2019

**History:**

*Council referred item to staff for preparation of an approving document with conditions. (Vote: 9-0; Absent: Council Member's Franklin and Hawkins).*

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

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter and Taveras

**Absent:** Franklin and Hawkins

**Attachment(s):** [DSP-18018 Planning Board Resolution](#)

DSP-18018\_PORL

[DSP-18018 Technical Staff Report](#)

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**ITEM(S) FOR DISCUSSION**[A-10045](#)**Clavelli Property****Applicant(s):** Loreto J. Clavelli**Location:** Located on the west side of MD 337 (Allentown Road) approximately 1,200 feet north of the intersection of Allentown Road and Steed Road, also identified as 9005, 9009 and 9021 Allentown Road, Fort Washington, Maryland (11.952 Acres; R-E Zone).**Request:** Requesting approval to rezone approximately 11.95 acres of land, in the R-E (Residential-Estate) to the R-80 (one-Family Detached Residential) Zone.**Council District:** 8**Appeal by Date:** 7/11/2019**Action by Date:** 1/7/2020**Opposition:** N/A**History:**

*Council referred item to staff for preparation of an disapproving document in accordance with the Zoning Hearing Examiner's Decision. (Vote: 10-0; Absent: Council Member Hawkins).*

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

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

**Absent:** Hawkins

**Attachment(s):** [A-10045 Zoning Hearing Examiner Decision .pdf](#)  
A-10045 PORL

**ITEM(S) FOR DISCUSSION**[SE-4694](#)**Word Power Baptist Tabernacle (Appeal of ZHE Dismissal)**

**Applicant(s):** Word Power Baptist Tabernacle, Inc. c/o Pastor David McLaughlin

**Location:** Located on the southern side of Marlboro Pike (MD 725), approximately 2,000 feet east of its intersection with Penn Crossing Drive (0.646 Acres; R-18 Zone).

**Request:** Appealing the August 21, 2019 Zoning Hearing Examiner Dismissal of the Special Exception request to obtain a use and occupancy permit for the existing church. The applicant is requesting a special exception to validate the existing church in the R-18 Zone and to validate several building additions that were added without building permits.

**Council District:** 7**Action by Date:** 1/19/2020**History:**

*Council referred item to staff for preparation of document reversing the Zoning Hearing Examiner dismissal order and remanding the item to the Zoning Hearing Examiner for further processing. (Vote: 9-0; Absent: Council Member's Franklin and Hawkins).*

**A motion was made by Vice Chair Streeter, seconded by Council Member Davis, that this Special Exception be referred for document. The motion carried by the following vote:**

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Ivey, Streeter and Taveras

**Absent:** Harrison and Hawkins

**Attachment(s):** SE-4694\_10202019 Letter from Scudder to Brown  
SE-4694\_ Letter from McLaughlin to Brown  
[SE-4694 ZHE Dismissal Letter](#)  
[SE-4694 Technical Staff Report](#)

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**ITEM(S) FOR DISCUSSION**[DSP-15031-01](#)**EZ Storage College Park****Companion Case(s):** DDS-648; DPLS-459**Applicant(s):** Siena Corporation**Location:** Located on the south side of Branchville Road approximately 1,800 feet east of its intersection with Rhode Island Avenue (1.82 Acres; I-2 Zone).**Request:** Applicant is requesting Reconsideration of the October 7, 2019 District Council Final Decision approving a Detailed Site Plan (DSP) for a 122,190-square-foot, 950-unit consolidated storage facility on 1.82 acres, including variances to Section 27-474(b) of the Prince George's County Zoning Ordinance for minimum setback from the street, and Section 27-475.04(a)(1)(c) of the Zoning Ordinance for maximum building height.**Council District:** 1**Appeal by Date:** 7/18/2019**Review by Date:** 7/18/2019**Action by Date:** 10/7/2019**History:**

*Council directed the Clerk to schedule a reconsideration evidentiary hearing (Vote: 10-0;*

*Absent: Council Member Hawkins).*

**A motion was made by Council Member Dernoga, seconded by Council Member Glaros, that this Detailed Site Plan be scheduled for a reconsideration hearing. The motion carried by the following vote:**

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

**Absent:** Hawkins

**Attachment(s):** [DSP-15031-01 Planning Board Resolution 19-65](#)[DSP-15031-01 PORL](#)[DSP-15031-01 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.

**(a) PLANNING BOARD**[DSP-09013-01](#)**Quincy Manor****Companion Case(s):** DPLS-473**Applicant(s):** Portfolio Owner, LLC**Location:** Located on the north and south sides of Newton Street and Madison Way, and on the east and west sides of 54th and 55th Avenues, approximately 200 feet from the intersection of Quincy Street and 55th Avenue (17.03 Acres; R-18 / R-35 / D-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) to amend the previously approved residential revitalization Detailed Site Plan (DSP) for townhouses, and validate the existing multifamily development that was built in the early 1950's on the subject site.**Council District:** 5**Appeal by Date:** 11/21/2019**Review by Date:** 11/21/2019**History:**

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

**A motion was made by Council Member Ivey, 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 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras

**Absent:** Hawkins

**Attachment(s):** [DSP-09013-01 Planning Board Resolution 19-105](#)

DSP-09013-01 PORL

[DSP-09013-01 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.

**(a) PLANNING BOARD (Continued)****DPLS-473****Quincy Manor**

**Companion Case(s):** DSP-09013-01

**Applicant(s):** Portfolio Owner, LLC

**Location:** Located on the north and south sides of Newton Street and Madison Way, and on the east and west sides of 54th and 55th Avenues, approximately 200 feet from the intersection of Quincy Street and 55th Avenue (17.03 Acres; R-18 / R-35 / D-D-O Zones).

**Request:** Requesting approval of a Departure from Parking and Loading Standard (DPLS) for a reduction of 647 off-street parking spaces from the requirements of Section 27-586 of the Zoning Ordinance.

**Council District:** 5

**Appeal by Date:** 11/21/2019

**Review by Date:** 11/21/2019

**History:**

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

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

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

**Absent:** Hawkins

**Attachment(s):** [DPLS-473 Planning Board Resolution 19-106](#)

DPLS-473\_PORL

[DPLS-473 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.*

**(a) PLANNING BOARD (Continued)**[DSP-18052](#)**Swan Creek Club Development, Lot 9C****Applicant(s):** AMSB**Location:** Located at 12311 Hatton Point Road, approximately 1,500 feet southwest of its intersection with Riverview Road, in Fort Washington, Maryland (1.02 Acres; R-E / L-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan for construction of a 5,900-square-foot, single-family detached dwelling with a garage, pool, and patio on a vacant and partially wooded property within the Limited Development Overlay (L-D-O) Zone of the Chesapeake Bay Critical Area (CBCA) Ordinance.**Council District:** 8**Appeal by Date:** 11/14/2019**Review by Date:** 11/14/2019**Action by Date:** 2/4/2020**History:**

*Council election to review this item (Vote: 10-0; Absent: Council Member Hawkins).*

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

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

**Absent:** Hawkins

**Attachment(s):** [DSP-18052 Planning Board Resolution 19-101](#)  
[DSP-18052 PORL](#)  
[DSP-18052 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.

**(a) PLANNING BOARD (Continued)****DSP-19032****SAFStor Temple Hills**

**Companion Case(s):** DDS-655; DPLS-470

**Applicant(s):** SAFStor Land Company, LLC

**Location:** Located on the north side of Beech Road, approximately 0.40 mile south of its intersection with MD 414 (Saint Barnabas Road), also identified as 4700 Beech Road in Temple Hills (2.68 Acres; I-1 Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for the construction of a three-story, 105,000-square-foot, consolidated storage facility on a 2.68-acre lot.

**Council District:** 7

**Appeal by Date:** 11/28/2019

**Review by Date:** 11/28/2019

**History:**

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

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

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

**Absent:** Hawkins

**Attachment(s):** [DSP-19032 Planning Board Resolution 19-112](#)

[DSP-19032\\_PORL](#)

[DSP-19032 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.

**(a) PLANNING BOARD (Continued)**[DDS-655](#)**SAFStor Temple Hills****Companion Case(s):** DPLS-470; DSP-19032**Applicant(s):** SAFStor Land Company, LLC**Location:** Located on the north side of Beech Road, approximately 0.40 mile south of its intersection with MD 414 (Saint Barnabas Road), also identified as 4700 Beech Road in Temple Hills (2.68 Acres; I-1 Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) from the requirements of Section 27-578(a) of the Prince George's County Zoning Ordinance, to allow the loading space size to be reduced to 12 feet wide by 35 feet long.**Council District:** 7**Appeal by Date:** 11/28/2019**Review by Date:** 11/28/2019**History:**

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

**A motion was made by Vice Chair Streeter that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:**

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

**Absent:** Hawkins

**Attachment(s):** [DDS-655 Planning Board Resolution 19-113](#)[DDS-655\\_PORL](#)[DDS-655 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.*

**(a) PLANNING BOARD (Continued)****DPLS-470****SAFStor Temple Hills**

**Companion Case(s):** DDS-655; DSP-19032

**Applicant(s):** SAFStor Land Company, LLC

**Location:** Located on the north side of Beech Road, approximately 0.40 mile south of its intersection with MD 414 (Saint Barnabas Road), also identified as 4700 Beech Road in Temple Hills (2.68 Acres; I-1 Zone).

**Request:** Requesting approval of a Departure from Parking and Loading Spaces (DPLS) from the requirements of Section 27-582(a) of the Prince George's County Zoning Ordinance, to provide a reduced number of loading spaces.

**Council District:** 7

**Appeal by Date:** 11/28/2019

**Review by Date:** 11/28/2019

**History:**

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

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

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

**Absent:** Hawkins

**Attachment(s):** [DPLS-470 Planning Board Resolution 19-114](#)

[DPLS-470\\_PORL](#)

[DPLS-470 Technical Staff Report](#)

**PENDING FINALITY**

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

**(b) PLANNING BOARD'S REPRESENTATIVE****CNU-32201-2019-U**      **000 Branchville Road College Park**

- Applicant(s):** April Mackoff
- Location:** Located on Branchville Road, College Park, MD 20740, approximately 1,050 feet SE of the intersection with Rhode Island Ave. (0.1470 Acres; C-S-C 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 1986.
- Council District:** 1
- Review by Date:** 11/7/2019
- Comment(s):** 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.
- Municipality:** College Park
- History:**

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

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

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

**Attachment(s):**      [CNU-32201-2019-U FILE MATERIALS](#)

**PENDING FINALITY**

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

**(b) PLANNING BOARD'S REPRESENTATIVE (Continued)****[CNU-35603-2019-U](#)      **4545 Rhode Island Ave Brentwood****

- Applicant(s):** April Mackoff
- Location:** Located on the east side of Rhode Island Avenue northeast of Webster Street also identified as 4545 Rhode Island Avenue, Brentwood, Maryland 20722 (1.21 Acres; U-L-I 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 1949.
- Council District:** 2
- Review by Date:** 11/7/2019
- Comment(s):** 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.
- Municipality:** North Brentwood
- History:**

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

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

**The motion carried by the following vote:**

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

**Attachment(s):** [CNU-35603-2019-U FILE MATERIALS](#)

[ADJ122-19](#)

**ADJOURN**

***History:***

*This meeting was adjourned at 10:43 a.m. (Vote: 10-0; Absent: Council Member Hawkins).*

**A motion was made by Council Member Harrison, seconded by Vice Chair Streeter, that this meeting be adjourned. The motion carried by the following vote:**

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

**Absent:**                    Hawkins

**11:00 AM COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*

Prepared by:

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

Submitted by:

\_\_\_\_\_  
Donna J. Brown, Clerk of the Council