



# 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, Council 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, Vice Chair, At-Large*

*Jolene Ivey, District 5*

*Rodney C. Streeter, District 7*

*Deni L. Taveras, District 2*

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

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**Monday, September 14, 2020**

**10:00 AM**

**VIRTUAL MEETING -  
PART 1**

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

### **10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

*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 Turner at 10:01 a.m. with eight members present at roll call. Council Member Franklin arrived at 10:13 a.m., Council Member Glaros arrived at 10:19 a.m., and Council Member Hawkins arrived at 11:03 a.m.*

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**Present:** 11 - Council 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  
Vice Chair Calvin S. Hawkins  
Council Member Jolene Ivey  
Council Member Rodney Streeter  
Council Member Deni Taveras

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

*M-NCPPC  
Jill Kosack, Supervisor, Development Review Division  
Adam Bossie, Development Review Division  
Tom Burke, Development Review Division  
Henry Zhang, Development Review Division*

**INVOCATION / MOMENT OF SILENCE**

*The Chair called for a moment of silence.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

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

**[MINDC 07272020](#) District Council Minutes dated July 27, 2020**

**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:** 8 - Turner, Anderson-Walker, Davis, Dernoga, Harrison, Ivey, Streeter  
and Taveras

**Absent:** Franklin, Glaros and Hawkins

**Attachment(s):** [07-27-2020 District Council Minutes DRAFT](#)

**10:00 AM MANDATORY REVIEW (Using Oral Argument Procedures)**[CSP-19009](#)**5600 Ager Road****Companion Case(s):** DSP-19053**Applicant(s):** Mariachiara “Meri” Baroni, Hyattsville West One, LLC**Location:** Located in the northwest quadrant of the intersection of Ager Road and Jamestown Road (0.32 Acres; M-X-T / T-D-O Zones).**Request:** Requesting approval of a Conceptual Site Plan (CSP) to change the list of allowed uses for the subject property, in accordance with Section 27-548.09.01(b) of the Zoning Ordinance.**Council District:** 2**Appeal by Date:** 8/17/2020**Action by Date:** 10/30/2020**Comment(s):** Mandatory Review:  
District Council review of this case is required by Section 27-548.09.01(b) of the Zoning Ordinance.**Municipality:** Hyattsville**History:**

*Adam Bossi, M-NCPPC, provided an overview of the Conceptual Site Plan and Detailed Site Plan applications. Chris Hatcher, Esq., attorney for the applicant, spoke on behalf of the applicant along with the applicant, Jeff Certosimo. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Mandatory Review Hearing was held and Council referred this item to staff for preparation of an approving document, with conditions (Vote 9-0; Absent Council Members Davis and Hawkins).*

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

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

**Absent:** Davis and Hawkins

**Attachment(s):** [CSP-19009 Zoning Agenda Item Summary](#)  
CSP-19009 5600 Ager Road Draft Order  
CSP-19009 District Council Notice of Hearing  
[CSP-19009 Planning Board Resolution Updated](#)  
[2](#)  
CSP-19009 POR List  
[CSP-19009 Technical Staff Report](#)

**10:00 AM MANDATORY REVIEW (Using Oral Argument Procedures) (Continued)**[DSP-19053](#)**5600 Ager Road****Companion Case(s):** CSP-19009**Applicant(s):** Mariachiara “Meri” Baroni, Hyattsville West One, LLC**Location:** Located in the northwest quadrant of the intersection of Ager Road and Jamestown Road (0.32 Acres; M-X-T / T-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) to change the list of allowed uses for the subject property, in accordance with Section 27-548.09.01(b) of the Zoning Ordinance.**Council District:** 2**Appeal by Date:** 8/17/2020**Action by Date:** 10/30/2020**Comment(s):** Mandatory Review:  
District Council review of this case is required by Section 27-548.09.01(b) of the Zoning Ordinance.**Municipality:** Hyattsville**History:**

*Adam Bossi, M-NCPPC, provided an overview of the Conceptual Site Plan and Detailed Site Plan applications. Chris Hatcher, Esq., attorney for the applicant, spoke on behalf of the applicant along with the applicant, Jeff Certosimo. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Mandatory Review Hearing was held and Council referred this item to staff for preparation of an approving document, with conditions (Vote 9-0; Absent Council Members Davis and Hawkins).*

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

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

**Absent:** Davis and Hawkins

**Attachment(s):** [DSP-19053 Zoning Agenda Item Summary](#)  
DSP-19053 5600 Ager Road Draft Order  
DSP-19053\_District Council Notice of Hearing  
[DSP-19053 Planning Board Resolution NO. 2020-45 Updated 2](#)  
DSP-19053\_POR List  
[DSP-19053 Technical Staff Report](#)

**10:00 AM ORAL ARGUMENTS****DSP-19061****Wawa College Park**

**Applicant(s):** 10050 Baltimore Avenue, LLC

**Location:** Located on the west side of US 1 (Baltimore Avenue) in the City of College Park, approximately 215 feet west of the intersection of US 1 and IKEA Center Boulevard (1.47 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) is for a 4,736-square-foot food and beverage store and a gas station.

**Council District:** 1

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**Action by Date:** 10/26/2020

**History:**

*Thomas Burke, M-NCPPC, provided an overview of the Detailed Site Plan applications. Lawrence N. Taub, Esq., attorney for the applicant, spoke on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Oral Argument Hearing was held and Council referred this item to staff for preparation of an approving document, with conditions (Vote 10-0; Absent Council Member Hawkins).*

**A motion was made by Council Member Dernoga, seconded by Council Member Streeter, that this Detailed Site Plan 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):** [DSP-19061 Zoning Agenda Item Summary](#)  
DSP-19061 Wawa College Park Draft Order  
DSP-19061 District Council Notice of Hearing  
[DSP-19061 Planning Board Resolution NO. 2020-68](#)  
DSP-19061\_POR  
[DSP-19061 Technical Staff Report](#)

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**10:00 AM ORAL ARGUMENTS (Continued)**[DSP-19044](#)**Park Place****Companion Case(s):** DDS-665**Applicant(s):** Konterra Associates, LLC.**Location:** Located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor Road (17.21 Acres; I-3 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of 128,810 square feet of flexible industrial space for office, warehouse, and wholesale trade uses on two proposed parcels.**Council District:** 1**Appeal by Date:** 8/10/2020**Review by Date:** 9/9/2020**Action by Date:** 10/26/2020**History:**

*Adam Bossi, M-NCPPC, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. Andre Gingles, Esq., attorney for the applicant, spoke on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Oral Argument Hearing was held and Council referred this item to staff for preparation of an approving document, with conditions (Vote 11-0).*

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

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

**Attachment(s):** [DSP-19044 Zoning Agenda Item Summary](#)

DSP-19044 Park Place Draft Order

DSP-19044 District Council Notice of Hearing

[DSP-19044 Planning Board Resolution 2020-27](#)

DSP-19044 PORL

[DSP-19044 Technical Staff Report](#)

**10:00 AM ORAL ARGUMENTS (Continued)**[DDS-665](#)**Park Place****Companion Case(s):** DSP-19044**Applicant(s):** Konterra Associates, LLC.**Location:** Located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor Road (17.21 Acres; I-3 Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) from the requirements of Prince George's County Zoning Ordinance, to allow the reduction of the standard parking space size to 9 feet wide by 18 feet long.**Council District:** 1**Appeal by Date:** 8/10/2020**Review by Date:** 9/21/2020**Action by Date:** 11/13/2020**History:**

*Adam Bossi, M-NCPPC, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. Andre Gingles, Esq., attorney for the applicant, spoke on behalf of the applicant. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The Oral Argument Hearing was held and Council referred this item to staff for preparation of an approving document, with conditions (Vote 11-0).*

**A motion was made by Council Member Dernoga, seconded by Council Member Davis, that this Departure from Design Standards be referred for document. The motion carried by the following vote:**

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

**Attachment(s):** [DDS-665 Zoning Agenda Item Summary](#)  
 DDS-665 Park Place Draft Order  
 DDS-665 District Council Notice of Hearing  
[DDS-665 Planning Board Resolution 2020-28](#)  
 DDS-665\_PORL  
[DDS-665 Technical Staff Report](#)



**ITEM(S) FOR DISCUSSION**[SE-4733](#)**Walmart #2799 (Clinton)****Applicant(s):** Walmart Real Estate Business Trust**Location:** The subject site is an approximately 23.4 acre portion of a larger developed site identified as Clinton Plaza, now known as the Woodyard Crossing Shopping Center. The Shopping Center is located in the northwest quadrant of the intersection of Branch Avenue (MD 5) and Woodyard Road (MD 223). Walmart currently occupies a 134,241 square foot freestanding structure located on the northernmost portion of the developed site as a permitted use.**Request:** Requesting approval of a Special Exception to use approximately 23.9 acres of land (part of the approximately 64 acre development known as Woodyard Crossing Shopping Center) in the C-S-C (Commercial Shopping Center) Zone, Clinton, Maryland, for a Department or Variety Store combined with Food and Beverage Store, in excess of 125,000 square feet (an approximately 171,634 square foot store is being proposed).**Council District:** 9**Appeal by Date:** 6/13/2016**Review by Date:** 6/13/2016**Action by Date:** 11/10/2016**Comment(s):** Special Exception 4733 and Variance 4733 - On Remand from the Circuit Court for Prince George's County, Maryland – Case No. CAL16-30078**Opposition:** Donald Hancock, et. al.**History:**

*Council referred item to staff for preparation of an approving document, with conditions in accordance with the Court remand order (Vote: 11-0).*

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

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

**Attachment(s):** [SE 4733 District Council Final Decision\\_07192016](#)  
[SE-4733 Zoning AIS\\_10062016](#)  
[SE-4733 Zoning Hearing Examiner Decision](#)  
SE-4733 PORL

**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**

*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.*

[SE-4795](#)**Strickland Funeral Home**

- Applicant(s):** Eric D. Strickland
- Location:** Located in the southwest quadrant of the intersection of MD 193 (Enterprise Road) and Belvidere Road (7.39 Acres; R-R Zone).
- Request:** Request approval of a Special Exception (SE) to construct an 11,612-square-foot Funeral Home and a 9,184-square-foot “ancillary” Reception Hall on 7.39 acres of R-R (Rural Residential) zoned land located in the southwest quadrant of the intersection of Enterprise Road (MD 193) and Belvidere Road, and identified as 3800 Enterprise Road, Bowie, Maryland
- Council District:** 5
- Appeal by Date:** 8/17/2020
- Review by Date:** 9/21/2020
- Action by Date:** 2/14/2021
- Opposition:** Raycena Moyer and Samuel Moyer
- History:**

*Council elected to make the final decision on this item (11-0).*

**A motion was made by Council Member Ivey, seconded by Council Member Davis, that Council elect to make the final decision on this Special Exception. The motion carried by the following vote:**

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

**Attachment(s):** [SE-4795 Zoning Agenda Item Summary](#)  
[SE-4795 ZHE- Decision](#)  
 SE-4795 PORL  
[SE-4795 Technical Staff Report](#)  
 SE-4795 Color Powerpoint Presentation  
[SE-4795 ZHE Record \(Part 2\)](#)

**PENDING FINALITY (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.*

**(b) PLANNING BOARD****CSP-19008****Woodyard Station**

- Applicant(s):** TAC Woodyards, LLC
- Location:** Located on the north side of MD 223 (Woodyard Road), approximately 2,100 feet west of its intersection with MD 5 (Branch Avenue) (21.82 Acres; M-X-T / M-I-O Zones).
- Request:** Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 119 one-family attached (townhouse) dwelling units, 46 multifamily dwelling units, a 112-unit apartment housing for the elderly (senior multifamily), and 1,000 square feet of commercial/retail uses.
- Council District:** 9
- Appeal by Date:** 8/17/2020
- Review by Date:** 9/21/2020

**History:**

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

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

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

- Attachment(s):** [CSP-19008 Zoning Agenda Item Summary](#)  
[CSP-19008 Planning Board Resolution No. 2020-34](#)  
 CSP-19008\_POR List  
[CSP-19008 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[DSP-04067-09](#)**Woodmore Commons****Companion Case(s):** DDS-669**Applicant(s):** Balk Hill Ventures, LLC**Location:** Located at the northeast quadrant of the intersection of Ruby Lockhart Boulevard and Saint Joseph's Drive (9.34 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of five multifamily residential buildings, including 268 dwelling units, a 5,000-square-foot clubhouse, and surface parking.**Council District:** 5**Appeal by Date:** 8/17/2020**Review by Date:** 9/21/2020**Action by Date:** 11/13/2020**History:**

*Council elected to review this item (11-0).*

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

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

**Attachment(s):** [DSP-04067-09 Zoning Agenda Item Summary](#)  
[DSP-04067-09 Transcripts](#)  
[DSP-04067-09 Planning Board Resolution NO. 2020-76](#)  
DSP-04067-09 POR List  
[DSP-04067-09 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[DDS-669](#)**Woodmore Commons****Companion Case(s):** DSP-04067-09**Applicant(s):** Balk Hill Ventures, LLC**Location:** Located at the northeast quadrant of the intersection of Ruby Lockhart Boulevard and Saint Joseph's Drive (9.34 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) that requests a reduction of the standard parking space size to 9 feet by 18 feet.**Council District:** 5**Appeal by Date:** 8/17/2020**Review by Date:** 9/21/2020**Action by Date:** 11/13/2020**History:***Council elected to review this item (11-0).*

**A motion was made by Council Member Ivey, seconded by Council Member Streeter, that this Departure from Design Standards be elected to review. The motion carried by the following vote:**

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

**Attachment(s):** [DDS-669 Zoning Agenda Item Summary](#)  
[DDS-669 Transcripts](#)  
[DDS-669 Planning Board Resolution NO. 2020-77](#)  
DDS-669 POR List  
[DDS-669 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSP-19050****Dewey Property****Companion Case(s):** DDS-660**Applicant(s):** Bald Eagle Partners**Location:** Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road (21.16 Acres; M-U-I / T-D-O).**Request:** Requesting approval of a Detailed Site Plan (DSP) for a mixed-use building consisting of 321 multifamily dwelling units and 1,258 square feet of commercial/retail uses on proposed Parcel 5.**Council District:** 2**Appeal by Date:** 9/4/2020**Review by Date:** 9/30/2020**Action by Date:** 10/30/2020**Municipality:** Hyattsville**History:**

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

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

**Attachment(s):** [DSP-19050 Zoning Agenda Item Summary](#)

Letter from Ciferri to Brown (Appeal)

[DSP-19050\\_DSP-19050-01 Transcripts](#)[DSP-19050 Planning Board Resolution 2020-125](#)

DSP-19050 PORL

[DSP-19050 Technical Staff Report](#)[DSP-19050 Planning Board Record](#)

**PENDING FINALITY (Continued)****[DDS-660](#)****Dewey Property****Companion Case(s):** DSP-19050**Applicant(s):** Bald Eagle Partners**Location:** Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road (21.16 Acres; M-U-I / T-D-O).**Request:** Requesting approval of a Departure from Design Standards (DDS) for a reduction in the size of standard parking spaces to 9 feet by 18 feet in the Parcel 5 parking garage.**Council District:** 2**Appeal by Date:** 9/4/2020**Review by Date:** 9/30/2020**Municipality:** Hyattsville**History:**

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

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

**Attachment(s):** [DDS-660 Zoning Agenda Item Summary](#)  
[DDS-660 Planning Board Resolution 2020-126](#)  
DDS-660\_PORL  
[DDS-660 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSP-19050-01****Dewey Property**

**Applicant(s):** Bald Eagle Partners

**Location:** Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road (21.16 Acres; M-U-I / T-D-O Zones).

**Request:** Requesting approval of an amendment to a Detailed Site Plan (DSP) for a development consisting of 529 multifamily dwelling units on proposed Parcels 1, 2, and 3, as the second phase of the Dewey Property mixed-use development.

**Council District:** 2

**Appeal by Date:** 9/4/2020

**Review by Date:** 9/30/2020

**Action by Date:** 10/30/2020

**Municipality:** Hyattsville

**History:**

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

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

**Attachment(s):** [DSP-19050-01 Zoning Agenda Item Summary](#)  
[Letter from Ciferri to Brown \(Appeal\)](#)  
[DSP-19050\\_DSP-19050-01 Transcripts](#)  
[DSP-19050-01 Planning Board Resolution 2020-127](#)  
DSP-19050-01\_PORL  
[DSP-19050-01 Technical Staff Report](#)  
[DSP-19050-01 Planning Board Record](#)



**PENDING FINALITY (Continued)****DSP-19060****McDonald's Landover****Applicant(s):** McDonald's Corp**Location:** Located on the north side of MD 214 (Central Avenue) at its intersection with Brightseat Road (1.17 Acres; M-U-I / D-D-O / M-I-O).**Request:** Requesting approval of a Detailed Site Plan (DSP) requests to raze the existing McDonald's eating and drinking establishment with drive-through service and replace it with a new 4,540-square-foot McDonald's eating and drinking establishment with drive-through service.**Council District:** 5**Appeal by Date:** 9/4/2020**Review by Date:** 9/30/2020**Action by Date:** 11/13/2020**History:***Council elected to review this item (Vote 10-0; Absent: Council Member Franklin).***A motion was made by Council Member Ivey, seconded by Council Member Davis, that this Detailed Site Plan be elected to review. The motion carried by the following vote:****Aye:** 10 - Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras**Absent:** Franklin**Attachment(s):** [DSP-19060 Zoning Agenda Item Summary](#)  
[DSP-19060 Transcripts](#)  
[DSP-19060 Planning Board Resolution 2020-121](#)  
DSP-19060\_PORL  
[DSP-19060 Technical Staff Report](#)  
[DSP-19060 Planning Board Record](#)  
[DSP-19060 \(NRIX-094-2019\)](#)  
[DSP-19060 \(TCPX-S-114-2019\)](#)

**PENDING FINALITY (Continued)****DSP-19066****Fallen Oak Townhomes**

**Applicant(s):** Chadsworth Homes, Inc.

**Location:** Located on the north side of Dyson Road, approximately 1,200 feet northeast of its intersection with MD 381 (Brandywine Road), in Brandywine (8.84 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for 44 single-family attached dwelling units (townhouses) in the Mixed Use-Transportation Oriented (M-X-T) Zone.

**Council District:** 9

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**History:**

*Council deferred this item to September 21, 2020.*

**This Detailed Site Plan was deferred.**

**Attachment(s):** [DSP-19066 Zoning Agenda Item Summary](#)  
[DSP-19066 Planning Board Resolution NO. 2020-80](#)  
DSP-19066\_POR List  
[DSP-19066 Technical Staff Report](#)

**PENDING FINALITY (Continued)****SDP-0007-03****Amazon.com Services**

**Applicant(s):** Amazon.com Services, LLC.

**Location:** Located in the northeastern quadrant of the intersection of Queens Court and Prince George's Boulevard (28.01 Acres; E-I-A Zones).

**Request:** Requesting approval of an amendment to a Specific Design Plan (SDP) to increase the land area covered by pavement for parking, loading, and circulation for a warehouse and distribution facility.

**Council District:** 4

**Appeal by Date:** 9/4/2020

**Review by Date:** 9/30/2020

**Action by Date:** 10/30/2020

**History:**

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

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

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

**Attachment(s):** [SDP-0007-03 Zoning Agenda Item Summary](#)  
SDP-0007-03 District Council Hearing Notice  
SDP-0007-03 Letter from Nelson to Brown  
(Appeal)  
[SDP-0007-03 Planning Board Resolution 2020-129](#)  
SDP-0007-03\_PORL  
[SDP-0007-03 Technical Staff Report](#)  
[SDP-0007-03 Transcripts](#)  
[SDP-0007-03 Letter from Dlhopsky to Brown](#)  
[SDP-0007-03 Correspondence Nelson to Brown 10-1-2020](#)

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**PENDING FINALITY (Continued)****[SDP-1601-03](#)****Parkside, Section 4**

**Applicant(s):** SHF Project Owner, LCC

**Location:** Located in the north-central portion of the development, north of Central Park Drive at the terminus of Melwood Road, approximately 1,570 feet south of its intersection with Westphalia Road (96.49 Acres; R-M / M-I-O Zones).

**Request:** Requesting approval of a Specific Design Plan (SDP) for a mixed retirement development (MRD) consisting of 188 single-family detached and 96 single-family attached dwelling units, for Parkside, Section 4, which is part of the larger Parkside development.

**Council District:** 6

**Appeal by Date:** 9/4/2020

**Review by Date:** 9/30/2020

**Action by Date:** 11/20/2020

**History:**

*Council deferred this item to September 21, 2020.*

**This Detailed Site Plan was deferred.**

**Attachment(s):** [SDP-1601-03 Zoning Agenda Item Summary](#)  
[SDP-1601-03 Transcripts](#)  
[SDP-1601-03 Planning Board Resolution 2020-123](#)  
SDP-1601-03\_PORL  
[SDP-1601-03 Technical Staff Report](#)  
[SDP-1603-03 Planning Board Record](#)

**CASE(S) SCHEDULED FOR MANDATORY REVIEW ON SEPTEMBER 21, 2020 AT 10:00 A.M.***Hearing Dates & Times Subject to Change***DSP-06001-03****The Commons at Addison Road Metro**

- Applicant(s):** 6301 Central Avenue, LLC
- Location:** Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and Addison Road, across from the Addison Road Metro Station, at 6301 Central Avenue (2.98 Acres; C-S-C / R-55 / D-D-O).
- Request:** Requested approval of an amendment to a Detailed Site Plan (DSP) for a mixed-use building including 193 multifamily dwelling units and 11,000 square feet of ground-floor commercial uses.
- Council District:** 7
- Appeal by Date:** 8/17/2020
- Action by Date:** 10/30/2020
- Comment(s):** Mandatory Review:  
District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance.

**This Detailed Site Plan hearing date was announced.**

- Attachment(s):** [DSP-06001-03 Zoning Agenda Item Summary](#)  
[DSP-06001-03 Heard to Brown](#)  
[Correspondence 09282020](#)  
 DSP-06001-03 District Council Notice of Hearing\_Continued  
[DSP-06001-03 Response Letter Hatcher to Brown](#)  
 DSP-06001-03 Appeal Letter Heard to Brown  
[DSP-06001-03 District Council Notice of Hearing](#)  
 DSP-06001-03 Appeal Letter Hatcher to Brown  
[DSP-06001-03 Planning Board Resolution No. 2020-59](#)  
 DSP-06001-03\_POR List  
[DSP-06001-03 Technical Staff Report](#)  
[DSP-06001-03 Transcripts Continuance Request \(3-5-20\)](#)  
[SDP-0007-03 Planning Board Exhibits](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT ON SEPTEMBER 21, 2020 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[CSP-19010](#)

**LIW Ironworks**

**Applicant(s):** LIW Ironworks, Inc.

**Location:** Located on the north side of Cornett Street, approximately 475 feet east of its intersection with Livingston Road, at 10929 Indian Head Highway (MD 210) (1.5 Acres; I-3 Zone).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for development of up to 19,000 square feet of a contractor's office and warehouse with fabrication.

**Council District:** 8

**Appeal by Date:** 8/17/2020

**Review by Date:** 9/21/2020

**Action by Date:** 10/26/2020

**This Conceptual Site Plan hearing date was announced.**

**Attachment(s):** [CSP-19010 Zoning Agenda Item Summary](#)  
[CSP-19010 District Council Notice of Hearing](#)  
[CSP-19010 Planning Board Resolution No. 2020-92](#)  
[CSP-19010\\_POR List](#)  
[CSP-19010 Technical Staff Report](#)

**EXECUTIVE SESSION**

[EX 09142020](#)

Motion to convene in executive session to consult with counsel to seek legal advice and to discuss pending or potential litigation in accordance with section 3-305(b)(7, 8), General Provisions Article, Annotated Code of Maryland.

**History:**

*The Chair read the following closing statement/motion to convene in executive session: "Motion to convene in Executive Session pursuant to Section 3-305(b)(7) and (8), General Provisions Article, Annotated Code of Maryland, in order to discuss and consider pending or potential litigation and to consult with counsel to seek legal advice, specifically, to be briefed by counsel as to and to discuss status of cases in the Circuit Court for Prince George's County, Maryland, and the US District Court of Maryland, to maintain confidentiality regarding the current status of ongoing litigation and as to the Council's position on pending litigation." The Executive Session was held (See District Council Minutes dated September 21, 2020 for details).*

*Council voted to convene an executive session (Vote: 11-0).*

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*Date of Executive Session: September 14, 2020*

*Time of Vote to Close Session: 11:54 a.m.*

*Beginning Time: 12:07 p.m.*

*Members Present:*

*CM Turner, Chairman, CM Hawkins, Vice-Chairman, CM Davis, CM Dernoga, CM Franklin, CM Glaros, CM Harrison, CM Ivey, CM Anderson-Walker, CM Streeter, CM Taveras*

*Members Absent: None*

*Others Present: Robert Williams, Jr., Rajesh Kumar. Karen Campbell, Donna Brown, Dinora Hernandez, William Hunt, Ellis Watson, Don Rea*

*Topics Discussed:*

*1. Petition of Town of Upper Marlboro (Minor Map Amendment of Historic Districts Plan) Circuit Court, CAL19-40048*

*2. THE REDEEMED CHRISTIAN CHURCH OF GOD (VICTORY TEMPLE) BOWIE, MARYLAND vs. Prince George's County – Civil Action No. DKC 19-3367*

*Action Taken:*

*Motion to Authorize Interlocutory Appeal (made by Glaros, second by Harrison) on Redeem Christian Church of God vs. Prince George's County. Vote: 10-0 FAV (Franklin Absent).*

*Vote Closing the Meeting pursuant to Section 3-305(b) (7), (8): 11 – 0*

**A motion was made by Council Member Davis, seconded by Council Member Anderson-Walker, that this Executive Session be convened. The motion carried by the following vote:**

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

[REC15-20](#)

**RECESS**

**History:**

*Council moved to recess until 1:30p.m. (Vote: 11-0).*

**A motion was made by Council Member Dernoga, seconded by Council Member Anderson-Walker, that this be motion to recess passed. The motion carried by the following vote:**

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

Prepared by:

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

Submitted by:

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