



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, September 13, 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 10:00 a.m. with 10 members present at roll call.

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

*Also Present: Stan Brown, People's Zoning Counsel
Robert J. Williams, Jr., Council Administrator
William M. Hunt, Deputy Council Administrator
Colette R. Gresham, Associate 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
Dinora Hernandez, Legislative Officer
Ellis Watson, Legislative Officer*

INVOCATION / MOMENT OF SILENCE

A Moment of Silence was led by Council Chair Calvin S. Hawkins, II.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Derrick L. Davis.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07132021](#)

District Council Minutes Date July 13, 2021

A motion was made by Council Member Harrison, seconded by Council Member Davis, 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 07-13-2021](#)

ORAL ARGUMENTS**DSP-20015****Freeway Airport**

Applicant(s): Freeway Realty, LLC

Location: Located on the west side of Church Road and in the southwest quadrant of its intersection with US 50 (John Hanson Highway)(131.50 Acres; R-A Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for 416 single-family attached (townhouse) lots and 93 single-family detached lots, for a total of 509 lots.

Council District: 6

Appeal by Date: 7/1/2021

Review by Date: 7/1/2021

Action by Date: 9/29/2021

History:

Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Henry Zhang, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Carol Boyer, James Riley, Charles Ronnes and Johnathan Brown spoke in opposition. Robert J. Antonetti, Jr., Esq., Attorney for the applicant spoke in support. Council took this case under advisement.

This Detailed Site Plan hearing was held and the case was taken under advisement.

Attachment(s): [DSP-20015 Zoning Agenda Item Summary](#)
[DSP-20015 Presentation Slides](#)
[DSP-20015 Charles Rones \(email\) Testimony](#)
[9-3-21](#)
[DSP-20015 Carol Boyer Testimony for Motion](#)
[to Dismiss & Opposition to Appeal Rebuttal](#)
[9-3-2021](#)
[DSP-20015 Carol Boyer \(email\)Statement on](#)
[DSP-20015](#)
[DSP-20015 James Riley Letter](#)
[2021-09-02_signed DSP](#)
[DSP-20015 James Riley \(email\) Letter](#)
[2021-09-02_signed](#)
[DSP-20015_Notice of District Council Oral](#)
[Argument](#)
[DSP-20015 Antonetti to Brown Motion to](#)
[Dismiss and Opposition to Appeal 7-19-2021](#)
[DSP-20015 Antonetti \(email\) to Brown Motion](#)
[to Dismiss and Opposition to Appeal 7-19-2021](#)
[DSP-20015 Carol Boyer to Brown 6-30-21](#)
[DSP-20015 Planning Board Resolution 2021-62](#)
[Signed](#)
[DSP-20015_PORL](#)
[DSP-20015 Technical Staff Report](#)
[DSP-20015 PLB Transcripts 05-06-2021](#)
[DSP-20015 Planning Board Record](#)
[PZC Notice of Intention to Participate District](#)
[Council 9-13-2021](#)

ORAL ARGUMENTS (Continued)**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:

Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed 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. Matthew Tedesco, Esq., Attorney for the applicant spoke in support. R. Manny Montero, Esq. and Michael A. Ostroff, Esq spoke in opposition. Council referred this item to staff for preparation of a document of remand to the Planning Board (Vote: 10-0; Absent: Council Member Streeter).

The Detailed Site Plan hearing was held; subsequently a motion was made by Council Member Dernoga, seconded by Council Member Davis, that this item 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-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](#)

NEW CASE(S)**A-10051 Remand****Carozza Property**

- Applicant(s):** Carozza Property
- Location:** Located in the southwest quadrant of the intersection of Pennsylvania Avenue (MD 4) and Woodyard Road (60.02 Acres; R-R Zone).
- Request:** Requesting approval of a Zoning Map Amendment for the rezoning of approximately 60.02 acres of R-R (Rural Residential) zoned land to the M-X-T (Mixed Use – Transportation Oriented) Zone.
- Council District:** 9
- Appeal by Date:** 8/9/2021
- Action by Date:** 2/9/2022
- Opposition:** Marwood Community, et. al.

Council took no action on this item because the case has been appealed.

Council took no action on this case.

- Attachment(s):** [A-10051 Remand Zoning Agenda Item Summary](#)
[A-10051 Remand_Nelson to Brown Letter 08-23-2021](#)
[A-10051 Remand_Nelson to Brown \(email\) Letter 08-23-2021](#)
[A-10051 Remand_Nelson to Brown Appeal 8-3-21](#)
[A-10051 Remand email_Nelson to Brown Appeal 08032021](#)
[A-10051 Remand Zoning Case Summary](#)
[A-10051 Remand Notice of ZHE Decision](#)
[A-10051 Remand ZHE Decision](#)
A-10051 Remand PORL
[A-10051 Remand Exhibits List](#)
[A-10051 Remand Exhibits 1-19](#)
[A-10051 Remand Memo to the Clerk](#)
[A-10051 Remand Transcripts 04-14-2021](#)

NEW CASE(S) (Continued)[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:**

*Council elected to review this item (Vote: 8-0-2; Absent: Council Member Streeter;
Abstained: Council Members Franklin and Harrison)*

A motion was made by Council Member Anderson-Walker, seconded by Council Member Dernoga, that this Zoning Map Amendment be elected to review. The motion carried by the following vote:

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

- Attachment(s):** [A-10055 - Zoning Agenda Item Summary](#)
[A-10055 - Notice of ZHE Decision](#)
[A-10055 - ZHE Decision](#)
A-10055 - Harbor View - PORL
[A-10055 - Exhibit List](#)
[A-10055 - Exhibits 1-118](#)
[A-10055 - Memo to Clerk](#)
[A-10055 - Transcripts](#)

PENDING FINALITY**(a) PLANNING BOARD**

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

[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:

Council elected to review this item (Vote: 9-0-1; Absent: Council Member Streeter, Abstained: Council Member Franklin).

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

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

Absent: Streeter

Abstain: 1 - Franklin

Attachment(s): [CDP-8304-02 Zoning Agenda Item Summary](#)

[CDP-8304-02 Planning Board Resolution](#)

[2021-98 - Signed](#)

[CDP-8304-02_PORL](#)

[CDP-8304-02 Technical Staff Report](#)

PENDING FINALITY (Continued)**[CDP-9306-04](#)****Preserves At Piscataway (Glassford Village North)**

Applicant(s): NVR MS Cavalier Preserve, LLC

Location: Located south of Danville Road and Floral Park Road, near its intersection with Piscataway Road (16.90 Acres; R-L Zone).

Request: Requesting approval of a Comprehensive Design Plan (CDP) to amend Conditions 1.a.(1) and (2) of PGCPB Resolution No. 94-98(C)(A) approving CDP-9306, for Villages of Piscataway, as it relates to the architectural and design standards governing 14 lots only in the northern section of Glassford Village, which is one of the villages of the Preserve at Piscataway project.

Council District: 9

Appeal by Date: 9/2/2021

Review by Date: 9/30/2021

History:

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

A motion was made by Council Member Harrison, seconded by Council Member Davis, that Council waive election to review for this Comprehensive 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): [CDP-9306-04 Agenda Item Summary](#)
[CDP-9306-04 Planning Board Resolution 2021-90 - Signed](#)
CDP-9306-04_PORL
[CDP-9306-04 Technical Staff Report](#)

PENDING FINALITY (Continued)[CSP-20001](#)**Addition to Signature Club at Manning Village**

- Applicant(s):** Signature Land Holdings, LLC
- Location:** Located on the west side of Manning Road East and on both sides of Caribbean Way, just north of the intersection of MD 228 (Berry Road) and Manning Road East (7.26 Acres; M-X-T Zone).
- Request:** Requesting approval of a Conceptual Site Plan (CSP) for 75 to 80 townhouse units, including 4 live/work units, which have a total office space between 2,600 and 3,100 square feet.
- Council District:** 9
- Appeal by Date:** 8/26/2021
- Review by Date:** 9/27/2021
- History:**

Council deferred item to September 20, 2021.

This Conceptual Site Plan was deferred.

- Attachment(s):** [CSP-20001 Zoning Agenda Item Summary](#)
[CSP-20001 Planning Board Resolution](#)
CSP-20001_PORL
[CSP-20001 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSDS-713****River of Life Church**

Applicant(s): River of Life Church

Location: Located on the southwest side of Norcross Street, at the corner of Olson Street and Norcross Street (8.98 Acres; R-55 Zone).

Request: Requesting approval of a Departure from Sign Design Standards (DSDS) to allow for a second light-emitting diode (LED) building sign that is 60.17 square feet. This sign is to be installed on the building face that fronts Norcross Street.

Council District: 7

Appeal by Date: 8/26/2021

Review by Date: 9/27/2021

History:

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

A motion was made by Chair Hawkins, seconded by Council Member Davis, that Council waive election to review for this Departure from Sign 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): [DSDS-713 Zoning Agenda Item Summary](#)

[DSDS-713 Planning Board Resolution](#)

DSDS-713_PORL

[DSDS-713 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-16043-02](#)**New Carrollton Town Center - Parcel 5**

Applicant(s): New Carrollton Multifamily II, LLC

Location: Located on the north side of Garden City Drive, in the northwest quadrant of its intersection with US 50 (John Hanson Highway) (15.50 Acres; M-X-T / T-D-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for development on Parcel 5 to construct a five-story multifamily building, with 286 dwelling units and approximately 4,000 square feet of ground-floor live/work space, in the next phase of the mixed-use development known as New Carrollton Town Center.

Council District: 3

Appeal by Date: 8/19/2021

Review by Date: 9/20/2021

History:

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

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

Absent: Streeter

Attachment(s): [DSP-16043-02 Zoning Agenda Item Summary](#)
[DSP-16043-02 Planning Board Resolution](#)
DSP-16043-02_PORL
[DSP-16043-02 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-16052-03](#)**Hampton Park****Applicant(s):** Velocity Capital, LLC**Location:** Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and I-95/495 (Capital Beltway) (24.55 Acres; M-I-O / M-X-T Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of 200 multifamily dwelling units in a four-story building on Parcel 10.**Council District:** 6**Appeal by Date:** 8/12/2021**Review by Date:** 9/13/2021**History:**

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

A motion was made by Council Member Davis, seconded by Council Member Turner, that 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-16052-03 Zoning Agenda Item Summary](#)
[DSP-16052-03 Planning Board Resolution](#)
DSP-16052-03 PORL
[DSP-16052-03 Technical Staff Report](#)

PENDING FINALITY (Continued)[DDS-676](#)**Hampton Park****Companion Case(s):** DSP-16052-03**Applicant(s):** Velocity Capital, LLC**Location:** Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and I-95/495 (Capital Beltway) (24.55 Acres; M-I-O / M-X-T Zones).**Request:** Requesting approval of a Departure from Design Standards (DDS), for a reduction of the standard parking space size to 9 feet by 18 feet and parallel parking space size to 8 feet by 21 feet.**Council District:** 6**Appeal by Date:** 8/12/2021**Review by Date:** 9/13/2021**History:**

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

A motion was made by Council Member Davis, seconded by Council Member Turner that 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-676 Zoning Agenda Item Summary](#)
[DDS-676 Planning Board Resolution](#)
DDS-676_PORL
[DDS-676 Technical Staff Report](#)

PENDING FINALITY (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

History:

Council elected to review this item (Vote: 8-0-2; Absent: Council Member Streeter; Abstained: Council Members Franklin and Harrison)

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

Aye: 8 - Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Ivey, Taveras and Turner

Absent: Streeter

Abstain: 2 - Franklin and Harrison

Attachment(s): [DSP-18056 Zoning Agenda Item Summary](#)
[DSP-18056 Planning Board Resolution 2021-91](#)
[- Signed](#)
DSP-18056_PORL
[DSP-18056 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19028****Calm Retreat**

Applicant(s): D.R. Horton

Location: Located on the west side of US 301 (Robert Crain Highway), approximately 1,900 feet north of its intersection with Chadds Ford Drive (72.10 Acres; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for 488 single-family attached residential dwelling units as the first phase of a mixed-use development in the Mixed Use-Transportation Oriented (M-X-T) Zone.

Council District: 9

Appeal by Date: 9/2/2021

Review by Date: 9/30/2021

History:

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

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

Absent: Streeter

Attachment(s): [DSP-19028 Zoning Agenda Item Summary](#)
[DSP-19028 Planning Board Resolution](#)
[2021-101 - Signed](#)
DSP-19028_PORL
[DSP-19028 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19059****Skyline Subdivision**

- Applicant(s):** DMD Holdings
- Location:** Located at the southwest quadrant of the intersection of Suitland Road and Randolph Road (2.48 Acres; R-80 / D-D-O / M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a subdivision with six single-family detached dwelling units within a Development District Overlay (D-D-O) Zone.
- Council District:** 7
- Appeal by Date:** 9/2/2021
- Review by Date:** 9/30/2021
- Municipality:** Morningside
- History:**

Council deferred item to September 20, 2021.

This Detailed Site Plan was deferred

- Attachment(s):** [DSP-19059 Zoning Agenda Item Summary](#)
[DSP-19059 Planning Board Resolution 2021-94 - Signed](#)
DSP-19059_PORL
[DSP-19059 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-19072](#)**Que for the People (Federalist Pig)**

- Applicant(s):** 5504 Baltimore Ave., LLC
- Location:** Located on the western side of US 1 (Baltimore Avenue), approximately 89 feet north of its intersection of Jefferson Street (0.27 Acres; M-U-I / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) requests to redevelop and expand an existing commercial structure for an eating and drinking establishment excluding drive-through service.
- Council District:** 2
- Appeal by Date:** 9/2/2021
- Review by Date:** 9/30/2021
- Municipality:** Hyattsville
- History:**

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

A motion was made by Vice Chair 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: 10 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner

Absent: Streeter

Attachment(s): [DSP-19072 Zoning Agenda Item Summary](#)
[DSP-19072 Planning Board Resolution 2021-88](#)
[- Signed](#)
DSP-19072_PORL
[DSP-19072 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-20007****Dobson Ridge**

Applicant(s): D.R Horton

Location: Located on the south side of McKendree Road, approximately 413 feet west of its intersection with US 301 (Robert Crain Highway) (80.94 Acres; R-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for approval to construct 196 single-family attached (townhouse) dwelling units, and approval of a variance to Section 27-433(d)(2) of the Prince George's County Zoning Ordinance, to adjust the required width of end units in building groups of more than six units from 24 to 20 feet within the Dobson Ridge development.

Council District: 9

Appeal by Date: 8/26/2021

Review by Date: 9/27/2021

History:

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

A motion was made by Council Member Harrison, seconded by Council Member Franklin, that 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-20007 Zoning Agenda Item Summary](#)
[DSP-20007 Planning Board Resolution](#)
DSP-20007_PORL
[DSP-20007 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-20029 Remand****Behnke Property 7-Eleven**

Applicant(s): Root 1, LLC, ETAL

Location: Located on the west side of US 1 (Baltimore Avenue) south of its intersection with Howard Avenue (1.89 Acres; C-M Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) requests approval for development of a 4,500-square-foot food and beverage store and a gas station with eight multi-product dispensers.

Council District: 1

Appeal by Date: 9/2/2021

Review by Date: 9/30/2021

History:

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

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

Absent: Streeter

Attachment(s): [DSP-20029 Zoning Agenda Item Summary](#)
[DSP-20029 Amended Planning Board](#)
[Resolution 2021-21\(A\) - Signed](#)
DSP-20029_PORL
[DSP-20029 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-20039](#)**Adelphi Friends Meeting, Inc.**

- Applicant(s):** Adelphi Friends Meeting, Inc.
- Location:** Located on the south side of Metzert Road at its intersection with 23rd Avenue (1.30 Acres; R-R Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of a 4,660-square-foot addition to an existing church, including office space, religious education classrooms, and fellowship space.
- Council District:** 2
- Appeal by Date:** 8/19/2021
- Review by Date:** 9/20/2021
- History:**

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

A motion was made by Vice Chair Taveras, seconded by Council Member Turner, that 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-20039 Zoning Agenda Item Summary](#)
[DSP-20039 Planning Board Resolution](#)
DSP-20039_PORL
[DSP-20039 Technical Staff Report](#)

PENDING FINALITY (Continued)[ROSP-4785-01](#)**Traditions At Beechfield**

Applicant(s): Greenlife Property Group, LLC

Location: Located in the northeast quadrant of MD 193 (Enterprise Road) and US 50 (John Hanson Highway) (83.66 Acres; R-E Zone).

Request: Requesting approval of a Revision of a Special Exception Site Plan to reduce the development by 15 lots and the addition of new architecture, including necessary engineering adjustments (83.66 Acres; R-E Zone).

Council District: 6

Appeal by Date: 9/2/2021

Review by Date: 9/30/2021

History:

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

A motion was made by Council Member Davis, seconded by Council Member Turner, that Council waive election to review for this Revision of a 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): [ROSP-4785-01 Zoning Agenda Item Summary](#)
[ROSP-4785-01 Planning Board Resolution](#)
[2021-96 - Signed](#)
ROSP-4785-01_PORL
[ROSP-4785-01 Technical Staff Report](#)

PENDING FINALITY (Continued)[CNU-11014-2021-U](#)**4903 Baltimore Avenue**

Applicant(s): Clear Channel Outdoor LLC, April Mackoff

Location: Located on Baltimore Ave, N of intersection with Decatur St. (1.49 Acres; I-1).

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 1991.

Council District: 5

Review by Date: 9/30/2021

Municipality: Hyattsville

History:

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

A motion was made by Council Member Ivey, seconded by Chair Hawkins, that Council waive election to review for this Certification of a Nonconforming Use. 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): [CNU-11014-2021-U Zoning Agenda Item Summary](#)
[CNU-11014-2021 Case File](#)

PENDING FINALITY (Continued)[CNU-13802-2021-U](#)**4320 Bladensburg Road****Applicant(s):**

Clear Channel Outdoor LLC, April Mackoff

Location:

Located on Bladensburg Rd., at intersection with 43rd Ave. (2.128 Acres; M-X-T 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 1965.

Council District: 5**Review by Date:** 9/30/2021**Municipality:** Cottage City**History:***Council waived election to review this item (Vote: 10-0; Absent: Council Member Streeter).***A motion was made by Council Member Ivey, 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 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner**Absent:** Streeter**Attachment(s):** [CNU-13802-2021-U Zoning Agenda Item Summary](#)
[CNU-13802-2021-U Casefile](#)

PENDING FINALITY (Continued)[CNU-14244-2021-U](#)**6910 Croom Station Road****Applicant(s):**

Clear Channel Outdoor LLC, April Mackoff

Location:

Located on Croom Station Rd., intersection w/ Crain Hwy. (19.705 Acres; R-A 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 1955.

Council District: 9**Review by Date:** 9/30/2021**History:***Council waived election to review this item (Vote: 10-0; Absent: Council Member Streeter).*

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

Absent: Streeter

Attachment(s): [CNU-14244-2021-U Zoning Agenda Item](#)[Summary](#)[CNU-14244-2021-U Casefile](#)

PENDING FINALITY (Continued)[CNU-17542-2021-U](#)**Peerless Avenues**

Applicant(s): Clear Channel Outdoor LLC, April Mackoff

Location: Located on Peerless Ave., at the intersection with Crain Hwy (4.256 Acres; M-X-T 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 1959.

Council District: 6

Review by Date: 9/30/2021

History:

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

A motion was made by Council Member Davis, seconded by Council Member Franklin, that Council waive election to review for this Certification of a Nonconforming Use. 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): [CNU-17542-2021-U Zoning Agenda Item Summary](#)
[CNU-17542-2021-U Case File](#)

CASE(S) SCHEDULED FOR MANDATORY REVIEW HEARING ON SEPTEMBER 20, 2021 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

[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

This Conceptual Site Plan hearing date was announced.

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](#)

ADJ37-21

ADJOURN**History:**

The District Council meeting was adjourned at 1:38 p.m. (Vote: 10-0).

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