



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

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

Vacant - District 8 (effective: 11/8/2021)

Robert J. Williams, Jr., Council Administrator

Monday, November 8, 2021

10:00 AM

VIRTUAL MEETING

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 10:07 a.m. with eight members present at roll call (Absent: Council Member Streeter; District 8 vacant; Council Member Hawkins arrived at 10:26 a.m.)

Present: 9 - Chair Calvin S. Hawkins
 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 Monique Anderson-Walker
 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**

Invocation was led by Council Administrator Robert J. Williams Jr. Council Member Taveras requested prayer for unity and for all veterans and their families. Council Member Harrison requested prayer for unity, as well, and for a spirit of love.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Ivey.

APPROVAL OF DISTRICT COUNCIL MINUTES**[MINDC 10252021](#)****District Council Minutes Dated October 25, 2021**

A motion was made by Council Member Davis, seconded by Council Member Turner, that these minutes be approved. The motion carried by the following vote:

Aye: 8 - Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner

Absent: Hawkins, Anderson-Walker and Streeter

Attachment(s): [DRAFT District Council Minutes dated 10-25-2021](#)

[MINDC 10262021](#)**District Council Minutes Dated October 26, 2021****History:**

(Council District 8 Vacant)

A motion was made by Council Member Davis, seconded by Council Member Turner, that these minutes be approved. The motion carried by the following vote:

Aye: 8 - Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner

Absent: Hawkins, Anderson-Walker and Streeter

Attachment(s): [DRAFT District Council Minutes dated 10-26-2021](#)

NEW CASE(S)

[A-9973-02](#)

Woodside Village

Applicant(s): Woodside Development, LLC

Location: Located on the southern side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road (158.11 Acres; R-M / M-I-O Zones).

Request: Requesting approval to amend the Woodside Village Basic Plan that currently includes approximately 381.95 acres of land (with multiple owners) in the R-M (Residential Medium Development) and M-I-O (Military Installation Overlay) Zones in order to separate out Applicant's approximately 158.11-acre property (consisting of Parcels 5 and 19) and create a separate Basic Plan.

Council District: 6

Appeal by Date: 11/15/2021

Action by Date: 1/13/2022

Opposition: None

History:

Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Members Hawkins and Streeter; Council District 8 Vacant).

A motion was made by Council Member Davis, seconded by Council Member Turner, that this Basic Plan Amendment be referred for document. The motion carried by the following vote:

Aye: 8 - Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner

Absent: Hawkins, Anderson-Walker and Streeter

-
- Attachment(s):** [A-9973-02 Zoning Agenda Item Summary](#)
 [A-9973-02 Notice of ZHE Decision](#)
 [A-9973-02 ZHE Decision](#)
 A-9973-02 - PORL
 [A-9973-02 Technical Staff Report](#)
 [A-9973-02 Exhibit List](#)
 [A-9973-02 Exhibits 1-48](#)
 [A-9973-02 Transcripts 09-29-2021](#)
 A-9973-02 Memo to Clerk

PENDING FINALITY**(a) PLANNING BOARD****DSP-16004 Remand****Oaklawn**

- Applicant(s):** Daniel Mwavua
- Location:** Located on the east side of Allentown Road, approximately 400 feet south of the intersection of Allentown Road and Tucker Road (1.58 Acres; R-R Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to develop three single-family detached dwelling units.
- Council District:** 8
- Appeal by Date:** 12/2/2021
- Review by Date:** 1/3/2022

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Member Streeter; Council District 8 Vacant).

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

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

Absent: Anderson-Walker and Streeter

- Attachment(s):** [DSP-16004 Remand Zoning Agenda Item Summary](#)
[DSP-16004 Remand Planning Board Resolution 2021-30\(A\) - signed](#)
DSP-16004_PORL
[DSP-16004 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-19016****Townes at Brandywine Crossing**

Applicant(s): Foulger-Pratt Development, LLC

Location: Located on the eastern side of Matapeake Business Drive, east of its intersection with US 301 (Robert Crain Highway) (18.58 Acres; I-1 Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for a residential development to consist of 170 single-family attached (townhouse) units and associated site features.

Council District: 9

Appeal by Date: 12/2/2021

Review by Date: 1/3/2022

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Member Streeter; Council District 8 Vacant).

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

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

Absent: Anderson-Walker and Streeter

Attachment(s): [DSP-19016 Zoning Agenda Item Summary](#)
[DSP-19016 Planning Board Resolution 2021-121 - signed](#)
DSP-19016_PORL
[DSP-19016 Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-1901](#)****Preserve at Westphalia**

Applicant(s): Stanley Martin Companies, LLC

Location: Located in the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road (63.66 Acres; R-M / L-A-C Zones).

Request: Requests approval of a Specific Design Plan (SDP) for development of a residential community of 189 single-family attached and 103 single-family detached dwelling units.

Council District: 6

Appeal by Date: 11/29/2021

Review by Date: 11/29/2021

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Member Streeter; Council District 8 Vacant).

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

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

Absent: Anderson-Walker and Streeter

Attachment(s): [SDP-1901 Zoning Agenda Item Summary](#)
[SDP-1901 Planning Board Resolution No. 2021-118](#)
SDP-1901_PORL
[SDP-1901 Technical Staff Report](#)

PENDING FINALITY**(b) PLANNING BOARD'S REPRESENTATIVE**

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.

[CNU-26372-2021-U](#) **5555 Branchville Road**

Applicant(s): April Mackoff, Clear Channel Outdoor, LLC
Location: Located on Greenbelt Rod at Greenbelt Station Parkway (1.135 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 1988.

Council District: 1

Review by Date: 11/29/2021

Municipality: Berwyn Heights

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Member Streeter; Council District 8 Vacant).

A motion was made by Council Member Dernoga, 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: 9 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner

Absent: Anderson-Walker and Streeter

Attachment(s): [CNU-26372-2021-U Zoning Agenda Item Summary](#)
[CNU-26372-2021 Case File](#)

PENDING FINALITY (Continued)[CNU-27215-2021-U](#)**4147 Kenilworth Avenue**

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

Location: Located on Kenilworth, Ave. at the intersection with 48th St. (4.02 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 1985.

Council District: 5

Review by Date: 11/29/2021

Municipality: Bladensburg

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Member Streeter; Council District 8 Vacant).

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: 9 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner

Absent: Anderson-Walker and Streeter

Attachment(s): [CNU-27215-2021-U Zoning Agenda Item Summary](#)
[CNU-27215-2021 Case File](#)

PENDING FINALITY (Continued)**CNU-31973-2021-U** **15444 Depot Lane****Applicant(s):** Kurt Rutherford**Location:** Located West of 301 South, at the intersection of 301 South & Depot Lane (1.81 Acres; I-1 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 1993.**Council District:** 9**Review by Date:** 11/29/2021**History:**

Council waived election to review for this item (Vote: 9-0; Absent: Council Member Streeter; Council District 8 Vacant).

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: 9 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner

Absent: Anderson-Walker and Streeter

Attachment(s): [CNU-31973-2021-U Zoning Agenda Item Summary](#)
[CNU-31973-2021 Case File](#)

ADJ69-21**ADJOURN****History:**

(Absent: Council Member Streeter; Council District 8 Vacant)

A motion was made by Council Member Turner, seconded by Council Member Davis, that this meeting be adjourned. The motion carried by the following vote:

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

Absent: Anderson-Walker and Streeter

COMMITTEE OF THE WHOLE - (Virtual Meeting)

The Committee of the Whole meeting was held. See separate meeting minutes for details.

Prepared by:

James Walker-Bey, Zoning Assitant

Submitted by:

Donna J. Brown, Clerk of the Council