



# Prince George's County Council

County Administration Building  
14741 Governor Oden Bowie  
Drive  
Upper Marlboro, Maryland  
20772-3050

## Meeting Minutes - Final County 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*

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Tuesday, September 21, 2021

10:00 AM

VIRTUAL MEETING

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

### **10:00 A.M. - CALL TO ORDER - (VIRTUAL MEETING)**

*The meeting was called to order at 10:07 a.m. by Council Chair Calvin S. Hawkins, II 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  
Council Member Deni Taveras  
Council Member Todd Turner

**Absent:** Council Member Rodney Streeter

*Also present:*

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

*William M. Hunt, Deputy Council Administrator*

*Colette Gresham, Associate Council Administrator*

*Donna J. Brown, Clerk of the Council*

*Leonard Moses, Office of the Clerk*

*James Walker-Bey, Office of the Clerk*

*Terry L. Bell, Council Liaison*

*Amanda Denison, Associate County Attorney*

*Nancy Lineman, Associate County Attorney*

*J. Kenneth Battle, TIEE Committee Director*

*Kathy Canning, Legislative Officer*

*Dinora Hernandez, Legislative Officer*

*Jackie Brown, PHED Committee Director*

*Karen Zavakos, Legislative & Zoning Counsel*

*Sandra Eubanks, EWD Committee Director*

*Leroy Maddox, Jr., Legislative Officer*

*Howard Stone, GOFP Committee Director*

*Nathaniel Tutt, III, HHSPS Committee Director*

*Donna Whitman, Legislative Officer*

*Monica Best James, Legislative Officer*

*Josh Hamlin, A&I*

*Rajesh Kumar, Principal Counsel*

#### **INVOCATION:**

*The Invocation was provided by Council Member Harrison.*

#### **PLEDGE OF ALLEGIANCE**

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

#### **DESIGNATION OF SEPTEMBER 21, 2021 AS LEGISLATIVE DAY NO. 27**

**1. CONSENT AGENDA**

**(a) Approval of County Council Minutes**

[MIN 09132021](#)

Draft 1

Approval of County Council Minutes dated September 13, 2021 - 5PM

**Attachment(s):** [09132021 5PM](#)

**These Minutes were approved.**

[MIN 09142021](#)

Draft 1

Approval of County Council Minutes dated September 14, 2021.

**Attachment(s):** [09142021](#)

**These Minutes were approved.**

[MIN 09142021-A](#)

Draft 1

Approval of County Council Minutes dated September 14, 2021 - 5PM

**Attachment(s):** [09142021 5 PM](#)

**These Minutes were approved.**

**CONSENT AGENDA (CONTINUED)****(b) First Reading of Bills (Presentation)**[CB-075-2021](#)

Draft 1

**AN ORDINANCE CONCERNING R-55 ZONE** for the purpose of permitting certain multifamily residential, restaurant, and other ground floor commercial uses on a limited basis, within the R-55 (One-Family Detached Residential) Zone of Prince George's County, under certain specified circumstances.

**Attachment(s):** [B2021075](#)  
[CB-075-2021 AIS](#)  
[CB-075-2021 Planning Board Votes Letter and Analyses](#)  
[CB-075-2021 ZHE Comments](#)  
[CB-075-2021 OOL Comments](#)

**This Council Bill was presented and referred to the Sitting as the Committee of the Whole.**

[CB-080-2021](#)

Draft 1

**AN ORDINANCE CONCERNING R-80 ZONE** for the purpose of permitting nursing or care homes in the R-80 Zone under certain circumstances.

**Attachment(s):** [B2021080](#)  
[CB-080-2021 AIS](#)

**This Council Bill was presented and referred to the Sitting as the Committee of the Whole.**

[CB-081-2021](#)

Draft 1

**AN ORDINANCE CONCERNING R-A ZONE** for the purpose of allowing varied residential density and lot size consistent with the Subregion 6 Master Plan on R-A Zone land currently used for equestrian recreational activity.

**Attachment(s):** [B2021081](#)  
[CB-081-2021 AIS](#)

**This Council Bill was presented and referred to the Sitting as the Committee of the Whole.**

[CB-082-2021](#)

Draft 1

**AN ORDINANCE CONCERNING AMBULATORY SURGERY CENTER** for the purpose of permitting Ambulatory Surgery Centers in the I-1 (Light Industrial) Zone, under certain specified circumstances.

**Attachment(s):** [B2021082](#)  
[CB-082-2021 AIS](#)  
[CB-082-2021 Planning Board Votes Letter and Analyses](#)  
[CB-082-2021 ZHE Memo](#)  
[CB-082-2021 OOL Comments](#)

**This Council Bill was presented and referred to the Sitting as the Committee of the Whole**

**CONSENT AGENDA (CONTINUED)**

[CB-083-2021](#)

Draft 1

**AN ORDINANCE CONCERNING APARTMENT HOUSING FOR THE ELDERLY** for the purpose of permitting Apartment Housing for the Elderly in the R-18 Zone, subject to Detailed Site Plan but not Special Exception review under certain circumstances.

**Attachment(s):** [B2021083](#)  
[CB-083-2021 AIS](#)

**This Council Bill was presented and referred to the Sitting as the Committee of the Whole.**

[CB-084-2021](#)

Draft 1

**AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE'S COUNTY** for the purpose of revising the Landscape Manual of Prince George's County, being also and the same Subtitle 27 of the County Code, adopted by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, as CB-65-2018 on October 23, 2018.

**Attachment(s):** [B2021084](#)  
[CB-084-2021 AIS](#)  
[CB-084-2021 Report](#)

**This Council Bill was presented and referred to the Sitting as the Committee of the Whole.**

[CB-085-2021](#)

Draft 1

**AN ORDINANCE CONCERNING M-X-T ZONE** for the purpose of permitting the use of flex space in the M-X-T (Mixed Use - Transportation Oriented) Zone under certain circumstances.

**Attachment(s):** [B2021085](#)  
[CB-085-2021 AIS](#)  
[CB-085-2021 DR-2](#)  
[CB-085-2021 Report](#)

**This Council Bill was presented and referred to the Sitting as the Committee of the Whole.**

[CB-086-2021](#)  
Draft 1

**AN ACT CONCERNING BOARD OF APPEALS** for the purpose of temporarily expanding the composition of the Board of Appeals for Prince George's County.

**Attachment(s):** [B2021086](#)  
[CB-086-2021 AIS](#)

**This Council Bill was presented and referred to the Sitting as the Committee of the Whole.**

**CONSENT AGENDA (CONTINUED)**

[CB-087-2021](#)  
Draft 1

**AN ORDINANCE CONCERNING C-O ZONES** for the purpose of permitting by right, a carpet or floor covering store and a paint or wall covering store in the C-O (Commercial Office) Zone of Prince George's County, under certain circumstances.

**Attachment(s):** [B2021087](#)  
[CB-087-2021 AIS](#)  
[CB-087-2021 Report](#)

**This Council Bill was presented and referred to the Sitting as the Committee of the Whole.**

[CB-093-2021](#)  
Draft 1

**AN ACT CONCERNING VALIDITY PERIOD AND EXTENSIONS** for the purpose of permitting the Prince George's Planning Board of the Maryland-National Capital Park and Planning Commission to approve certain extensions to validity period of subdivisions, subject to specified circumstances.

**Attachment(s):** [B2021093](#)  
[CB-093-2021 AIS](#)  
[CB-093-2021 Report](#)

**This Council Bill was presented by Council Member Hawkins and referred to the Sitting as the Committee of the Whole.**

[CB-088-2021](#)

Draft 1

**AN ACT CONCERNING SUBDIVISION REGULATIONS** for the purpose of reconciling certain terms, procedures, and other language of the new Subdivision Regulations adopted as CB-15-2018 Attachment A on October 23, 2018, revising certain procedures and regulations, incorporating technical and administrative revisions, and adding clarification language to effectuate successful implementation and met the County's goals for new, modern, streamlined Subdivision Regulations.

**Attachment(s):** [B2021088](#)  
[CB-088-2021 AIS](#)  
[CB-088-2021 Report](#)

**This Council Bill was presented by Council Members Hawkins, Glaros, Harrison, Taveras, and Turner and referred to the Sitting as the Committee of the Whole.**

[CB-089-2021](#)

Draft 1

**AN ORDINANCE CONCERNING C-O AND I-1 ZONES** for the purpose of permitting certain residential development in the C-O (Commercial Office) Zone, and I-1 (Light Industrial) Zone under certain circumstances.

**Attachment(s):** [B2021089](#)  
[CB-089-2021 AIS](#)  
[CB-089-2021 \(DR-1\)](#)

**This Council Bill was presented and referred to the Sitting as the Committee of the Whole**

**CONSENT AGENDA (CONTINUED)**[CB-090-2021](#)

Draft 1

**AN ORDINANCE CONCERNING NEIGHBORHOOD CONSERVATION OVERLAY ZONE** for the purpose of revising certain requirements pertaining to the designation of and potential development standards applicable to the Neighborhood Conservation Overlay (NCO) Zone within the new Zoning Ordinance enacted by the Council on October 23, 2018, via adoption of Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-13-2018 Attachment A).

**Attachment(s):** [B2021090](#)  
[CB-090-2021 AIS](#)  
[CB-090-2021 Report](#)  
[CB-090-2021.DR-2.PostCOW.DMG.ktz.10042021](#)

**This Council Bill was presented and referred to the Sitting as the Committee of the Whole**

[CB-091-2021](#)

Draft 1

**AN ORDINANCE CONCERNING SITE PLANS** for the purpose of amending the required findings for approval of Conceptual Site Plans and Detailed Site Plans.

**Attachment(s):** [B2021091](#)  
[CB-091-2021 AIS](#)  
[CB-091-2021 Planning Board Votes Letter and Analyses](#)  
[CB-091-2021 OOL Comments](#)  
[CB-091-2021 ZHE Comments](#)

**This Council Bill was presented and referred to the Sitting as the Committee of the Whole**

[CB-092-2021](#)

Draft 1

**AN ACT CONCERNING PRE-SETTLEMENT AND POST-SETTLEMENT OCCUPANCY AGREEMENTS IN RENTAL HOUSING TRANSACTIONS** for the purpose of establishing exemptions from rental licensing requirements for buyers and sellers of real property that enter into Pre-Settlement Occupancy Agreements and Post-Settlement

**Attachment(s):** [B2021092](#)  
[CB-92-2021 AIS](#)

**This Council Bill was presented and referred to the Sitting as the Committee of the Whole**

## **CONSENT AGENDA (CONTINUED)**

### **(c) Introduction of Resolutions**

[CR-090-2021](#)

Draft 1

**A RESOLUTION CONCERNING RECOGNITION OF DR. CARTER G. WOODSON** for the purpose of recognizing Dr. Carter G. Woodson as the Father of the Study of Black History.

**Attachment(s):** [R2021090](#)  
[CR-090-2021 AIS](#)

**This Resolution was introduced by Council Members Hawkins, Franklin, Glaros, Harrison, Turner, Davis, Taveras, Ivey, and Deronoga and referred to the Sitting as the Committee of the Whole.**



[CR-092-2021](#)

Draft 1

**A RESOLUTION CONCERNING IMMIGRANT HERITAGE MONTH** for the purpose of declaring the month of June as Immigrant Heritage Month.

**Attachment(s):** [R2021092](#)  
[CR-092-2021 AIS](#)

**This Resolution was introduced by Council Members Taveras, Ivey, Dernoga, Harrison, Anderson-Walker, Hawkins, Franklin, Turner, Davis, and Glaros and referred to the Sitting as the Committee of the Whole.**

[Consent47-21](#)

Draft 1

**MOTION TO ADOPT CONSENT AGENDA**

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that the Consent Agenda be adopted. The motion carried by the following vote:**

<b>Aye</b>	10 - Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner
<b>Absent</b>	Streeter

**2. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA**

*NO ITEMS WERE CONSIDERED*

**3. PROPOSED CORRESPONDENCE/ADMINISTRATIVE OFFICER'S REPORT**

**4. SECOND READING OF BILLS – (INTRODUCTION)**[CB-048-2021](#)

Draft 2

**AN ORDINANCE CONCERNING GAS STATIONS - SPECIAL EXCEPTION REQUIREMENTS--ELECTRIC VEHICLE CHARGING STATIONS AND DISTANCE REQUIREMENTS** for the purpose of amending the definition of Gas station uses in the Zoning Ordinance, requiring that Special Exceptions and Detailed Site Plans approved for Gas station uses include a minimum distance from structures used as a residence, and adding a requirement that the Gas station provide at least two (2) Level 3 or DC fast charger electric vehicle charging stations.

**Attachment(s):** [B2021048](#)  
[CB-048-2021 AIS](#)  
[CB-048-2021 Report](#)

**This Council Bill was introduced by Council Members Glaros, Hawkins, Taveras, Dernoga, Turner, Anderson-Walker, Ivey, Davis, and Harrison.**

[CB-053-2021](#)

Draft 1

**AN ORDINANCE CONCERNING OFF-STREET PARKING AND LOADING-REQUIREMENTS - M-X-T ZONE** for the purpose of providing a maximum parking regulation for development of property in the M-X-T (Mixed Use - Transportation-Oriented) Zone of Prince George's County.

**Attachment(s):** [B2021053](#)  
[CB-053-2021 AIS](#)  
[CB-053-2021 Report](#)

**This Council Bill was introduced by Council Members Glaros, Hawkins, and Davis.**

[CB-054-2021](#)

Draft 2

**AN ORDINANCE CONCERNING DIGITAL BILLBOARDS** for the purpose of amending the requirements of a Digital Billboard to include notice requirements for adjoining properties, municipalities, and all associations registered with the commission for the area which includes the property, and extending the deadline for the certification of outdoor advertising signs.

**Attachment(s):** [B2021054](#)  
[CB-054-2021 AIS](#)  
[CB-054-2021 Report](#)

**This Council Bill was introduced by Council Members Glaros, Hawkins, Franklin, Davis, Dernoga, Turner, and Taveras.**

**5. RESOLUTIONS ELIGIBLE FOR FINAL READING – (ADOPTION)**[CR-079-2021](#)

Draft 1

**A RESOLUTION CONCERNING COUNTYWIDE FUNCTIONAL MASTER PLAN OF TRANSPORTATION - PLAN 2035 IMPLEMENTATION** for the purpose of initiating a Countywide Master Plan of Transportation, a functional master plan, for the that portion of the Maryland-Washington Regional District in Prince George’s County, Maryland, in order to support the development pattern approved via the 2014 County General Plan, *Plan Prince George’s 2035*, to update to 2009 *Countywide Master Plan of Transportation*, and to reflect more recent Federal, State, and local transportation policy initiatives; and to approve Goals, Concepts, Guidelines, and a Public Participation Program for the project pursuant to Part 13 of the Zoning Ordinance.

**Attachment(s):** [R2021079](#)  
[CR-079-2021 Attachment A](#)  
[CR-079-2021 AIS](#)  
[CR-079-2021 Transmittal](#)  
[PPT Master Plan Of Transportation 2035](#)

**A motion was made by Council Member Turner, seconded by Chair Hawkins, that Draft 2 was substituted in lieu of Draft1. The motion carried by the following vote:**

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

**A motion was made by Council Member Turner that this Resolution be adopted. The motion carried by the following vote:**

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

**6. INTRODUCTION AND ADOPTION OF RESOLUTIONS**[CR-093-2021](#)

Draft 1

**A RESOLUTION CONCERNING CLIMATE ACTION COMMISSION** for the purpose of extending the term of the Climate Action Commission to January 31, 2022 and extending the reporting time for the Climate Action Commission’s Climate Action Plan on or before January 15, 2022.

**Attachment(s):** [R2021093](#)  
[CR-093-2021 AIS](#)

**This Resolution was introduced by Council Members Dernoga, Hawkins, Taveras, Anderson-Walker, Turner, Harrison, Ivey, Glaros, Davis, and**

**Franklin.**

**A motion was made by Council Member Dernoga, seconded by Council Member Turner, that this Resolution be rules suspended. The motion carried by the following vote:**

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

**A motion was made by Council Member Dernoga, seconded by Council Member Turner, that this Resolution be adopted. The motion carried by the following vote:**

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

#### **INTRODUCTION AND ADOPTION OF RESOLUTIONS (CONTINUED)**

##### [CR-094-2021](#)

Draft 1

**A RESOLUTION CONCERNING HISPANIC HERITAGE MONTH** for the purpose of recognizing Hispanic Heritage Month and celebrating the heritage and culture of Latinos in the United States and their immense contributions to the United States and Prince George’s County.

**Attachment(s):**    [R2021094](#)  
[CR-094-2021 AIS](#)

**This Resolution was introduced by Council Members Taveras, Anderson-Walker, Dernoga, Franklin, Ivey, Davis, Glaros, Hawkins, Harrison, Turner.**

**A motion was made by Council Member Anderson-Walker, seconded by Council Member Turner, that rules be suspended for this Resolution .**

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

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

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

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

**INTRODUCTION AND ADOPTION OF RESOLUTIONS (CONTINUED)**[CR-095-2021](#)

Draft 1

**A RESOLUTION CONCERNING NATIONAL PREPAREDNESS MONTH** for the purpose of recognizing September as National Preparedness Month 2021 and providing information on preparing for a disaster.

**Attachment(s):** [R2021095](#)  
[CR-095-2021 AIS](#)

**This Resolution was introduced by Council Members Taveras, Anderson-Walker, Harrison, Dernoga, Hawkins, Franklin, Turner, Ivey, Glaros, and Davis.**

**A motion was made by Council Member Davis, seconded by Council Member Turner, that the rules be suspended for this Resolution. The motion carried by the following vote:**

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

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

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

**7. BRIEFING – (COUNCIL HEARING ROOM)**[BR 09212021](#)

Draft 1

**NEIGHBORHOOD CONSERVATION OVERLAY ZONE (NCOZ)**

Derick Berlage, Acting Deputy Planning Director, Planning Department  
Chad Williams, Master Planner, Countywide Planning Division

**Attachment(s):** [NCOZ Presentation - Council NCOZ](#)  
[Worksession 9 21 21](#)

*Convened at 11:02 a.m. Derick Berlage, Acting Deputy Planning Director, Planning Department provided opening remarks and introduced Chad Williams, Master Planner, Countywide Planning Division. Chad Williams introduced himself and Mr. Daniel Simms then facilitated a PowerPoint Presentation titled "Neighborhood Conservation Overlay Zone", focusing on a review of the history of the NCOZ, a recap of the requirements and process for designation, and a discussion on the schedule for the first 2 NCOZs*

*(Greenbelt and Mount Rainier). The Panelists responded to questions posed by Council Members regarding the rationale for Greenbelt and Mt. Rainier NCOZs being included at this stage and the current status of their standards; the length of the process for other communities going forward; the pattern book component; enforcement and education of residents. Concluded 11:36 a.m.*

**This Briefing was held.**

[Add89-21](#)

Draft 1

### **ADDITIONS TO THE AGENDA**

DISTRICT COUNCIL ITEMS - (SEE SEPARATE AGENDA)

**A motion was made by Council Member Davis, seconded by Council Member Taveras, that this Additions to the Agenda be accepted. The motion carried by the following vote:**

<b>Aye</b>	10 -	Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner
<b>Absent</b>		Streeter

[ADJ40-21](#)

Draft 1

### **ADJOURN**

*THE MEETING WAS ADJOURNED AT 11:42 AM*

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

<b>Aye</b>	10 -	Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner
<b>Absent</b>		Streeter

REMINDERS  
(ALL VIRTUAL MEETINGS)

Thurs., September 23, 2021  
10:00 a.m. - Committee of the Whole

Thurs., September 23, 2021  
5:00 p.m. - Joint Public Hearing on Proposed Minor Amendment - Gateway Arts District

Fri., September 24, 2021  
10:30 a.m. - Housing Opportunities For All Workgroup

Tues., September 28, 2021  
10:00 a.m. - County Council Call to Order

Tues., September 28, 2021  
5:00 p.m. - County Council Public Hearing - Proposed Council Redistricting Plan by the Redistricting Commission

Prepared by:

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Leonard Moses, Office of the Clerk of the Council

Submitted by:

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Donna J. Brown, Clerk of the Council