



Prince George's County Council

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

Zoning Minutes - Final Sitting as the District Council

Todd M. Turner, Chair, District 4
Monique Anderson-Walker, District 8
Derrick Leon Davis, District 6
Thomas E. Dernoga, District 1
Mel Franklin, At-Large
Dannielle M. Glaros, District 3
Sydney J. Harrison, District 9
Calvin S. Hawkins, II, At-Large
Jolene Ivey, District 5
Rodney C. Streeter, Vice Chair, District 7
Deni L. Taveras, District 2

Robert J. Williams, Jr., Council Administrator

Monday, February 11, 2019

12:00 PM

Council Hearing Room

****2 HOUR DELAY****

DUE TO INCLEMENT WEATHER CONDITIONS THE DISTRICT COUNCIL AGENDA BRIEFING HAS BEEN POSTPONED TO 11:30 AM IN RM 2027 AND THE DISTRICT COUNCIL SESSION WILL BEGIN AT 12:00 NOON.

****11:38 AM AGENDA BRIEFING - (ROOM 2027)**

The agenda briefing convened at 11:38 a.m.

****12:16 PM CALL TO ORDER - (COUNCIL HEARING ROOM)**

Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the meeting was called to order by Chair Turner at 12:16 p.m. with ten members present at roll call. Council Member Franklin arrived at 12:20 p.m.

Present: 11 - Chair Todd Turner
Council Member Monique Anderson-Walker
Council Member Derrick Davis
Council Member Thomas Dernoga
Council Member Mel Franklin
Council Member Dannielle Glaros
Council Member Sydney Harrison
Council Member Calvin S. Hawkins
Council Member Jolene Ivey
Vice Chair Rodney Streeter
Council Member Deni Taveras

*Also Present: Stan Brown, People's Zoning Counsel
Robert J. Williams, Jr., Council Administrator
Rajesh Kumar, Principal Counsel to the District Council
Redis C. Floyd, Clerk of the Council
Donna J. Brown, Deputy Clerk of the Council
Leonard Moses, Office of the Clerk of the Council*

*M-NCPPC
Ivy Thompson, Development Review Division*

INVOCATION

The Invocation was provided by Mrs. Sylvia Taylor, International Church of Christ, Landover, MD. Council Member Harrison requested prayer for all leaders, elected leaders, community stakeholders, and community members. Council Member Turner requested prayer for federal leaders as they deliberate regarding the upcoming furlough deadlines.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Harrison.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 01282019](#)

District Council Minutes dated January 28, 2019

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

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

Absent: Ivey

****2 HOUR DELAY** DUE TO INCLEMENT WEATHER CONDITIONS THIS ORAL ARGUMENT HAS BEEN POSTPONED TO 12:00 PM.**

ORAL ARGUMENTS

[SE/VSE-4792 Remand](#)

Ernest Maier Concrete Batching Plant (Remand)

Companion Case(s): SE/VSE-4792

Applicant(s): Ernest Maier, Inc.

Location: Located west side of Kenilworth Avenue (MD 201), approximately 254 feet west of its intersection with Upshur Street (3.95 Acres; I-2 Zone).

Request: Requesting approval of a Special Exception to operate a Concrete Batching Plant. Variance from Section 27-343.02(a)(1) to allow a concrete batching plant and its components to be within 100-foot setback from adjacent property located in the Industrial zone. And a second variance from Section 27-474(b) to reduce the 25-foot setback from Kenilworth Avenue by five feet.

Council District: 5

Appeal by Date: 9/24/2018

Review by Date: 10/1/2018

Action by Date: 4/1/2019

Municipality: Bladensburg

Opposition: Port Towns Environmental Action et al.

History:

Chair Turner announced that Council Member Jolene Ivey has recused herself from this case. Ivy Thompson, M-NCPPC, provided an overview of the Special Exception application. David Blitzer spoke in opposition on behalf of Port Towns Environmental Actions et.al. The Honorable Takisha James, Mayor, spoke in support on behalf of the Town of Bladensburg. Dan Lynch, Esq., spoke in support 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 by the parties. The Oral Argument Hearing was held and Council took this case under advisement.

This Special Exception hearing was held and the case was taken under advisement.

Attachment(s): [SE/VSE-4792 Remand Zoning Agenda Item Summary](#)
[SE/VSE-4792 Remand Zoning Hearing Examiner Decision](#)
SE-4792 PORL
[SE-4792 Technical Staff Report](#)

PENDING FINALITY

(b) PLANNING BOARD

DSP-17026

Marlboro Ridge, Phase 6

Applicant(s): Toll MD V Limited Partnership

Location: The subject DSP is a portion of a larger development known as Marlboro Ridge, which is located on the southwest side of Ritchie Marlboro Road, approximately 2,500 feet south of its intersection with Westphalia Road. The area covered in the subject DSP is located in the northern portion of the property, west of the Potomac Electric Power Company (PEPCO) power line right-of-way that bisects the overall site (92.60 Acres; R-R / M-I-O Zones).

Request: Requesting approval for a Detailed Site Plan to develop Phase 6 with 88 single-family attached (townhouses) and three single-family detached dwelling units.

Council District: 6

Appeal by Date: 2/14/2019

Review by Date: 2/14/2019

History:

Council waived its right to elect to review this item (Vote 11-0).

A motion was made by Council Member Davis, seconded by Vice Chair 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-17026 Zoning Agenda Item Summary](#)
[DSP-17026 Planning Board Resolution 18-129](#)
DSP-17026_PORL
[DSP-17026 Technical Staff Report](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD (Continued)****SDP-1302-03****Parkside (formerly Smith Home Farm) Section 5 and 6**

Applicant(s): SHF Project Owner, LLC

Location: The larger Parkside (formerly known as Smith Home Farm) subdivision is a tract of land consisting of wooded undeveloped land and active farmland, located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue). Sections 5 and 6, totaling approximately 147.79 acres, are located in the far southeastern portion of the larger Parkside development, south of the central park and Blythewood site, on both sides of Woodyard Road (MC-632) (147.79 Acres; R-M / M-I-O).

Request: Requesting approval of a Specific Design Plan for infrastructure for an additional 134 single-family attached units and 86 two-family attached units in Section 5, which has an approved SDP for 159 single-family attached (townhouse) units, and 274 single-family attached units and 32 single-family detached units in Section 6 for a subtotal of 526 dwelling units and 599 lots. The grand total of dwelling units in Sections 5 (including the previously approved 159 units) and Section 6 will be 685.

Council District: 6

Appeal by Date: 2/15/2019

Review by Date: 2/15/2019

History:

Council waived its right to elect to review this item (Vote 11-0).

A motion was made by Council Member Davis, seconded by Vice Chair Streeter, that 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-1302-03 Zoning Agenda Item Summary](#)
[SDP-1302-03 Planning Board Resolution 18-130](#)
SDP-1302-03_PORL

CASE(S) SCHEDULED FOR MANDATORY REVIEW ON MARCH 11, 2019 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-14008-03**Crescents at Largo Town Center, Parcel 1**

Applicant(s): Largo Land Development, LLC

Location: Located in the northwest quadrant of Landover Road (MD 202) and Central Avenue (MD 214), within the southeast quadrant of the Largo Town Center (3.89 Acres; M-U-I / D-D-O Zones)

Request: Requesting approval of a Detailed Site Plan (DSP) to allow an “Assisted Living Facility” and “Nursing or Care Home” as permitted uses on the subject property.

Council District: 6

Appeal by Date: 2/14/2019

Action by Date: 4/8/2019

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-14008-03 Zoning Agenda Item Summary](#)
[DSP-14008-03 Planning Board Resolution 18-122](#)
DSP-14008-03_PORL
[DSP-14008-03 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT ON MARCH 11, 2019 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

[ERR-268 Remand](#)**835 Fairview Ave (Remand)****Validation of Multifamily Rental License No. M-0131 Issued In Error**

Companion Case(s): ERR-268

Applicant(s): Carline Brice

Location: Located at 835 Fairview Avenue, Takoma Park, Maryland (0.17 Acres, R-18 Zone).

Request: Requesting approval of validation of Prince George's County Multi-Family Rental Housing License No. M-0131 issued in error on April 18, 2015, for six (6) apartment units, on approximately 7448 square feet of land, located in the R-18 (Multi-Family Medium Density Residential) Zone.

Council District: 2

Appeal by Date: 9/27/2018

Action by Date: 4/1/2019

Opposition: None

This Permit issued in error hearing date was announced.

Attachment(s): [ERR 268 Zoning Hearing Examiner Decision](#)
ERR 268 PORL

2:39 PM ADJOURN**[ADJ12-19](#)****Adjourn****History:**

The meeting was adjourned at 2:39 p.m. (Vote 11-0).

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

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