



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, May 6, 2019

10:45 AM

Council Hearing Room

9:43 AM MEET & GREET (COMMITTEE HEARING ROOM 2027)

The Honorable Ben Cardin, United States Senator

The Meet and Greet was held.

10:51 AM AGENDA BRIEFING - (ROOM 2027)

The Agenda Briefing was held at 10:51 a.m.

11:07 AM 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 11:07 a.m. with ten members present. Council Member Dernoga arrived at 11:09 a.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
 William M. Hunt, Deputy 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, Zoning Assistant, Office of the Clerk*

*M-NCPPC
Ras Cannady, Development Review Division*

*DPIE
Bill Edelen
Sergio Velasco
Larry Long*

INVOCATION

The Invocation was provided by Reverend Ray Raysor, County Employee. Council Member Harrison requested prayer for Rasheim Wright in the lost of his father, who is also Michelle Lyons' brother. Council Member Anderson-Walker requested prayer for the family and soul of Ms. Janeva Mays, organizer of Prince George's chapter of Jack and Jill of America and Charter member of the Prince George's chapter of the Links Incorporated. Council Member Taveras requested prayer for her staff member, Lyndsey Wright whose father was in a car accident. Council Member Hawkins requested prayer for Betty Buck, a longtime Prince George's County business member and the Buck family in the passing of her son. Council Member Glaros requested prayer for Laura Neverleff and her family.

The Pledge of Allegiance was led by Council Member Hawkins.

District Council Minutes dated April 29, 2019

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

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NEW CASE(S)

In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).

[ERR-274](#)**Robert and Cynthia Moses Validation of Rental Housing License No. M-141 Issued In Error**

Applicant(s): Robert and Cynthia Moses

Location: Located at the south intersection of Buchanan Street and east of Edmonston Road, also identified as 4611 Edmonston Road, Hyattsville, Maryland 20781 (0.14 Acres; R-55 Zone).

Request: Requesting approval for validation of Rental Housing License No. M-141 issued in error to Robert and Cynthia Moses to operate a multifamily dwelling unit on 0.14-acre site in the R-55 (One-Family Detached Residential) Zone, and identified as 4611 Edmonston Road, Hyattsville, Maryland.

Council District: 5

Appeal by Date: 5/2/2019

Action by Date: 7/31/2019

Opposition: None

History:

Council referred this item to staff for preparation of an approving document with conditions in accordance with the Zoning Hearing Examiner Decision (Vote: 11-0).

A motion was made by Council Member Ivey, seconded by Council Member Glaros, that this Permit issued in error 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): [ERR-274 Zoning Agenda Item Summary](#)
[ERR 274 Zoning Hearing Examiner's Decision](#)
ERR-274 PORL

NEW CASE(S) (Continued)

In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).

[A-9968-01](#)

Willowbrook

Applicant(s): Willowbrook

Location: Located on the north side of Leeland Road, approximately 3, 178 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway), Upper Marlboro, Maryland (442.30, Acres; R-S / I-1 / R-A Zones).

Request: Requesting approval to amend the Basic Plan for Willowbrook to increase the number of dwelling units, to increase the percentage of single family attached dwelling units, to change the size and location of dwelling units, and to revise conditions and considerations of Basic Plan approval.

Council District: 4

Appeal by Date: 4/17/2019

Action by Date: 5/17/2019

Opposition: None

History:

Council referred this item to staff for preparation of an approving document with conditions in accordance with the Zoning Hearing Examiner Decision (Vote: 11-0).

A motion was made by Chair Turner, seconded by Council Member Glaros, that this Amendment of Conditions 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): [A9968-01- Zoning Hearing Examiner's Decision](#)
[A-9968-01 Planning Board Resolution](#)
A-9968-01- PORL
[A-9968-01 MNCPP Technical Staff Report](#)

NEW CASE(S) (Continued)

In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).

[A-9975-01](#)**Locust Hill**

Applicant(s): WBLH, LLC

Location: On the north and south sides of Oak Grove Road, west of Leeland Road, and east of Church Road, approximately 1.2 miles west of US 301 (505.81 Acres; R / L Zone).

Request: Request approval to amend the Basic Plan for Locust Hill to increase the proportion of attached dwelling units to add conventional townhouses, to revise the layout, and to revise conditions of approval.

Council District: 6 & 4

Appeal by Date: 4/17/2019

Action by Date: 5/17/2019

Opposition: None

History:

Council referred this item to staff for preparation of an approving document with conditions in accordance with the Zoning Hearing Examiner Decision (Vote: 11-0).

A motion was made by Council Member Davis, seconded by Council Member Franklin, that this Zoning Map Amendment 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): [A-9975-01 Zoning Hearing Examiner Decision](#)

[A-9975-01 Planning Board Resolution](#)

A-9975-01 - PORL

ITEM(S) FOR DISCUSSION**CNU-1143-2018****NICO Banquet Hall**

Applicant(s): NICO Banquet Hall

Location: Located on the east side of Old Branch Avenue, approximately 300 feet east of the intersection of Allentown Road, also identified as 6306 Old Branch Avenue, Temple Hills, Maryland (0.86 Acres; C-M / M-I-O Zones).

Request: Requesting certification of a nonconforming use for an eating or drinking establishment with adult entertainment.

Council District: 8

Appeal by Date: 2/14/2019

Review by Date: 2/14/2019

Action by Date: 6/14/2019

History:

Council referred this item to staff for preparation of an disapproving document in accordance with the Planning Board Decision (Vote: 11-0).

A motion was made by Council Member Anderson-Walker, seconded by Council Member Dernoga, that this Certification of a Nonconforming Use 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): [CNU-1143-2018 Zoning Agenda Item Summary](#)
[CNU-1143-2018 Planning Board Resolution 18-124](#)
CNU-1143-2018_PORL
[CNU-1143-2018 Technical Staff Report](#)
[CNU-1143-2018 Case Material](#)

ITEM(S) FOR DISCUSSION (Continued)**[ERR-265 Remand](#)****Ali I. Tangoren Family Settlement Revocable Family Trust/ Ali I.****Tangoren, Trustee (Remand)****Validation of Multifamily Rental License No. M-130 Issued in Error****Applicant(s):** Ali Tangoren**Location:** Located at 833 Fairview Avenue, Takoma Park, Maryland (0.16 Acres; R-18 Zone).**Request:** Requesting validation of Prince George's County Multifamily Rental License No. M-130 issued in error for a 3-unit apartment building in the R-18 Zone.**Council District:** 2**Appeal by Date:** 11/21/2018**Action by Date:** 5/21/2019**Opposition:** Takoma Branch Civic Association**History:**

Council referred this item to staff for preparation of an approving document with conditions (Vote: 11-0).

A motion was made by Council Member Taveras, seconded by Council Member Glaros, that this Permit issued in error 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): [ERR 265 Remand Zoning Hearing Examiner Decision](#)

[ERR-265 Remand PORL](#)

[ERR-265 Zoning Hearing Examiner Decision](#)

ITEM(S) FOR DISCUSSION (Continued)[SE/VSE-4772](#)**Sunoco Gas Station and Car Wash****Companion Case(s):** DPLS-438**Applicant(s):** Clearview 6308 LLC / Sunoco Car Wash**Location:** Located on the east side of MD 337 (Allentown Road), approximately 320 feet southeast of the intersection of MD 5 (Branch Avenue) and MD 337 (0.695 Acres; C-S-C / M-I-O Zones).**Request:** Requesting approval of a Special Exception to add a 768-square-foot Car Wash to a 0.695 acre of C-S-C zoned land within the M-I-O Zone that is improved with a Gas Station and Food or Beverage Store.**Council District:** 8**Appeal by Date:** 3/28/2019**Review by Date:** 3/28/2019**Action by Date:** 7/26/2019**Opposition:** None**History:***Council deferred this item to a later date.***This Special Exception/Variance SE was deferred.****Attachment(s):** [SEVSE-4772 Zoning Hearing Examiner Decision](#)
[SEVSE-4772 PORL](#)
[SEVSE-4772 Technical Staff Report](#)

ITEM(S) FOR DISCUSSION (Continued)[DPLS-438](#)**Sunoco Gas Station and Car Wash****Companion Case(s):** SE/VSE-4772**Applicant(s):** Clearview 6308, LLC**Location:** Located at 6308 Allentown Road, Temple Hills, Maryland, on the east side of MD 337 (Allentown Road), approximately 320 feet southeast of the intersection of MD 5 (Branch Avenue) and MD 337 zoned Commercial Shopping Center (C-S-C), within the Military Installation Overlay (M-I-O) Zone (0.695 Acres; C-S-C).**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) from Section 27-568(a) and Section 27-582(a) of the Prince George's County Zoning Ordinance, for a reduction of 6 of the required 13 parking spaces and the elimination of the one required loading space.**Council District:** 8**Appeal by Date:** 8/16/2018**Review by Date:** 9/17/2018**Action by Date:** 6/28/2019**History:***Council deferred this item to a later date.***This Departure from Parking and Loading Standards was deferred.****Attachment(s):** [DPLS-438 Zoning Agenda Item Summary](#)
[DPLS-438 Planning Board Resolution 18-51](#)
DPLS-438 PORL
[DPLS-438 Technical Staff Report](#)

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) PLANNING BOARD**[CSP-18009](#)****Landover Crossing Shopping Center**

Companion Case(s): DSP-18032

Applicant(s): Landover (Landover Crossing), LLC

Location: Located in the southeast quadrant of the intersection of MD 202 (Landover Road) and Brightseat Road, more specifically, the property is located at 8585 Landover Road in Landover, Maryland (19.61 Acres; M-X-T Zone).

Request: Requesting approval of a Conceptual Site Plan (CSP), with the companion Detailed Site Plan DSP-18032(PGCPB No. 19-41), for validation of the number of parking spaces provided on an existing commercial property, in accordance with Section 27-574 of the Prince George's County Zoning Ordinance, validation of the existing building-mounted and freestanding signage in accordance with Sections 27-613(f) and 27-614(e), respectively, and to establish parking and signage standards for future tenants.

Council District: 5

Appeal by Date: 5/16/2019

Review by Date: 5/16/2019

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Members Dernoga and Taveras).

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

Aye: 9 - Turner, Anderson-Walker, Davis, Franklin, Glaros, Harrison, Hawkins, Ivey and Streeter

Absent: Dernoga and Taveras

Attachment(s): [CSP-18009 Planning Board Resolution](#)
CSP-18009 PORL
[CSP-18009 Technical Staff Report 19-40](#)

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.

(a) PLANNING BOARD (Continued)**[DSP-18032](#)****Landover Crossing Shopping Center**

Companion Case(s): CSP-18009

Applicant(s): Landover Crossing Shopping Center

Location: Located in the southeast quadrant of the intersection of MD 202 (Landover Road) and Brightseat Road, more specifically, the property is located at 8585 Landover Road in Landover, Maryland (19.61 Acres; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP), with the companion Conceptual Site Plan CSP-18009 (PGCPB No. 19-40), for validation of the number of parking spaces provided on an existing commercial property, in accordance with Section 27-574 of the Prince George's County Zoning Ordinance, validation of the existing building-mounted and freestanding signage in accordance with Sections 27-613(f) and 27-614(e), respectively, and to establish parking and signage standards for future tenants.

Council District: 5

Appeal by Date: 5/16/2019

Review by Date: 5/16/2019

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Members Dernoga and Taveras).

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

Aye: 9 - Turner, Anderson-Walker, Davis, Franklin, Glaros, Harrison, Hawkins, Ivey and Streeter

Absent: Dernoga and Taveras

Attachment(s): [DSP-18032 Planning Board Resolution 19-41](#)
DSP-18032 PORL
[DSP-18032 Technical Staff Report](#)

[ADJ60-19](#)

ADJOURN

History:

The meeting was adjourned at 11:35 a.m.

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

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

11:30 AM GOVERNMENT OPERATIONS AND FISCAL POLICY COMMITTEE - (COMMITTEE HEARING ROOM 2027)

(SEE SEPARATE AGENDA)

Prepared by:

Leonard Moses, Zoning Assistant

Submitted by:

Redis C. Floyd, Clerk of the Council