



# 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*

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Tuesday, February 9, 2021

12:00 PM

VIRTUAL MEETING

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### **12:00 PM 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 2:32 p.m. with eleven members present at roll call.*

**Present:**        11 -    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 Rodney Streeter  
                                 Vice Chair Deni Taveras  
                                 Council Member Todd Turner

*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  
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  
Theresa Myers, Legislative Assistant, Office of the Clerk  
Dinora Hernandez, Legislative Officer  
Ellis Watson, Legislative Officer*

## APPROVAL OF DISTRICT COUNCIL MINUTES

MINDC 01252021

**District Council Minutes dated January 25, 2021**

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

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

**Attachment(s):** [DRAFT District Council Minutes dated 01-25-2021](#)

MINDC 01282021

**District Council Minutes dated January 28, 2021**

**A motion was made by Council Member Davis, seconded by Council Member Harrison, that the Minutes be approval. The motion carried by the following vote:**

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

**Attachment(s):** [DRAFT District Council Minutes dated 01-28-2021](#)

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**REFERRED FOR DOCUMENT****A-10051****Carozza Property**

**Applicant(s):** Maria Volpe and Sandra Carey

**Location:** Located in the southwest quadrant of the interchange of MD 4 (Pennsylvania Avenue) and MD 223 (Woodyard Road), on the north side of Marlboro Pike (60.02 Acres; R-R Zone).

**Request:** Requesting approval 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 within the M-I-O (Military Installation Overlay) Zone.

**Council District:** 9

**Appeal by Date:** 9/21/2020

**Action by Date:** 3/1/2021

**Opposition:** None

**History:**

*Council adopted the prepared Order of Remand to the Zoning Hearing Examiner in accordance with the Zoning Hearing Examiner recommendation (Vote: 11-0).*

**A motion was made by Council Member Harrison, seconded by Council Member Turner, that this Zoning Map Amendment be remanded. The motion carried by the following vote:**

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

**Attachment(s):** [A-10051 Zoning Agenda Item Summary](#)  
[A-10051 Amendment to Exception Shipley to Brown 01212021](#)  
[A-10051 Applicant Exceptions to the ZHE Decision](#)  
[A-10051 ZHE- Decison](#)  
[A-10051 Technical Staff Report](#)  
A-10051 PORL  
A-10051 Color Power Point Presentation Updated  
A-10051 Color Power Point Presentation  
[A-10051 Oral Argument Hearing Notice](#)  
[A-10051 ZHE Record \(Part 1\)](#)  
[A-10051 ZHE Record \(Part 2\)](#)

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**REFERRED FOR DOCUMENT (Continued)**[A-8589-04](#)**Bowie New Town Center (Former "Sears Parcel")****(Basic Plan Amendment)****Applicant(s):**

Seritage SRC Finance, LLC

**Location:**

Located on the northwest side of Evergreen Parkway and on the south side of MD 197 (Collington Road), though it does not extend to the intersection of these two roads. (10.81 Acres; M-A-C Zone).

**Request:**

Requesting approval of an amendment of the Basic Plan for Bowie New Town Center as it pertains to the former Sears Parcel, also identified as Lot 6 in PPS 4-03121. In particular Applicant seeks: removal/revision of certain conditions of approval and considerations set forth in A-8589-C; affirmance of the available/unallocated commercial and office square footage approved in A-8589-C; and, an increase to the permitted residential density cap in the M-A-C (Major Activity Center) Zone.

**Council District:**

4

**Appeal by Date:**

1/2/2021

**Action by Date:**

2/16/2021

**Municipality:**

City of Bowie

**Opposition:**

None

**History:**

*Council adopted the prepared Zoning Ordinance No. 1-2021 of approval, with conditions in accordance with the Zoning Hearing Examiner recommendation (Vote: 11-0).*

**A motion was made by Council Member Turner, seconded by Council Member Davis, that this Zoning Map Amendment be approved with conditions. The motion carried by the following vote:**

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

**Attachment(s):**[A-8589-C-04 Zoning Agenda Item Summary](#)[A-8589-C-04 - Seritage Bowie Town Center](#)[Notice of Decision](#)[A-8589-C-04 Seritage Bowie Town Center ZHE](#)[Decison](#)

A-8589-C-04 - Seritage Bowie Town Center  
PORL

[A-8589-C-04 Technical Staff Report](#)[A-8589-C-04 Planning Board Resolution](#)[2020-134 - SIGNED](#)

**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.*

**PLANNING BOARD**[CSP-07004-01](#)[Amended](#)**Westphalia Center (Amended)**

**Applicant(s):** Evangel Cathedral

**Location:** Located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road, and east of the interchange of Suitland Parkway and Pennsylvania Avenue (530 Acres; M-X-T Zone).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) revises Conditions 15, 16, 24, and 25 regarding the special-purpose detailed site plan, and Conditions 30 and 31 regarding phasing and the restriction on development of attached dwelling units. These changes will allow the development of the Moore Property to proceed prior to other portions of Westphalia. Development on the Moore Property would be a maximum of 505 attached dwelling units, 135 multifamily units, and 3,000 square feet of community/retail land use.

**Council District:** 6

**Appeal by Date:** 3/4/2021

**Review by Date:** 3/4/2021

**History:**

*Council deferred this item to February 22, 2021.*

**This Conceptual Site Plan was deferred.**

**Attachment(s):** [CSP-07004-01 Zoning Agenda Item Summary](#)  
[CSP-07004-01 Planning Board Resolution](#)  
CSP-07004-01\_PORL  
[CSP-07004-01 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-19062****Westphalia Town Center North**

**Applicant(s):** D.R. Horton

**Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (88.06 Acres; Zones M-X-T / M-I-O).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of 34 single-family detached dwelling units and 605 single-family attached (townhouse) dwelling units, including 133 on condominium parcels and 472 on fee-simple lots.

**Council District:** 6

**Appeal by Date:** 3/4/2021

**Review by Date:** 3/4/2021

**History:**

*Council deferred this item to February 22, 2021.*

**This Detailed Site Plan was deferred.**

**Attachment(s):** [DSP-19062 Zoning Agenda Item Summary](#)  
[DSP-19062 Planning Board Resolution](#)  
DSP-19062 PORL  
[DSP-19062 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-20014****Harmony at Brandywine**

**Applicant(s):** Brandywine IL AL Investors, LLC

**Location:** Located on the west side of MD 5 (Branch Avenue), approximately 1,600 feet north of Moores Road, in Brandywine (8.24 Acres; M-X-T Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for a 195-unit elderly care facility made up of 93 independent living apartments, 62 assisted living units, and 40 memory care home units in the Mixed Use-Transportation Oriented (M-X-T) Zone.

**Council District:** 9

**Appeal by Date:** 3/4/2021

**Review by Date:** 3/4/2021

**History:**

*Council waived election to review for this item (Vote: 11-0).*

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

**Attachment(s):** [DSP-20014 Zoning Agenda Item Summary](#)  
[DSP-20014 Planning Board Resolution](#)  
DSP-20014\_PORL  
[DSP-20014 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-20018****Dunkin Donuts Clinton**

**Applicant(s):** MPB Realty

**Location:** Located on the south side of MD 223 (Woodyard Road), west of MD 5 (Branch Avenue), approximately 165 feet east of its intersection with Pine View Lane (1.05 Acres; C-S-C / C-O / M-I-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of an 1,802-square-foot eating and drinking establishment with drive-through service on Parcel B, within the existing Clinton Gardens shopping center.

**Council District:** 9

**Appeal by Date:** 3/4/2021

**Review by Date:** 3/4/2021

**History:**

*Council waived election to review for this item (Vote: 11-0).*

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

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

**Attachment(s):** [DSP-20018 Zoning Agenda Item Summary](#)  
[DSP-20018 Planning Board Resolution](#)  
DSP-20018\_PORL  
[DSP-20018 Technical Staff Report](#)



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**PENDING FINALITY (Continued)****SDP-1803 Remand****7-Eleven at Brandywine Village (Remand)**

**Applicant(s):** 7-Eleven, Inc.

**Location:** Located at the northwest corner of the intersection of Chadds Ford Drive and US 301 (Robert Crain Highway) (1.14 Acres; L-A-C Zone).

**Request:** Requesting approval of a Specific Design Plan (SDP) for a 3,062-square-foot food and beverage store and a gas station in the Local Activity Center (L-A-C) Zone.

**Council District:** 9

**Appeal by Date:** 2/18/2021

**Review by Date:** 2/18/2021

**Action by Date:** 4/12/2021

**History:**

*Council elected to review this item (10-0: Absent: Council Member Franklin).*

**A motion was made by Council Member Harrison, seconded by Council Member Streeter, that this Specific Design Plan be elected to review. The motion carried by the following vote:**

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

**Absent:** Franklin

**Attachment(s):** [SDP-1803 Zoning Agenda Item Summary](#)  
[SDP-1803 Remand Planning Board Resolution 2020-131\(A\)](#)  
SDP-1803 Remand PORL  
[SDP-1803 Remand Technical Staff Report](#)

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**CASE(S) SCHEDULED FOR MANDATORY REVIEW HEARING ON FEBRUARY 22, 2021 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

**DSP-20017****Royal Farms #381 Walker Mill Road**

**Applicant(s):** Two Farms, Inc.

**Location:** Located in the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road (7.67 Acres; I-1 / M-I-O).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of a 4,649 square-foot food and beverage store, gas station, and a 1,248 square-foot car wash.

**Council District:** 6

**Appeal by Date:** 1/14/2021

**Review by Date:** 2/1/2021

**Action by Date:** 3/15/2021

**Comment(s):** Mandatory Review:  
District Council review of this case is required by conditions imposed by Council on Zoning Cases A-9190-C and A-8033-C.

**This Detailed Site Plan hearing date was announced.**

**Attachment(s):** [DSP-20017 Zoning Agenda Item Summary](#)  
[DSP-20017 Color Power Point Presentation](#)  
[DSP-20017 Notice of Mandatory Review](#)  
[DSP-20017 Planning Board Resolution 2020-165](#)  
DSP-20017\_PORL  
[DSP-20017 Technical Staff Report](#)  
[DSP-20017 Transcripts 11-12-2020](#)  
[DSP-20017 Planning Board Record](#)

**ADJ7-21****ADJOURN****History:**

*The meeting was adjourned at 2:56 p.m. (Vote:11-0).*

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

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

Prepared by:

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Leonard Moses, Zoning Assistant

Submitted by:

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Donna J. Brown, Clerk of the Council