



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

Monday, April 26, 2021

10:00 AM

VIRTUAL MEETING

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

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 10:02 a.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

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

Theresa Myers, Legislative Assistant, Office of the Clerk

Ellis Watson, Legislative Officer

M-NCPPC

Jill Kosack, Supervisor, Development Review Division

Jeremy Hurlbutt, Supervisor, Development Review Division

Adam Bossie, Development Review Division

INVOCATION / MOMENT OF SILENCE

The Invocation was provided by Council Member Harrison. Council Member Ivey requested another prayer for Pastor Perry Smith in his passing. Council Member Davis requested prayer for the family of Kettering Middle Schooler, King Douglas, a 13-year-old who was the victim of senseless, tragic death at Richie Station and prayer for Kettering Elementary where a teacher also passed away this year. Council Member Anderson Walker requested prayer for the family of James Robbie Moore, a beloved county employee who passed last week. Council Chair Hawkins requested prayer for the family of J'Lyn Quinones, an 18-year-old who was killed on Southern Avenue and for her unborn child who was saved, but in critical condition.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was lead by Council Member Glaros.

APPROVAL OF DISTRICT COUNCIL MINUTES[MINDC 04122021](#)**District Council Minutes dated April 12, 2021**

A motion was made by Council Member Streeter, seconded by Vice Chair Taveras, 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): [04-12-2021 District Council Minutes Draft](#)

[MINDC 04132021](#)**District Council Minutes dated April 13, 2021**

A motion was made by Council Member Streeter, seconded by Vice Chair Taveras, 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): [04-13-2021 District Council Minutes Draft](#)

[MINDC 04202021](#)**District Council Minutes dated April 20, 2021**

A motion was made by Council Member Streeter, seconded by Vice Chair Taveras, 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): [04-20-2021 District Council Minutes Draft](#)

ORAL ARGUMENTS**DSP-20008****Hope Village - Phase I Royal Farms # 282**

Applicant(s): VMD-Upper Marlboro, LLC

Location: Located in the southeast quadrant of the intersection of Woodyard Road (MD 223) and Marlboro Pike (3.27 Acres; M-X-T / M-I-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a 4,650-square-foot food and beverage store and a gas station with eight multi-product dispensers.

Council District: 9

Appeal by Date: 4/8/2021

Review by Date: 4/8/2021

Action by Date: 5/21/2021

History:

Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Sang Oh, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.

This Detailed Site Plan was hearing held and Council took this case under advisement.

Attachment(s): [DSP-20008 Zoning Agenda Item Summary](#)
[DSP-20008 Presentation Slides](#)
[DSP-20008 Notice of District Council Hearing](#)
[DSP-20008 Planning Board Resolution 2021-24](#)
[- Signed](#)
[DSP-20008_PORL](#)
[DSP-20008 Technical Staff Report](#)
[DSP-20008 Planning Board Record](#)
[DSP-20008 Transcripts 02-11-2021](#)
[PZC Notice of Intention to Participate](#)

REFERRED FOR DOCUMENT[A-10020-C-01](#)**Woodmore Overlook Commercial**

Applicant(s): Woodmore Overlook Commercial, LLC

Location: Located in the northwest quadrant of the intersection of Landover Road (MD 202) and Lottsford Road (18.33 Acres; M-X-T Zone).

Request: Requesting approval of a Zoning Map Amendment for the amendment of all conditions of approval specifically related to transportation improvements set forth in Conditions 5.a and 5.b; 6; 7; and 8 imposed by the District Council upon its adoption of Zoning Ordinance 6-2010, which rezoned the subject property from the I-3 (Planned Industrial/Employment Park) Zone to the M-X-T (Mixed Use-Transportation Oriented) Zone.

Council District: 5

Appeal by Date: 2/24/2021

Action by Date: 7/9/2021

Opposition: Lake Arbor Civic Association., Samuel Dean, LaRay Benton

History:

Council adopted the prepared Zoning Ordinance No. 3 - 2021 of approval with conditions (Vote: 10-0; Absent: Council Member Ivey).

A motion was made by Chair Hawkins, seconded by Council Member Anderson-Walker, that this Zoning Map Amendment be approved with conditions. The motion carried by the following vote:

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

Absent: Ivey

Attachment(s): [A-10020-C-01 Zoning Agenda Item Summary](#)
 [A-10020 Presentation Slides](#)
 [A-10020-C-01 Dean 2nd corrected appeal](#)
 [3-23-21](#)
 [A-10020-C-01 Rivera_Opposition to Remand](#)
 [A-10020-C-01 Benton Appeal](#)
 [A-10020-C-01 Dean Remand Request](#)
 [A-10020-C-01 Dean Corrected Appeal](#)
 A-10020-C-01 POR List
 [A-10020-C-01 Dean Appeal](#)
 [A-10020-C-01 Rivera_Revised Exceptions to](#)
 [ZHE](#)
 [A-10020-C-01 Rivera_Exceptions to ZHE](#)
 [Decision](#)
 A-10020-C-01 ZHE Memo to Clerk
 [A-10020-C-01 Notice of Decision](#)
 [A-10020-C-01 ZHE Decision](#)
 [A-10020-C-01 Transcripts 12-14-2020](#)
 [A-10020-C-01 Transcripts 11-30-2020](#)
 [A-10020-C-01 Transcript 10-07-2020](#)

REFERRED FOR DOCUMENT (Continued)[A-9895-C-01](#)**Quad Construction Corporation / Forest Hills****(Basic Plan Amendment)****Applicant(s):**

Quad Construction Corporation

Location:

Located on both sides of Largo Road (MD 202), south of Kent Drive and approximately 3,000 feet north of Old Marlboro Pike, and identified as 14300-14318 Rubens Court, 4100-4219 Taleen Court, 4000-4114 Gorky Drive, 4000-4007 Liza Lane and 14702-14805 Agassi Court, Upper Marlboro, Maryland (169.12 Acres; R-L Zone).

Request:

Requesting approval of an amendment of the Basic Plan for A-9895-C-01, to remove/revise certain conditions of approval set by the District Council in its approval of A-9895-C as part of its adoption of CR-34-1994.

Council District:

6

Appeal by Date:

4/22/2021

Action by Date:

5/24/2021

Opposition:

None

History:

Council adopted the prepared Zoning Ordinance No. 4 - 2021 of approval with conditions (Vote: 11-0).

A motion was made by Council Member Davis, seconded by Vice Chair Taveras, that this Zoning Map Amendment be approval 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-9895-C-01 Zoning Agenda Item Summary](#)[A-9895-C-01 Memo to Clerk - Forest Hills](#)[A-9895-C-01- Forest Hills- Notice of Decision](#)[A-9895-C-01 ZHE Decision](#)[A-9895-01_PORL](#)[A-9895-01 Technical Staff Report](#)[A-9895-C-01 Transcripts 03-17-2021](#)

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**[DSP-16004](#)****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 (1.63 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: 4/29/2021

Review by Date: 4/29/2021

Action by Date: 6/25/2021

History:

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

A motion was made by Council Member Anderson-Walker, seconded by Council Member Streeter, that this Detailed Site 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): [DSP-16004 Zoning Agenda Item Summary](#)
[DSP-16004 Notice of Oral Argument Hearing](#)
[DSP-16004 Planning Board Resolution 2021-30](#)
[- Signed](#)
DSP-16004_PORL
[DSP-16004 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 10, 2021 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-20013**St. Joseph's House**

Applicant(s): St. Joseph's House, LTD.

Location: Located in the northeast quadrant of the intersection of Oliver Street and 40th Avenue, within the municipal limits of the City of Hyattsville (0.18 Acres; R-55 / D-D-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) to develop a family day care use within an existing single-family detached residential dwelling, including a building addition, within the Development District Overlay (D-D-O) Zone of the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District (Gateway Arts District Sector Plan and SMA).

Council District: 2

Appeal by Date: 4/22/2021

Review by Date: 4/22/2021

Action by Date: 5/28/2021

Municipality: Hyattsville

This Detailed Site Plan hearing date was announced.

Attachment(s): [DSP-20013 Zoning Agenda Item Summary](#)
[DSP-20013 Planning Board Resolution 2021-39](#)
[- Signed](#)
DSP-20013 PORL
[DSP-20013 Technical Staff Report](#)
[DSP-20013 Planning Board Record](#)
[DSP-20013 Transcripts 03-11-2021 Planning](#)
[Board](#)
[DSP-20013 PZC Notice of Intention to](#)
[Participate](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 10, 2021 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-20029**Behnke Property 7-Eleven**

Applicant(s): Root 1, LLC, ETAL

Location: Located on the west side of US 1 (Baltimore Avenue) south of its intersection with Howard Avenue (1.89 Acres; C-M Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for development of a 4,500-square-foot food and beverage store and a gas station with eight multi-product dispensers.

Council District: 1

Appeal by Date: 4/8/2021

Review by Date: 4/8/2021

Action by Date: 5/28/2021

This Detailed Site Plan hearing date was announced.

Attachment(s): [DSP-20029 Zoning Agenda Item Summary](#)
[DSP-20029 Power Point Presentation](#)
[DSP-20029_email 04262021 Gordon To Brown](#)
[DSP-20029_Letter 04262021 Gordon To Brown](#)
[DSP-20029 Planning Board Resolution 2021-21](#)
[- Signed](#)
DSP-20029_PORL
[DSP-20029 Technical Staff Report](#)
[DSP-20029 Planning Board Record](#)
[DSP-20029 Transcripts_02-04-2021 Planning](#)
[Board](#)
[DSP-20029_Notice of District Council Hearing](#)
[DSP-20029 PZC Notice of Intention to](#)
[Participate](#)

ADJOURN

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