



# Prince George's County Council

Wayne K. Curry  
Administration Building  
1301 McCormick Dr  
Largo, MD 20774

## Zoning Minutes - Final Sitting as the District Council

*Calvin S. Hawkins, II, Chair, At-Large*

*Edward P. Burroughs, III, District 8*

*Thomas E. Dernoga, District 1*

*Mel Franklin, At-Large*

*Dannielle M. Glaros, District 3*

*Sydney J. Harrison, Vice Chair, District 9*

*Jolene Ivey, District 5*

*Rodney C. Streeter, District 7*

*Deni L. Taveras, District 2*

*Todd M. Turner, District 4*

*Vacant - District 6 (effective: 4/15/2022)*

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

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**Monday, May 9, 2022**

**10:30 AM**

**Council Hearing Room**

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**10:30 AM CALL TO ORDER - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)**

*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 10:57 a.m. with ten members present at roll call. (Council Member Burroughs arrived at 11:01 a.m.)*

**Present:** 10 - Council Member Deni Taveras  
Council Member Todd Turner  
Council Member Johnathan Medlock  
Chair Calvin S. Hawkins  
Council Member Thomas Dernoga  
Council Member Mel Franklin  
Council Member Dannielle Glaros  
Vice Chair Sydney Harrison  
Council Member Jolene Ivey  
Council Member Rodney Streeter

**Absent:** Council Member Edward Burroughs

**INVOCATION / MOMENT OF SILENCE**

*Invocation was led by Council Administrator Robert Williams, Jr.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Jolene Ivey.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 04252022](#)

**District Council Minutes Dated April 25, 2022**

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

**Aye:** 10 - Taveras, Turner, Burroughs, Medlock, Hawkins, Dernoga, Franklin, Glaros, Harrison and Ivey

**Attachment(s):** [4-25-2022 District Council Minutes Draft](#)

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**NEW CASE(S)**[A-9968-C-03](#)**National Capitol Business Park**

- Applicant(s):** National Capitol Business Park
- 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) (441.30 Acres; R-S / I-1 / R-A Zones).
- Request:** Requesting approval to amend the Basic Plan for National Capitol Business Park to increase employment and industrial uses by 2 million square feet, and to revise conditions and considerations of Basic Plan approval.
- Council District:** 4
- Appeal by Date:** 5/13/2022
- Action by Date:** 6/13/2022
- Opposition:** None
- History:**

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

**A motion was made by Council Member Turner, seconded by Council Member Taveras, that this Basic Plan Amendment be approval with conditions. The motion carried by the following vote:**

**Aye:** 10 - Taveras, Turner, Burroughs, Medlock, Hawkins, Dernoga, Franklin, Glaros, Harrison and Ivey

- Attachment(s):** [A-9968-C-03 Zoning Agenda Item Summary](#)  
[A-9968-C-03 - Notice of ZHE Decision](#)  
[A-9968-C-03- ZHE Decison](#)  
A-9968-C-03 - PORL  
[A-9968-C-03 Technical Staff Report](#)  
[A-9968-C-03 - Exhibit List](#)  
[A-9968-C-03 - Exhibit 1-48](#)  
[A-9968-03 Transcripts 02-23-2022](#)

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**NEW CASE(S) (Continued)****A-10060****Saddle Ridge**

- Applicant(s):** D.R. Horton, Inc. /Saddle Ridge
- Location:** Located on the north side of Accokeek Road and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5) / Brandywine Road / Accokeek Road intersection (289.36 Acres; R-E / R-R Zones).
- Request:** Requesting approval of a Zoning Map Amendment for the rezoning of approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.
- Council District:** 9
- Appeal by Date:** 6/2/2022
- Action by Date:** 10/3/2022
- Opposition:** Mr. Mark Calhoun
- History:**

*Deferred to next District Council Hearing on May 16, 2022.*

**This Zoning Map Amendment was deferred.**

- Attachment(s):** [A-10060 Zoning Agenda Item Summary](#)  
[A-10060 Notice of ZHE Decision](#)  
[A-10060 ZHE Decision](#)  
A-10060 PORL  
[A-10060 Technical Staff Report](#)  
[A-10060 Exhibits](#)  
[A-10060 Exhibit List](#)  
[A-10060 10-27-2021 Transcript](#)

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*In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.*

**(a) PLANNING BOARD**

**PENDING FINALITY**

[DDS-687](#)

**Dash In at Marlboro Pike #1552**

**Companion Case(s):** DSP-21009

**Applicant(s):** Dash in Food Stores, Inc.

**Location:** Located in the southwest quadrant of the intersection of MD 725 (Marlboro Pike) and US 301 (Robert Crain Highway)(2.60 Acres; I-1 Zone).

**Request:** Requesting approval of a Departure from Design Standards (DDS) for a reduction to the requirements of Section 4.6 of the 2010 Prince George's County Landscape Manual (Landscape Manual).

**Council District:** 9

**Appeal by Date:** 4/21/2022

**Review by Date:** 5/25/2022

**History:**

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

**A motion was made by Vice Chair Harrison, seconded by Council Member Glaros, that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:**

**Aye:** 10 - Taveras, Turner, Burroughs, Medlock, Hawkins, Dernoga, Franklin, Glaros, Harrison and Ivey

**Attachment(s):** [DDS-687 PLB Memo](#)  
[DDS-687 Zoning Agenda Item Summary](#)  
[DDS-687 Planning Board Resolution 2022-27 - Signed](#)  
DDS-687\_PORL  
[DDS-687 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSP-20003****Mill Branch Road Crossing**

**Applicant(s):** Green Branch, LLC

**Location:** Located in the northeast quadrant of the intersection of US 301 (Robert Crain Highway) and Mill Branch Road (70.11 Acres; C-S-C Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of 190 single-family attached (townhouses) and 408 multifamily dwelling units in six buildings as part of an overall mixed-use development. Infrastructure improvements are proposed on the remainder of the site for the future commercial component.

**Council District:** 4

**Appeal by Date:** 5/12/2022

**Review by Date:** 5/12/2022

**Municipality:** Bowie

**History:**

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

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

**Aye:** 10 - Taveras, Turner, Burroughs, Medlock, Hawkins, Dernoga, Franklin, Glaros, Harrison and Ivey

**Attachment(s):** [DSP-20003 Zoning Agenda Item Summary](#)  
[DSP-20003 Planning Board Resolution 2022-35](#)  
[- Signed](#)  
DSP-20003\_PORL  
[DSP-20003 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSP-20050****Stephen's Crossing at Brandywine**

**Applicant(s):** Route 301 Industrial/CPI Ltd. Partnership

**Location:** Located east of US 301 (Robert Crain Highway) at its intersection with Mattawoman Drive (89.53 Acres; M-X-T / M-I-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) is for residential development consisting of 431 single-family attached (townhouse) and 116 two-family attached (two-over-two) dwelling units in the Mixed Use-Transportation Oriented (M-X-T) Zone.

**Council District:** 9

**Appeal by Date:** 5/26/2022

**Review by Date:** 5/26/2022

**History:**

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

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

**Aye:** 8 - Taveras, Turner, Burroughs, Medlock, Hawkins, Franklin, Glaros and Harrison

**Absent:** Dernoga and Ivey

**Attachment(s):** [DSP-20050 Zoning Agenda Item Summary](#)  
[DSP-20050 Planning Board Resolution 2022-38](#)  
[- Signed](#)  
DSP-20050\_PORL  
[DSP-20050 Technical Staff Report](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 16, 2022 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[CSP-10002 Amend Conditions](#)      **Queens Chapel Town Center**  
**(CSP-10002 / DSP-10011)**

**Companion Case(s):** DSP-10011 Amend Conditions

**Applicant(s):** Queens Chapel Town Center, LLC

**Location:** Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville, Maryland (6.05 Acres; M-X-T / R-55 / T-D-O Zones).

**Request:** Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.

**Council District:** 2

**Appeal by Date:** 4/11/2022

**Action by Date:** 9/22/2022

**Opposition:** The City of Hyattsville, et. al.



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**Attachment(s):**

[CSP-10002 Amend Conditions Zoning Agenda Item Summary](#)  
[CSP 10002 & DSP-10011 Presentation Slides](#)  
[CSP-10002 Amend Conditions Notice of Oral Argument Hearing](#)  
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal Letter 04082022](#)  
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown Appeal email 04082022](#)  
[CSP-10002-DSP-10011 Lynch to Brown Appeal Letter 04082022](#)  
[CSP-10002-DSP-10011 Lynch-Spell to Brown Appeal email 04082022](#)  
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZHE Decision](#)  
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decision](#)  
CSP 10002 & DSP-10011 Amend Conditions POR  
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)  
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-22](#)  
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 16, 2022 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[DSP-10011 Amend](#)      **Queens Chapel Town Center**  
[Conditions](#)            **(CSP-10002 / DSP-10011)**

**Companion Case(s):** CSP-10002 Amend Conditions

**Applicant(s):** Queens Chapel Town Center, LLC

**Location:** Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville (6.05 Acres; M-X-T / R-55 / T-D-O Zones).

**Request:** Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.

**Council District:** 2

**Appeal by Date:** 4/11/2022

**Action by Date:** 9/22/2022

**Opposition:** The City of Hyattsville, et. al.

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**Attachment(s):** [DSP-10011 Amend Conditions Agenda Item Summary](#)  
[CSP 10002 & DSP-10011 Presentation Slides](#)  
[DSP-10011 Amend Conditions Notice of Oral Argument Hearing](#)  
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal Letter 04082022](#)  
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown Appeal email 04082022](#)  
[CSP-10002 & DSP-10011 Lynch to Brown Appeal Letter 04082022](#)  
[CSP-10002 & DSP-10011 Lynch-Spell to Brown Appeal email 04082022](#)  
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decision](#)  
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZHE Decision](#)  
 CSP 10002 & DSP-10011 Amend Conditions POR  
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)  
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-22](#)  
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

[ADJ63-22](#)

**ADJOURNED**

**History:**

*Meeting adjourned at 11:37 am.*

*Meeting went into Recess*

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

**Aye:** 10 - Taveras, Turner, Burroughs, Medlock, Hawkins, Dernoga, Franklin, Glaros, Harrison and Ivey

**11:00 A.M. COMMITTEE OF THE WHOLE - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)**

*(SEE SEPARATE AGENDA)*