



Prince George's County Council

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

Zoning Minutes - Final Sitting as the District Council

Thomas E. Dernoga, Chair, District 1
Wala Blegay, Vice Chair, District 6
Edward P. Burroughs, III, District 8
Wanika Fisher, District 2
Mel Franklin, At-Large
Sydney J. Harrison, District 9
Calvin S. Hawkins, II, At-Large
Jolene Ivey, District 5
Eric C. Olson, District 3
Krystal Oriadha, District 7
Ingrid S. Watson, District 4

Jennifer A. Jenkins, Council Administrator

Monday, March 27, 2023

11:30 AM

Council Hearing Room

10:00 A.M. MEET AND GREET - (ROOM 2027)

11:30 A.M. CALL TO ORDER - (COUNCIL HEARING ROOM)

Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened by Council Vice Chair Blegay at 11:45 a.m. with nine members present at roll call. (Absent: Council Member Hawkins) Council Member Burroughs arrived at 11:54 a.m.

Present: 10 - Council Member Eric Olson
 Council Member Ingrid Watson
 Council Member Sydney Harrison
 Council Member Mel Franklin
 Council Member Krystal Oriadha
 Council Member Jolene Ivey
 Council Member Edward Burroughs
 Council Member Wanika Fisher
 Chair Thomas Dernoga
 Vice Chair Wala Blegay

Absent: Council Member Calvin S. Hawkins

Also Present:

Jennifer Jenkins, Council Administrator

Stan Brown, People's Zoning Counsel

Rajesh Kumar, Principal Counsel to the District Council

Donna J. Brown, Clerk of the Council

James Walker-Bey, Zoning Assistant, Office of the Clerk

Leonard Moses, Legislative Assistant, Office of the Clerk

INVOCATION / MOMENT OF SILENCE

Moment of silence led by Vice Chair Blegay.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Franklin.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 03132023](#)

District Council Minutes Dated March 13, 2023

A motion was made by Council Member Olson, seconded by Council Member Watson, that this Minutes be approved. The motion carried by the following vote:

Aye: 8 - Olson, Watson, Harrison, Franklin, Ivey, Fisher, Dernoga and Blegay

Absent: Hawkins, Oriadha and Burroughs

Attachment(s): [3-13-2023 District Council Minutes Draft](#)

ORAL ARGUMENTS

FORMAL APPEAL AND REQUEST FOR ORAL ARGUMENT WITHDRAWN AT THE REQUEST OF APPELLANTS. APPEAL WITHDRAWN AND ORAL ARGUMENT CANCELLED FOR MARCH 27, 2023.

[SDP-1603-03](#)

National Capital Business Park, Parcel 11

- Applicant(s):** NCBP Property, LLC
- Location:** Located on the north side of Leeland Road, approximately 3,000 feet west of its intersection with US 301 Robert Crain Highway) (26.23 Acres; LCD Zone).
- Request:** Requesting approval of a Specific Design Plan (SDP) for the development of a 301,392-square-foot warehouse distribution building.
- Council District:** 4
- Appeal by Date:** 2/9/2023
- Review by Date:** 2/9/2023
- Action by Date:** 4/4/2023

This Specific Design Plan Oral Argument Hearing was cancelled after a formal appeal and request for Oral Argument was withdrawn at the request of the appellants. The Council took no action.

Attachment(s): [SDP-1603-03\(C\) Planning Board Resolution Combine](#)
[SDP-1603-03\(C\) PORL](#)
[SDP-1603-03 PLB Memo](#)
[SDP-1603-03 Zoning Agenda Item Summary](#)
[SDP-1603-03 Votaw to Brown \(Withdrawal of Appeal\) 03-21-2023](#)
[SDP-1603-03 Notice of Oral Argument Hearing Continuance](#)
[SDP-1603-03 Horne & Votaw to Brown \(Consent Request for Continuance of Oral Argument\) 3-10-2023](#)
[SDP-1603-03 Horne to Brown \(Opposition to Exceptions and Request for Oral Argument\) 3-3-2023](#)
[SDP-1603-03 Notice of Oral Argument Hearing](#)
[SDP-1603-03 Presentation Slides](#)
[SDP-1603-03 Votaw to Brown \(Exceptions & Request for Oral Argument\) 2-3-23](#)
[SDP-1603-03 Planning Board Resolution](#)
[SDP-1603-03_PORL](#)
[SDP-1603-03 Technical Staff Report](#)
[SDP-1603-03 Transcripts 12-15-2022](#)
PZC Notice of Intention to Participate District Council 3-13-2023

REFERRED FOR DOCUMENT**DSP-20030****Livingston of Fort Washington**

- Applicant(s):** Livingston of Fort Washington, LLC
- Location:** Located at the northeast corner of Livingston Road, at its intersection with MD 210 (12.27 Acres; CGO Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of a 78,812-square-foot integrated shopping center.
- Council District:** 8
- Appeal by Date:** 2/9/2023
- Action by Date:** 3/27/2023
- History:**

(Vote: 9-0; Absent: Council Member Burroughs and Hawkins).

A motion was made by Vice Chair Blegay, seconded by Council Member Ivey, that this Detailed Site Plan (Prior Ordinance) be adopted. The motion carried by the following vote:

- Aye:** 9 - Olson, Watson, Harrison, Franklin, Oriadha, Ivey, Fisher, Dernoga and Blegay
- Absent:** Hawkins and Burroughs

- Attachment(s):** [DSP-20030 Zoning Agenda Item Summary](#)
[DSP-20030 - Presentation Slides](#)
[DSP-20030 Notice of Mandatory Review Hearing](#)
[DSP-20030 Planning Board Resolution](#)
DSP-20030 PORL
[DSP-20030 Technical Staff Report](#)
[DSP-20030 Transcripts 12-15-2022](#)
[DSP-20030 Planning Board Record](#)

PENDING FINALITY

(a) PLANNING BOARD

DET-2022-001Westphalia Business Center 1 and 2**Applicant(s):** Northpoint Realty Partners, LLC**Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (33.17 Acres; TAC-E / MIO Zones).**Request:** Requesting approval of a Detailed Site Plan (DET) for a total of 306,000 square feet of commercial/warehouse uses in two separate buildings on two proposed parcels. A variance to Section 27-4204(d)(3) of the Prince George's County Zoning Ordinance, for the floor area ratio (FAR) requirement for the building on proposed Parcel 32, is also requested.**Council District:** 6**Appeal by Date:** 4/13/2023**Review by Date:** 4/13/2023**Action by Date:** 5/26/2023**History:**

Council elected to review this item (Vote: 8-0-1; Abstain: Council Member Franklin; Council Members Burroughs and Hawkins).

A motion was made by Vice Chair Blegay, seconded by Chair Dernoga, that Council elect to review this Detailed Site Plan. The motion carried by the following vote:

Aye: 9 - Olson, Watson, Harrison, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Hawkins

Abstain: 1 - Franklin

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- Attachment(s):**
- [DET-2022-001 Court Record \(Color\)](#)
 - [DET-2022-001 Zoning Agenda Item Summary](#)
 - [DET-2022-001 Votaw to Brown 7-14-2023](#)
 - [DET-2022-001 Camp to Brown \(Request for reconsideration\) 6-16-2023](#)
 - [DET-2022-001 - Presentation Slides](#)
 - [DET-2022-001 Votaw to Brown \(Testimony Citizen-Protestants\) 5-5-2023](#)
 - [DET-2022-001 Votaw to Brown \(Appeal\) 4-13-2023](#)
 - [DET-2022-001 Notice of Oral Argument Hearing](#)
 - [DET-2022-001 Zoning Agenda Item Summary](#)
 - [DET-2022-001 Planning Board Resolution](#)
 - [DET-2022-001 PORL](#)
 - [DET-2022-001 Technical Staff Report](#)
 - [DET-2022-001 Transcripts](#)
 - [DET-2022-001 Planning Board Record](#)
 - [DET-2022-001 PZC Notice of Intention to Participate](#)

PENDING FINALITY (continued)[DSP-19057](#)**LIW Ironworks**

Applicant(s): LIW Ironworks, Inc.

Location: Located on the west side of MD 210, at Cornett Street, approximately 1,400 feet north of Aragona Boulevard (1.50 Acres; IE Zone).

Request: Request approval of a Detailed Site Plan (DSP) for the development of a contractor's office, with indoor storage and accessory fabrication.

Council District: 8

Appeal by Date: 3/30/2023

Review by Date: 3/30/2023

History:

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

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

Aye: 10 - Olson, Watson, Harrison, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Hawkins

Attachment(s): [DSP-19057 PLB Memo](#)
[DSP-19057 Zoning Agenda Item Summary](#)
[DSP-19057 Planning Board Resolution](#)
DSP-19057_PORL
[DSP-19057 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-22019****Marlboro Gateway****Applicant(s):** MBID of Delaware, LLC**Location:** Located on the north side of MD 725 (Marlboro Pike), approximately 400 feet west of its intersection with US 301 (Robert Crain Highway) (19.76 Acres; RMF-48 Zone).**Request:** Request approval of a Detailed Site Plan (DSP) to construct three multifamily residential buildings with a total of 150 dwelling units. Of these, 90 are proposed as age-restricted dwelling units. There are four existing single-family detached dwelling units and their accessory structures on the property, which will be razed.**Council District:** 6**Appeal by Date:** 4/20/2023**Review by Date:** 4/20/2023**History:**

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

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

Aye: 9 - Olson, Watson, Harrison, Franklin, Oriadha, Ivey, Fisher, Dernoga and Blegay

Absent: Hawkins and Burroughs

Attachment(s): [DSP-22019 Zoning Agenda Item Summary](#)[DSP-22019 Planning Board Resolution](#)

DSP-22019 PORL

[DSP-22019 Technical Staff Report](#)[DSP-22019 PLB Memo](#)

PENDING FINALITY (continued)**[SDP-2203](#)****Case Yergat**

Applicant(s): Andy Garrich

Location: Located on the south side of Westphalia Road, approximately 3,750 feet west of its intersection with Ritchie Marlboro Road (158.28 Acres; LCD / MIO Zones).

Request: Request approval of a Specific Design Plan (SDP) for grading infrastructure only for a residential community.

Council District: 6

Appeal by Date: 4/20/2023

Review by Date: 4/20/2023

History:

Council waived election to review for this item (Vote:10-0; Absent: Council Member Hawkins).

A motion was made by Vice Chair Blegay, seconded by Council Member Watson, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:

Aye: 10 - Olson, Watson, Harrison, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Hawkins

Attachment(s): [SDP-2203 Zoning Agenda Item Summary](#)
[SDP-2203 Planning Board Resolution](#)
SDP-2203 PORL
[SDP-2203 Technical Staff Report](#)
[SDP-2203 PLB Memo](#)

PENDING FINALITY (continued)**[SDP-2204](#)****Parkside Section 7**

- Applicant(s):** Dan Ryan Builders
- Location:** Located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue) in the northwest corner of Parkside, north of the Westphalia Central Park (113.51 Acres; LCD Zone).
- Request:** Request approval of a Specific Design Plan (SDP) to develop this site with 617 single-family attached dwelling units and associated infrastructure.
- Council District:** 6
- Appeal by Date:** 4/20/2023
- Review by Date:** 4/20/2023
- History:**

Council waived election to review for this item (Vote:10-0; Absent: Council Member Hawkins).

A motion was made by Vice Chair Blegay, seconded by Council Member Ivey, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:

Aye: 10 - Olson, Watson, Harrison, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Hawkins

- Attachment(s):** [SDP-2204 PLB Memo](#)
[SDP-2204 Zoning Agenda Item Summary](#)
[SDP-2204\(C\) Planning Board Resolution](#)
[SDP-2204 Planning Board Resolution](#)
SDP-2204 PORL
SDP-2204(C) PORL
[SDP-2204 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON APRIL 10, 2023 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-22015

9113 Baltimore Avenue

Applicant(s): RST Development, LLC

Location: Located in the northeast quadrant of the intersection of US 1 (Baltimore Avenue) and Cherokee Street (3.82 acres; LTO-E Zone).

Request: Requesting approval of a Detailed Site Plan for one mixed-use building with 317 multifamily dwelling units and 3,296 square feet of ground-floor commercial retail space.

Council District: 3

Appeal by Date: 3/2/2023

Review by Date: 3/2/2023

Action by Date: 5/1/2023

Municipality: College Park

Attachment(s): [DSP-22015 Zoning Agenda Item Summary](#)
[DSP-22015 Presentation Slides](#)
[DSP-22015 Blumenthal to Brown \(Written Testimony\) 4-3-2023](#)
[DSP-22015 Haller to Brown \(Response to Appeal\) 3-31-2023](#)
[DSP-22015 Blumenthal to Brown \(Appeal letter\) 2-28-23](#)
[DSP-22015 Notice of Oral Argument Hearing](#)
[DSP-22015 Planning Board Resolution](#)
 DSP-22015 PORL
[DSP-22015 Technical Staff Report](#)
[DSP-22015 Transcripts](#)
[PZC Notice of Intention to Participate District Council 4-10-2023](#)
 DSP-22019 PLB Memo
 DSP-22015 Notice of Final Decision of the District Council

ADJOURN

[ADJ29-23](#)

ADJOURN

History:

Meeting adjourned at 11:57 a.m.

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

Aye: 10 - Olson, Watson, Harrison, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Hawkins