



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

Tuesday, June 20, 2023

10:00 AM

Council Hearing Room

10:00 AM 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 Chair Dernoga at 10:25 a.m. with nine members present at roll call. (Absent: Council Member Fisher) (Council Member Franklin arrived at 10:43 a.m.)

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

Absent: Council Member Wanika Fisher

Also Present:

Jennifer A. Jenkins, Council Administrator

Rajesh Kumar, Principal Counsel to the District Council

Donna J. Brown, Clerk of the Council

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

Lenne White, Zoning Reference Aide, Office of the Clerk

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 06052023](#)

District Council Minutes Dated June 5, 2023

A motion was made by Council Member Ivey, seconded by Council Member Watson, that these minutes be approval. The motion carried by the following vote:

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

Absent: Franklin and Fisher

Attachment(s): [6-5-2023 District Council Minutes Draft](#)

ORAL ARGUMENTS[DSP-22022](#)**Hillside at Fort Washington**

- Applicant(s):** BGH Fort Washington, LLC
- Location:** Located in Fort Washington, on the east side of Oxon Hill Road, approximately 200 feet south of its intersection with Joellyn Court (14.11 Acres; RR Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for 64 single-family attached dwelling units.
- Council District:** 8
- Appeal by Date:** 5/25/2023
- Review by Date:** 5/25/2023
- Action by Date:** 7/14/2023

History:

Dominique Lockhart and James Hunt M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Sevag Balian, applicant and David Owens, Fort Washington Forward spoke in support. Council took case under advisement.

This Detailed Site Plan (Prior Ordinance) was taken under advisement.

- Attachment(s):** [DSP-22022 Zoning Agenda Item Summary](#)
[DSP-22022 Notice of Final Decision of the District Council](#)
[DSP-22022 Presentation Slides](#)
[DSP-22022 Notice of Oral Argument Hearing](#)
[DSP-22022 Planning Board Resolution](#)
DSP-22022 PORL
[DSP-22022 Technical Staff Report](#)
[DSP-22022 Transcript 3-30-2023](#)
[DSP-22022 Planning Board Record](#)

ORAL ARGUMENTS (continued)[DSP-22028](#)**Fairwood Square**

Applicant(s): Timberlake Homes

Location: Located on the southeast quadrant of the intersection of MD 450 (Annapolis Road) and MD 193 (Enterprise Road) (22.29 Acres; RE Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of 200 single-family attached (townhouse) dwelling units.

Council District: 6

Appeal by Date: 5/25/2023

Review by Date: 5/25/2023

Action by Date: 7/14/2023

History:

After a preliminary procedural discussion by Rajesh Kumar, Principal Counsel to the District Council, Council voted to grant the Applicants request for a continuance and the Oral Argument hearing was continued to July 5, 2023. (Vote: 9-0; Absent: Council Member Fisher and Franklin).

A motion was made by Vice Chair Blegay, seconded by Council Member Burroughs, that this Detailed Site Plan (Prior Ordinance) be continued at a later date. The motion carried by the following vote:

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

Absent: Franklin and Fisher

Attachment(s): [DSP-22028 Zoning Agenda Item Summary](#)
[DSP-22028 Presentation Slides](#)
[DSP-22028 MNCPPC Letter to Council](#)
[6-30-2023](#)
[DSP-22028 Tedesco to Brown \(Response to](#)
[PGCPB Resolution No 2023-44 Condition 1u \)](#)
[6-27-2023](#)
[DSP-22028 Tedesco to Brown \(Request for](#)
[Continuance\) 6-13-2023](#)
[DSP-22028 Baumgardner to Brown](#)
[\(Testimony\) 6-12-2023](#)
[DSP-22028 Notice of Oral Argument Hearing](#)
[Continuance](#)
[DSP-22028 Notice of Request for Continuance](#)
[DSP-22028 Notice of Oral Argument Hearing](#)
[DSP-22028 Planning Board Resolution](#)
DSP-22028 PORL
[DSP-22028 Technical Staff Report](#)
[DSP-22028 Transcripts 4-13-2023](#)
[DSP-22028 Transcripts 3-30-2023](#)
[DSP-22028 Transcripts 3-23-2023](#)
[DSP-22028 Planning Board Record](#)
[PZC Notice of Intention to Participate July 5,](#)
[2023](#)

PENDING FINALITY**(a) PLANNING BOARD****ROSP-4785-03****Traditions at Beechfield****Applicant(s):** U.S. Home, LLC**Location:** Located in the northeast corner of MD 193 (Enterprise Road) and US 50 (John Hanson Highway) (83.66 Acres; RE Zone).**Request:** Requesting approval of a Revision of Site Plan (ROSP) for revisions to the layout, architecture, and subsequent infrastructure on previously approved Parcels 3 through 6 (489 condominiums).**Council District:** 6**Appeal by Date:** 6/22/2023**Review by Date:** 6/22/2023**History:***Council waived election to review for this item (Vote:10-0; Absent: Council Member Fisher).***A motion was made by Vice Chair Blegay, seconded by Council Member Hawkins, that Council waive election to review for this Revision of Site Plan. The motion carried by the following vote:****Aye:** 10 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Dernoga and Blegay**Absent:** Fisher**Attachment(s):** [ROSP-4785-03 Zoning Agenda Item Summary](#)
[ROSP-4785-03 PLB Memo](#)
[ROSP-4785-03 Planning Board Resolution](#)
[2023-49 - Signed](#)
[ROSP-4785-03_PORL](#)
[ROSP-4785-03 Technical Staff Report](#)**ADJOURN****ADJ62-23****ADJOURN****History:***Meeting adjourned at 10:48 a.m.***A motion was made by Council Member Olson, seconded by Council Member Harrison, that this meeting be adjourned. The motion carried by the following vote:****Aye:** 10 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Dernoga and Blegay

Absent:

Fisher