



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

Johnathan M. Medlock, District 6

Rodney C. Streeter, District 7

Deni L. Taveras, District 2

Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Monday, September 12, 2022

10:00 AM

Virtual Meeting

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 10:00 a.m. with eight members present at roll call. (Absent; Council Members Burroughs, Glaros and Harrison) (Council Members Burroughs arrived at 10:18 a.m. and Council Member Glaros arrived at 10:42 a.m.).

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

Absent: Vice Chair Sydney Harrison

INVOCATION / MOMENT OF SILENCE

Invocation was led by Council Member Hawkins.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07122022](#)

District Council Minutes Dated July 12, 2022

A motion was made by Council Member Taveras, seconded by Council Member Ivey, that these Minutes be approved. The motion carried by the following vote:

Aye: 7 - Ivey, Taveras, Turner, Burroughs, Medlock, Hawkins and Dernoga

Absent: Streeter, Franklin, Glaros and Harrison

Attachment(s): [District Council Minutes Draft 7-12-2022](#)

MANDATORY REVIEW (Using Oral Argument Procedures)[DSP-21031](#)**Bell Station Center, Parcel B**

- Applicant(s):** Broglen, LLC
- Location:** Located in the southeast quadrant of the intersection of MD 193 (Glenn Dale Boulevard) and Bell Station Road (8.99 Acres; CGO Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 68,475-square-foot commercial shopping center.
- Council District:** 4
- Appeal by Date:** 7/21/2022
- Action by Date:** 9/27/2022
- Comment(s):** Mandatory Review:
{District Council review of this case is required by conditions imposed by Council on Zoning Case A-9995-C}

History:

Tierre Butler, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Edward C. Gibbs Jr. Esq., attorney for applicant spoke in support. Henry Wixon (Glenn Dale Citizens association, Inc.) and Sean Suhar (Gabriel's Run Homeowners Association, Inc) for opposition spoke in opposition. Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Members Harrison and Streeter).

A motion was made by Council Member Turner, seconded by Council Member Medlock, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

- Aye:** 9 - Ivey, Taveras, Turner, Burroughs, Medlock, Hawkins, Dernoga, Franklin and Glaros
- Absent:** Streeter and Harrison

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- Attachment(s):** [DSP-21031 Zoning Agenda Item Summary](#)
[DSP-21031 Presentation Slides](#)
[DSP-21031 Notice of Mandatory Review
Hearing](#)
[DSP-21031 Planning Board Resolution](#)
DSP-21031_PORL
[DSP-21031 Technical Staff Report](#)
[DSP-21031 Transcripts](#)
[DSP-21031 Planning Board Record](#)
[6-28-2022 PZC Notice of Intention to Participate
District Council 9-12-2022](#)

ORAL ARGUMENTS**DSP-21019****Arland Self Storage**

- Applicant(s):** Arland Property Company
- Location:** Located on the east side of Dangerfield Road, approximately 350 feet south of its intersection with MD 223 (Woodyard Road) (4.56 Acres; CGO / M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 116,283-square-foot consolidated storage facility in two buildings within the Military Installation Overlay (M-I-O) Zone.
- Council District:** 9
- Appeal by Date:** 7/7/2022
- Review by Date:** 7/7/2022
- Action by Date:** 9/27/2022

History:

Tierre Butler, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Daniel F. Lynch Esq., attorney for applicant spoke in support. Council referred item to staff for preparation of an approving document, with conditions (Vote: 5-0-4; Absent: Council Member Harrison and Streeter; Abstain: Burroughs, Dernoga, Glaros and Ivey). (Council deferred item to next District Council meeting).

A motion was made by Council Member Franklin, seconded by Council Member Medlock, that this Detailed Site Plan be referred for document. The motion failed by the following vote:

Aye: 5 - Taveras, Turner, Medlock, Hawkins and Franklin

Absent: Streeter and Harrison

Abstain: 4 - Ivey, Burroughs, Dernoga and Glaros

A motion was made by Council Member Dernoga, seconded by Chair Hawkins, that this Detailed Site Plan be deferred. The motion carried by the following vote:

Aye: 6 - Taveras, Turner, Medlock, Hawkins, Dernoga and Franklin

Nay: 2 - Burroughs and Glaros

Absent: Streeter and Harrison

Abstain: 1 - Ivey

Attachment(s):

- [DSP-21019 Zoning Agenda Item Summary](#)
- [DSP-21019 Presentation Slides](#)
- [DSP-21019 Notice of Oral Argument Hearing](#)
- [DSP-21019 Planning Board Resolution 2022-55](#)
- [DSP-21019_PORL](#)
- [DSP-21019 Technical Staff Report](#)
- [DSP-21019 Transcripts 5-12-2022](#)
- [DSP-21019 Planning Board Record](#)
- [6-29-2022 PZC Notice of Intention to Participate](#)
- [District Council 9-12-2022](#)

ORAL ARGUMENTS (Continued)[CDP-0505-02](#)**National Capital Business Park****Applicant(s):** NCBP PROPERTY, LLC**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) (426.52 Acres; LCD (R-S) Zone).**Request:** Requesting approval of a Comprehensive Design Plan (CDP) to increase the total gross floor area of the permitted employment and institutional uses from previously approved 3.5 million to 5.5 million square feet.**Council District:** 4**Appeal by Date:** 6/23/2022**Review by Date:** 6/23/2022**Action by Date:** 9/20/2022**History:**

Henry Zhang, M-NCPPC planning staff, provided an overview of the Comprehensive Design Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Arthur J. Horne, Esq., Robert Antonetti, Jr., Esq and John Ferrante Esq., attorney for applicant spoke in support. Alex Votaw Esq. Attorney for Citizen Protestant spoke in opposition. Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0-1; Abstain: Council Member Dernoga; Absent: Council Members Burroughs, Harrison and Streeter).

Meeting went into Recess

Meeting Reconvened

A motion was made by Council Member Turner, seconded by Council Member Franklin, that this Comprehensive Design be referred for document. The motion carried by the following vote:

Aye: 7 - Ivey, Taveras, Turner, Medlock, Hawkins, Franklin and Glaros

Absent: Streeter, Burroughs and Harrison

Abstain: 1 - Dernoga

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- Attachment(s):**
- [CDP-0502-02 Zoning Agenda Item Summary](#)
 - [CDP-0505-02 Presentation Slides](#)
 - [CDP-0505-02 Votaw to Brown \(Exhibits\)](#)
 - [9-07-22](#)
 - [CDP-0505-02 Horne to Brown \(Response to](#)
 - [Exceptions\) 9-2-22](#)
 - [CDP-0505-02 Notice of Oral Argument Hearing](#)
 - [CDP-0505-02 Nelson to Brown \(Exception &](#)
 - [Oral Argument Request\) 6-21-22](#)
 - [CDP-0505-02 Planning Board Resolution](#)
 - [2022-53 - Signed](#)
 - [CDP-0505-02_PORL](#)
 - [CDP-0505-02 Technical Staff Report](#)
 - [CDP-0505-02 Transcripts](#)
 - [CDP-0505-02 Planning Board Record](#)
 - [CDP-0505-02 Alex Votaw Entry of Appearance](#)
 - [6-29-2022 PZC Notice of Intention to Participate](#)
 - [District Council 9-12-2022](#)

ORAL ARGUMENTS (Continued)**SDP-1603-02****National Capital Business Park**

Applicant(s): AMS 2022 BTS – Upper Marlboro MD, LLC

Location: Located on the north side of Leland Road, approximately 3,178 feet west of intersection of Leeland Road and southbound US 301 (Robert Crain Highway) (90.11 Acres; LCD Zone).

Request: Requesting approval of a Specific Design Plan (SDP) for the development of a 3,428,985-square-foot warehouse / distribution facility, with on-site parking spaces and a trailer and loading area.

Council District: 4

Appeal by Date: 8/8/2022

Review by Date: 9/6/2022

Action by Date: 11/4/2022

History:

Henry Zhang, M-NCPPC planning staff, provided an overview of the Comprehensive Design Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Daniel Lynch, Esq., and Robert Antonetti, Jr., Esq , attorney for applicant spoke in support. Alex Votaw Esq. Attorney for Citizen Protestant spoke in opposition. Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Members Dernoga, Harrison and Streeter).

A motion was made by Council Member Turner, seconded by Chair Hawkins, that this Specific Design Plan be referred for document. The motion carried by the following vote:

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

Absent: Streeter, Dernoga and Harrison

Attachment(s): [SDP-1603-02 Zoning Agenda Item Summary](#)
[SDP-1603-02 Presentation Slides](#)
[SDP-1603-02 Votaw to Brown \(Exhibits\)](#)
[9-07-22](#)
[SDP 1603-02 Lynch to Brown \(Response to](#)
[Exception Filed\) 9-2-2022](#)
[SDP-1603-02 Notice of Oral Argument Hearing](#)
[SDP-1603-02 Votaw to Brown \(Exceptions and](#)
[Request for Oral Argument\) 8-5-2022](#)
[SDP-1603-02 Planning Board Resolution](#)
[2022-76 - Signed](#)
[SDP-1603-02_PORL](#)
[SDP-1603-02 Technical Staff Report](#)
[SDP-1603-02 Transcripts](#)
[SDP-1603-02 Alex Votaw Entry of Appearance](#)
[8-8-2022 PZC Notice of Intention to Participate](#)
[District Council 9-12-2022](#)
[SDP-1603-02 Planning Board Record](#)

ITEM(S) FOR DISCUSSION**DSP-10011 Amend
Conditions****Queens Chapel Town Center
(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.**History:**

Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Member Harrison and Streeter).

A motion was made by Council Member Taveras, seconded by Council Member Medlock, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

Aye: 9 - Ivey, Taveras, Turner, Burroughs, Medlock, Hawkins, Dernoga, Franklin and Glaros

Absent: Streeter and Harrison

Attachment(s): [DSP-10011 Amend Conditions Zoning 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
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[CSP 10002 & DSP-10011 Amend Conditions](#)
[Exhibit list](#)
[CSP 10002 & DSP-10011 Amend Conditions](#)
[Exhibits #1-22](#)
[CSP 10002 & DSP-10011 Amend Conditions](#)
[Transcripts](#)

ITEM(S) FOR DISCUSSION (Continued)**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.**History:**

Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Member Harrison and Streeter).

A motion was made by Council Member Taveras, seconded by Council Member Turner, that this Conceptual Site Plan be referred for document. The motion carried by the following vote:

Aye: 9 - Ivey, Taveras, Turner, Burroughs, Medlock, Hawkins, Dernoga, Franklin and Glaros

Absent: Streeter and Harrison

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](#)

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.

(a) PLANNING BOARD**DSP-21033****Metropolitan East at Konterra Town Center**

- Applicant(s):** Konterra Associates, LLC.
- Location:** Located on the east side of I-95/495 (Capital Beltway), south and west of Konterra Drive, and north of MD 200 (Inter-County Connector)
(Acres:18.39 ; TAC-C Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for 219 single-family attached (townhouses) dwelling units, including two architectural models, in Konterra Town Center.
- Council District:** 1
- Appeal by Date:** 8/25/2022
- Review by Date:** 9/26/2022
- History:**

Council deferred item to next District Council meeting.

This Detailed Site Plan was deferred.

- Attachment(s):** [DSP-21033 PLB Memo](#)
[DSP-21033 Zoning Agenda Item Summary](#)
[DSP-21033 Planning Board Resolution](#)
DSP-21033_PORL
[DSP-21033_Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON SEPTEMBER 19, 2022 AT 10:00**A.M.****A-10059****Dobson Ridge (Farms)****Applicant(s):**

D.R. Horton, Inc./ Dobson Farms

Location:

Located south of McKendree Road and west of Timothy Branch, approximately 1400 feet west of Crain Highway. On the south, the Property runs along the north side of Mattawoman Creek to Gardner Road and expands northward, west of McKendree Village (581.06 Acres; R-A / R-E Zones).

Request:

Request approval of a Zoning Map Amendment for the rezoning of approximately 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.

Council District:

9

Appeal by Date:

6/24/2022

Action by Date:

11/22/2022

Opposition:

Evelyn Williams

Attachment(s):[A-10059 Zoning Agenda Item Summary](#)[A-10059 Presentation Slides](#)[A-10059 Tedesco to Brown \(Response to Exception file\) 9-9-2022](#)[A-10059 Williams to Brown \(Exceptions Letter\) 6-21-22](#)[A-10059 Notice of Oral Argument Hearing Location Change](#)[A-10059 Notice of Oral Argument Hearing](#)[A-10059 Notice of ZHE Decision](#)[A-10059 ZHE Decision](#)

A-10059 PORL

[A-10059 Technical Staff Report](#)[A-10059 Exhibit List](#)[A-10059 Exhibits #1-82](#)[A-10059 Transcripts 03-02-2022](#)[7-11-2022 PZC Notice of Intention to Participate District Council 9-19-2022](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON SEPTEMBER 19, 2022 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

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:** 10/31/2022
- Opposition:** Mr. Mark Calhoun
- Attachment(s):** [A-10060 Zoning Agenda Item Summary](#)
[A-10060 Presentation Slides](#)
[A-10060 Tedesco to Brown \(Response to Exception file\) 9-9-2022](#)
[A-10060 Calhoun to Brown \(Appeal Letter\)](#)
[A-10060 Notice of Oral Argument Hearing Location Change](#)
[A-10060 Notice of Oral Argument Hearing](#)
[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](#)
[7-11-2022 PZC Notice of Intention to Participate District Council 9-19-2022](#)

ADJOURN

