



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, October 23, 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 10:26 a.m. with ten members present at roll call. (Absent: Council Member Watson).

Present: 10 - Council Member Eric Olson
 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
 Council Member Wanika Fisher
 Chair Thomas Dernoga
 Vice Chair Wala Blegay

Absent: Council Member Ingrid Watson

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 / MOMENT OF SILENCE

Moment of Silence led by Chair Dernoga.

PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Council Member Olson.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 10102023](#)

District Council Minutes Dated October 10, 2023

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

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

Absent: Watson and Hawkins

Attachment(s): [10-10-2023 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT[DDS-22002](#)**Alta Woodmore****Applicant(s):** WS Woodmore, LLC**Location:** Located on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of I-95/495 (Capital Beltway). The subject property is in the southern portion of the overall Woodmore Town Centre site. Specifically, the property is on the west side of Ruby Lockhart Boulevard, approximately 312 feet north of its intersection with St Joseph's Drive (20.28 Acres; TAC-E Zone (prior M-X-T Zone)).**Request:** Requesting approval of a Departure from Design Standards (DDS) for the development of 284 multifamily dwelling units in two, five-story buildings.**Council District:** 5**Appeal by Date:** 8/31/2023**Action by Date:** 10/30/2023**Municipality:** Glenarden**History:**

Council adopted prepared order of approval with conditions (Vote: 10-0; Absent: Council Member Watson).

A motion was made by Council Member Ivey, seconded by Council Member Harrison, that this Departure from Design Standards be approved. The motion carried by the following vote:

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

Absent: Watson

Attachment(s): [DDS-22002 Zoning Agenda Item Summary](#)
[DDS-22002 Notice of Final Decision of the District Council](#)
[DDS-22002 Presentation Slides](#)
[DDS-22002 Gibbs to Brown \(Response to appeal filed by Citizen Protestants 9-20-2023](#)
[DDS-22002 Nelson to Brown \(Appeal and Request for Oral Argument\) 8-29-2023](#)
[DDS-22002- Notice of Mandatory Review](#)
[DDS-22002 Planning Board Resolution](#)
DDS-22002 PORL
[DDS-22002 Technical Staff Report](#)
[DDS-22002 Transcripts 7-6-2023](#)
[DDS-22002 Planning Board Record Part 1](#)
[DDS-22002 Planning Board Record Part 2](#)
[PZC Notice of Intention to Participate](#)

REFERRED FOR DOCUMENT (continued)[DSP-22034](#)**Alta Woodmore****Applicant(s):** WS Woodmore, LLC**Location:** Located on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of I-95/495 (Capital Beltway). The subject property is in the southern portion of the overall Woodmore Town Centre site. Specifically, the property is on the west side of Ruby Lockhart Boulevard, approximately 312 feet north of its intersection with St Joseph's Drive (20.28 Acres; TAC-E Zone (prior M-X-T Zone)).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of 284 multifamily dwelling units in two, 5-story buildings.**Council District:** 5**Appeal by Date:** 8/31/2023**Action by Date:** 10/30/2023**Municipality:** Glenarden**History:**

Council adopted prepared order of approval with conditions (Vote: 10-0; Absent: Council Member Watson).

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

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

Absent: Watson

Attachment(s): [DSP-22034 Zoning Agenda Item Summary](#)
[DSP-22034 Notice of Final Decision of the District Council](#)
[DSP-22034 Presentation Slides](#)
[DSP-22034 - Gibbs to Brown \(Response to appeal filed by Citizen Protestants 9-20-2023](#)
[DSP-22034 Nelson to Brown \(Appeal and Request for Oral Argument\) 8-29-2023](#)
[DSP-22034- Notice of Mandatory Review](#)
[DSP-22034 Planning Board Resolution](#)
DSP-22034 PORL
[DSP-22034 Technical Staff Report](#)
[DSP-22034 Transcripts 7-6-2023](#)
[DSP-22034 Planning Board Record Part 1](#)
[DSP-22034 Planning Board Record Part 2](#)
[PZC Notice of Intention to Participate](#)

REFERRED FOR DOCUMENT (continued)**DSP-21032****Arbor Street Property****Applicant(s):** Nabely Family Trust**Location:** Located on the south side of Arbor Street, approximately 250 feet west of its intersection with 59th Avenue in Council District 5. The site address is 5801 Arbor Road, less than a 0.5 mile south of the corporate limits for the Town of Cheverly (0.46 Acres; LTO-C Zone (Prior M-U-I / D-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) to validate the existing "wholesaling or distribution of materials used or produced on the premises," pursuant to Section 27-548.26(b)(1)(B) of the prior Zoning Ordinance, that allows the Prince George's County District Council to approve a change in the list of allowed uses in the D-D-O Zone, as modified by the zone's development district standards.**Council District:** 5**Appeal by Date:** 8/31/2023**Action by Date:** 10/30/2023**History:**

Council adopted prepared order of disapproval (Vote:10-0; Absent: Council Member Watson).

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

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

Absent: Watson

Attachment(s): [DSP-21032- Notice of Final Decision of the District Council](#)
[DSP-21032 Zoning Agenda Item Summary](#)
[DSP-21032 Presentation Slides](#)
[DSP-21032 Forman to Brown \(Appeal\) 8-29-2023](#)
[DSP-21032- Notice of Mandatory Review](#)
[DSP-21032 Planning Board Resolution](#)
DSP-21032 PORL
[DSP-21032 Technical Staff Report](#)
[DSP-21032 Transcripts 1-26-2023](#)
[DSP-21032 Transcripts 3-16-2023](#)
[DSP-21032 Transcripts 4-27-2023](#)
[DSP-21032 Transcripts 6-29-2023](#)
[DSP-21032 Transcripts 12-8-2022](#)
[DSP-21032 Planning Board Record](#)
[PZC Notice of Intention to Participate](#)

PENDING FINALITY**(a) PLANNING BOARD****CDP-22002****Dobson Farms**

Applicant(s): D.R. Horton, Inc.

Location: Located on the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway) (581.06 Acres; LCD Zone (Prior R-S Zone).

Request: Requesting approval of Comprehensive Design Plan (CDP) for a residential development, with a mix of housing types consisting of up to 1,106 dwelling units.

Council District: 9

Appeal by Date: 11/9/2023

Review by Date: 11/9/2023

Action by Date: 1/22/2024

History:

Council elected to review this item (Vote:6-4; Absent: Council Member Watson).

A motion was made by Chair Dernoga, seconded by Council Member Burroughs, that Council elect to review this Comprehensive Design Plan. The motion carried by the following vote:

Aye: 6 - Olson, Oriadha, Ivey, Burroughs, Dernoga and Blegay

Nay: 4 - Harrison, Hawkins, Franklin and Fisher

Absent: Watson

Attachment(s): [CDP-22002 Zoning Agenda Item Summary](#)
[CDP-22002 Notice of Oral Argument Hearing](#)
[CDP-22002 Planning Board Resolution](#)
CDP 22002 PORL
[CDP-22002 Technical Staff Report](#)
[CDP-22002 Planning Board Record](#)
[CDP-22002 Transcripts 09-14-2023](#)
[CDP-22002 Transcripts 09-07-2023](#)

PENDING FINALITY (continued)**DSP-20002****Giac Son Buddhist Temple****Applicant(s):** Giac Son Buddhist Temple Corp**Location:** Located in the southeast quadrant of the intersection of MD 197 (Laurel Bowie Road) and Snowden Road (1.64 Acres; RR Zone (prior R-R Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of a 4,625-square-foot place of worship and will maintain an existing single-family detached dwelling as an accessory parsonage.**Council District:** 1**Appeal by Date:** 11/2/2023**Review by Date:** 11/2/2023**Action by Date:** 1/22/2024**History:***Council elected to review this item (Vote: 8-1-1; Absent: Council Member Watson).***A motion was made by Chair Dernoga, seconded by Vice Chair Blegay, that Council elect to review this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:****Aye:** 8 - Olson, Harrison, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay**Nay:** 1 - Hawkins**Absent:** Watson**Abstain:** 1 - Franklin**Attachment(s):** [DSP-20002 Zoning Agenda Item Summary](#)
[DSP-20002 Notice of Oral Argument Hearing](#)
[DSP-20002 Nelson to Brown \(Appeal and Request for Oral Argument\) 11-2-2023](#)
[DSP-20002 Sollner-Webb to Brown \(Appeal Letter\) 11-2-2023](#)
[DSP-20002 Planning Board Resolution](#)
DSP-20002 PORL
[DSP-20002 Technical Staff Report](#)
[DSP-20002 Planning Board Record](#)
[DSP-20002 Transcripts 09-07-2023](#)
[DSP-20002 Transcripts 07-27-2023](#)
[DSP-20002 Transcripts 06-22-2023](#)

PENDING FINALITY (continued)**DSP-22025****Future Stars Early Learning Center**

Applicant(s): Future Stars Early Learning Center, LLC

Location: Located on the east side of Marlboro Pike, approximately 725 feet north of its intersection with Walker Mill Road (1.63 Acres; CGO Zone (Prior C-S-C Zone)).

Request: Requesting approval of a Detailed Site Plan (DSP) for conversion of a 1,053-square foot tenant space, within a 9,530-square-foot existing shopping center, to allow a day care center for children use to replace an existing commercial retail use.

Council District: 7

Appeal by Date: 11/9/2023

Review by Date: 11/9/2023

History:

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

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

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

Absent: Watson

Attachment(s): [DSP-22025 Zoning Agenda Item Summary](#)
[DSP-22025 Planning Board Resolution](#)
DSP-22025 PORL
[DSP-22025 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-95029-01****Reza Auto Body**

Applicant(s): Golamreza Sheibaniagdam

Location: Located in the southwest quadrant of the intersection of MD 704 (Martin Luther King Jr Highway) and I-95/495 (Capital Beltway) (1.07 Acres; CS Zone (prior C-M Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for a revision to DSP-95029, to add the land area of Parcel A (previous adjoining Lots 1–3) to the site plan area for use as a vehicle storage yard. This application also proposes the elimination of Conditions 1.a. and 6, set forth in the Prince George’s County District Council’s Order of Approval for DSP-95029. These two conditions are related to transportation improvements, which are no longer relevant.

Council District: 5

Appeal by Date: 11/2/2023

Review by Date: 11/2/2023

History:

Council waived election to review for this item (Vote:9-1; Absent: Council Member Watson).

A motion was made by Council Member Ivey, seconded by Council Member Fisher, that Council waive election to review this Detailed Site Plan (Prior Ordinance).

The motion carried by the following vote:

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

Nay: 1 - Hawkins

Absent: Watson and Oriadha

Attachment(s): [DSP-95029-01 Zoning Agenda Item Summary](#)
[DSP-95029-01 Planning Board Resolution](#)
DSP-95029-01 PORL
[DSP-95029-01 Technical Staff Report](#)

ADJOURN**ADJ92-23****ADJOURN**

History:

Meeting adjourned at 10:52 a.m.

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

Aye: 9 - Olson, Harrison, Hawkins, Franklin, Ivey, Burroughs, Fisher, Dernoga
and Blegay

Absent: Watson and Oriadha