



# Prince George's County Council

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

## Zoning Minutes - Draft Sitting as the District Council

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

*Jennifer A. Jenkins, Council Administrator*

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Tuesday, March 5, 2024

11:45 AM

Council Hearing Room

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### 11:45 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 Ivey at 12:10 p.m. with seven members present at roll call. (Council Member Fisher arrived at 12:15 p.m.) (Absent: Council Members Blegay, Franklin and Harrison).*

**Present:**        7 -     Chair Jolene Ivey  
                                 Council Member Thomas Dernoga  
                                 Council Member Edward Burroughs  
                                 Council Member Calvin S. Hawkins  
                                 Council Member Eric Olson  
                                 Council Member Krystal Oriadha  
                                 Council Member Ingrid Watson

**Absent:**            Vice Chair Sydney Harrison  
                                 Council Member Wala Blegay  
                                 Council Member Wanika Fisher  
                                 Council Member Mel Franklin

*Also Present:*

*Colette Gresham, Deputy Council Administrator*

*Karen T. Zavokas, Acting Associate Council Administrator*

*Rajesh Kumar, Principal Counsel to the District Council*

*Donna J. Brown, Clerk of the Council*

*James Walker-Bey, Associate Clerk of the Council*

*Lennie Moses, Deputy Clerk of the Council*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 02262024](#)

**District Council Minutes Dated February 26, 2024**

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

**Aye:** 7 - Ivey, Dernoga, Burroughs, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison, Blegay, Fisher and Franklin

**Attachment(s):** [2-26-2024 District Council Minutes Draft](#)

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**ITEM(S) FOR DISCUSSION***Request to Extend Time for Oral Argument Hearing*[SE-2022-003](#)**Glenn Dale Self Storage (Arcland Duvall Street)****Applicant(s):** Arcland Property Company, LLC**Location:** Located in the southwest quadrant of the intersection of Glenn Dale Boulevard and MD 564 (Lanham-Severn Road) (3.34 Acres; CS Zone (Prior C-M Zone).**Request:** Requesting approval of a Special Exception (SE) to use approximately 3.34 acres of land in the CS (Commercial Service) Zone located at 10810 and 10812 Duvall Street, Glenn Dale, Maryland for a Consolidated Storage facility.**Council District:** 4**Appeal by Date:** 2/20/2024**Review by Date:** 2/20/2024**Opposition:** Sean Suhar**History:**

*Council extended the time to hold a hearing for up to 45 additional days (Vote: 7-0; (Absent: Council Member Blegay, Fisher, Franklin and Harrison).*

**A motion was made by Council Member Watson, seconded by Council Member Hawkins, that council grant hearing extension date for this Special Exception. The motion carried by the following vote:**

**Aye:** 7 - Ivey, Dernoga, Burroughs, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison, Blegay, Fisher and Franklin

**Attachment(s):** [SE-2022-002 Zoning Agenda Item Summary](#)  
[SE 2022-002 Tedesco to Brown \(Request for extension & reschedule Oral Argument Hearing\) 2-22-2024](#)  
[SE-2022-002 Notice of Oral Argument Hearing](#)  
[SE 2022-002 Notice of ZHE Decision](#)  
[SE 2022-002 ZHE Decision](#)  
[SE-2022-002 PORL](#)  
[SE-2022-002 Technical Staff Report](#)  
[SE-2022-002 Exhibit List](#)  
[SE-2022-002 Exhibits #1-52](#)  
[SE-2022-002 Transcripts](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 11, 2024 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

**DSP-21001 Remand**

**Suffrage Point**

**Applicant(s):** Werrlein WSSC, LLC

**Location:** Located on the west side of 40th Place, at its intersection with Gallatin Street. (4.66 Acres; RSF-65 Zone (Prior R-55 and D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) to develop 41 single-family attached dwelling units on the lower parcel of the project formerly known as Magruder Pointe.

**Council District:** 2

**Appeal by Date:** 1/4/2024

**Review by Date:** 1/30/2024

**Action by Date:** 3/18/2024

**Municipality:** Hyattsville

**This Detailed Site Plan (Prior Ordinance) hearing date was announced.**

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**Attachment(s):** [DSP-21001 Remand Zoning Agenda Item Summary](#)  
[DSP-21001 Remand Maloney to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Smith to Brown \(Testimony\)\(Supplemental Comments Regarding Climate Change and Floodplains Part 2\) 3-4-2024](#)  
[DSP-21001 Remand Smith to Brown \(Testimony\)\(Supplemental Comments Regarding Climate Change and Floodplains\) 3-4-2024](#)  
[DSP-21001 Remand Smith to Brown \(Testimony\)\(Supplemental Comments Regarding Density\) 3-4-2024](#)  
[DSP-21001 Remand Veigas to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Fricklas to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Eisen to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Graham to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Broder to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Corrected Notice of Oral Argument Hearing Continuance](#)  
[DSP-21001 Remand Presentation Slides](#)  
[DSP-21001 Remand Smith to Brown \(Corrected Revised Testimony\) 2-19-2024](#)  
[DSP-21001 Remand Smith to Brown \(Revised Testimony\) 2-19-2024](#)  
[DSP-21001 Remand Davis to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-19-2024](#)  
[DSP-21001 Remand Wolf to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-19-2024](#)  
[DSP-21001 Remand Blackerby to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-18-2024](#)

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[DSP-21001 Remand Smith to Brown \(Testimony\) 2-16-2024](#)

[DSP-21001 Remand Kole to Brown \(Testimony\) 2-16-2024](#)

[DSP-21001 Remand Immordino to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-16-2024](#)

[DSP-21001 Remand Gingold to Brown \(Testimony\) 2-16-2024](#)

[DSP-21001 Remand Butt to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-16-2024](#)

[DSP-21001 Remand Graham \(Request to Reschedule Oral Argument & Testimony\) 2-16-2024](#)

[DSP-21001 Remand Simasek & Swisher to Brown \(Testimony\) 2-16-2024](#)

[DSP-21001 Remand Butt to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-15-2024](#)

[DSP-21001 Remand Boucher to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-15-2024](#)

[DSP-21001 Remand Marsh to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-15-2024](#)

[DSP 21001 Remand City of Hyattsville to Brown \(Request to Reschedule Oral Argument\) 2-12-2024](#)

[DSP-21001 Remand Waszczak \(Request to Reschedule Oral Argument & Testimony\) 2-12-2024](#)

[DSP-21001 Remand Smith to Brown \(Request to Reschedule Oral Argument\) 2-9-2024](#)

[DSP-21001 Remand Notice of Oral Argument Hearing](#)

[DSP-21001 Remand Planning Board Resolution](#)

DSP-21001 Remand PORL

[DSP-21001 Remand Technical Staff Report](#)

[DSP-21001 Remand Transcripts 11-2-2023](#)

[DSP-21001 Remand Transcripts 10-5-2023](#)

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[DSP-21001 Remand Planning Board Record](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 11, 2024 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

**SE-4856**

**Alexander Landing**

- Applicant(s):** ESC 9401 Westphalia L.C.
- Location:** Located on the south side of Westphalia Road, approximately 300 feet east of its intersection with Rock Spring Drive (10.00 Acres; RR/ MIO Zones (Prior R-R Zone).
- Request:** Requesting approval of a Special Exception (SE) to develop approximately 10.00 acres of land in the RR (Residential, Rural ) /MIO (Military Installation Overlay) Zones as 61 One -Family Attached Housing for the Elderly.
- Council District:** 6
- Appeal by Date:** 1/22/2024
- Review by Date:** 1/30/2024
- Action by Date:** 5/29/2024
- Opposition:** Wanda Collins, et. al.

**This Special Exception (Prior Ordinance) hearing date was announced.**

- Attachment(s):** [SE-4856 Zoning Agenda Item Summary](#)  
[SE-4856 Notice of Oral Argument Hearing](#)  
[SE-4856 Notice of ZHE Decision](#)  
[SE-4856 ZHE Decision](#)  
 SE-4856 PORL  
[SE-4856 Technical Staff Report](#)  
[SE-4856 ZHE Exhibit List](#)  
[SE-4856 Exhibits #1-83](#)  
[SE-4856 ZHE Transcripts 6-21-23](#)  
[SE-4856 ZHE Transcripts 8-2-23](#)  
[SE-4856 ZHE Transcripts 8-30-23](#)

**ADJOURN**

**ADJ27-24**

**ADJOURN**

**History:**

*This meeting adjourned at 12:16 p.m.*

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



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**Aye:** 8 - Ivey, Dernoga, Burroughs, Fisher, Hawkins, Olson, Oriadha and  
Watson

**Absent:** Harrison, Blegay and Franklin

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