



Prince George's County Council

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

Zoning Minutes - Draft 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, June 6, 2022

11:00 AM

Council Hearing Room

11:00 AM CALL TO ORDER - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)

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 11:15 a.m. with nine members present at roll call. (Absent. Franklin and Taveras) (Council Member Taveras arrived at 11:20 am and Council Member Franklin arrived at 11:28 am).

Present: 11 - Chair Calvin S. Hawkins
Council Member Thomas Dernoga
Council Member Mel Franklin
Council Member Dannielle Glaros
Vice Chair Sydney Harrison
Council Member Jolene Ivey
Council Member Rodney Streeter
Council Member Deni Taveras
Council Member Todd Turner
Council Member Edward Burroughs
Council Member Johnathan Medlock

INVOCATION / MOMENT OF SILENCE

Invocation was led by Council Administrator Robert Williams.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05162022](#)

District Council Minutes Dated May 16, 2022

A motion was made by Council Member Turner, seconded by Vice Chair Harrison, that this Minutes be approval. The motion carried by the following vote:

Aye: 11 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Attachment(s): [5-16-2022 District Council Minutes Draft](#)

DRAFT

ITEM(S) FOR DISCUSSION

[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.

This Conceptual Site Plan was deferred.

DRAFT

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](#)

ITEM(S) FOR DISCUSSION (Continued)

[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.

This Detailed Site Plan was deferred.

DRAFT

Attachment(s): [DSP-10011 Amend Conditions 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 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

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

(a) PLANNING BOARD**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:

Council waived election to review for this item (Vote:11-0).

A motion was made by Council Member Turner, seconded by Council Member Glaros, that Council waive election to review for this Comprehensive Design Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Attachment(s): [CDP-0505-02 Nelson to Brown \(Exception & Oral Argument Request\) 6-21-22](#)
[CDP-0502-02 Zoning Agenda Item Summary](#)
[CDP-0505-02 Planning Board Resolution 2022-53 - Signed](#)
 CDP-0505-02_PORL
[CDP-0505-02 Technical Staff Report](#)

PENDING FINALITY (Continued)[CDP-0601-01](#)**Case Yergat (Woodside Village)**

Applicant(s): Woodside Development, LLC

Location: Located on the south side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie Marlboro Road (158.28 Acres; LDC / MIO Zones).

Request: Requesting approval of a Comprehensive Design Plan (CDP) to develop a 158.28-acre site with up to 661 residential dwelling units, including 110–130 single-family attached dwellings (townhouses) and 516–531 single-family detached dwellings.

Council District: 6

Appeal by Date: 6/23/2022

Review by Date: 6/23/2022

History:

Council waived election to review for this item (Vote:11-0).

A motion was made by Council Member Medlock, seconded by Council Member Streeter, that Council waive election to review for this Comprehensive Design Plan. The motion carried by the following vote:

Aye: 11 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Attachment(s): [CDP-0601-01 Zoning Agenda Item Summary](#)
[CDP-0601-01 Planning Board Resolution 2022-50 - Signed](#)
CDP-0601-01_PORL
[CDP-0601-01 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-18034-02****Melford Town Center**

- Applicant(s):** St. John Properties, Inc.
- Location:** Located on the northern side of Melford Boulevard, in the northeastern and northwestern quadrants of its intersection with Curie Drive (52.23 Acres; TAC-E Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for 249 single-family attached (townhouses) dwelling units, including three architectural models, and construction of recreation facilities in Melford Town Center.
- Council District:** 4
- Appeal by Date:** 6/23/2022
- Review by Date:** 6/23/2022
- Municipality:** Bowie
- History:**

Council waived election to review for this item (Vote:11-0).

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

Aye: 11 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

- Attachment(s):** [DSP-18034-02 Corrected Planning Board Resolution 2022-58\(C\) - Signed](#)
[DSP-18034-02 Zoning Agenda Item Summary](#)
[DSP-18034-02 Planning Board Resolution 2022-58 - Signed](#)
DSP-18034-02_PORL
[DSP-18034-02 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-95073-06](#)**Kaiser Permanente Largo Medical Center**

Applicant(s): Morton A.Thomas And Associates, Inc.

Location: Located west of MD 202 (Landover Road), at the southwest corner of its intersection with Technology Way (14.71 Acres; RTO-H-E Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the construction of 11,050 square feet of additions to an existing medical building and an 80,000-square-foot addition to the existing parking garage.

Council District: 6

Appeal by Date: 6/23/2022

Review by Date: 6/23/2022

History:

Council waived election to review for this item (Vote:11-0).

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

Aye: 11 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Attachment(s): [DSP-95073-06 Zoning Agenda Item Summary](#)
[DSP-95073-06 Planning Board Resolution 2022-52 - Signed](#)
DSP-95073-06_PORL
[DSP-95073-06 Technical Staff Report](#)

PENDING FINALITY (Continued)**[SDP-0614-H1](#)****Beech Tree East Village, Lot 6 Block U**

Applicant(s): Michelle Clancy

Location: Located on the west side of Sissinghurst Place, approximately 155 feet from its intersection with Beech Tree Parkway (0.16 Acres; LDC Zone).

Request: Requesting approval of a Specific Design Plan (SDP) to construct a 12- by 19-foot enclosure over an existing deck at the rear of an existing single-family detached dwelling within the rear yard setback.

Council District: 6

Appeal by Date: 6/10/2022

Review by Date: 6/30/2022

History:

Council waived election to review for this item (Vote:11-0).

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

Aye: 11 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Attachment(s): [SDP-0614-H1 PLB Memo](#)
[SDP-0614-H1 Zoning Agenda Item Summary](#)
[SDP-0614-H1 Planning Board Resolution](#)
SDP-0614-H1_PORL
[SDP-0614-H1 Technical Staff Report](#)

BRIEFING - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)

[BR 06062022](#)

Briefing: Prince George's County Alumnae Chapter, Delta Sigma Theta Sorority, Incorporated

Miriam L. Brewer, PGCAC Chapter President

Opal Snelling Moore, FWAC Chapter President

Barbara Gardner, PGCAC Social Action Committee Chair

W. Selena Foster, PGCAC

Janet Luallen, PGCAC

Krystal Moore, PGCAC

Bonnie Sermons Sullivan, PGCAC Social Action Committee Co-Chair

ADJOURN

History:

Meeting adjourned at 12:50 pm.

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

Aye: 11 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

[ADJ74-22](#)

ADJOURNED

1:30 P.M. EDUCATION & WORKFORCE DEVELOPMENT COMMITTEE - (Virtual Meeting)

(SEE SEPARATE AGENDA)

2:30 P.M. COMMITTEE OF THE WHOLE - (Accessible in a Hybrid Manner--Both Virtually and In-Person)

(SEE SEPARATE AGENDA)