



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

Derrick Leon Davis, District 6

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, District 9

Jolene Ivey, District 5

Rodney C. Streeter, District 7

Deni L. Taveras, Vice Chair, District 2

Todd M. Turner, District 4

Vacant - District 8 (effective: 11/8/2021)

Robert J. Williams, Jr., Council Administrator

Monday, November 15, 2021

10:00 AM

VIRTUAL MEETING

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

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 10:06 a.m. with seven members present at roll call (Council Member Franklin, Streeter and Taveras Absent). Council Member Taveras arrived at 10:16 a.m. and Council Member Franklin arrived at 10:20 a.m.

Present: 9 - Council Member Todd Turner
 Chair Calvin S. Hawkins
 Council Member Derrick Davis
 Council Member Thomas Dernoga
 Council Member Mel Franklin
 Council Member Dannielle Glaros
 Council Member Sydney Harrison
 Council Member Jolene Ivey
 Vice Chair Deni Taveras

Absent: Council Member Rodney Streeter

INVOCATION / MOMENT OF SILENCE

Invocation was led by Council Member Sydney J. Harrison.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Thomas Dernoga.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 11082021](#)

District Council Minutes dated November 8, 2021

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

Aye: 8 - Turner, Hawkins, Davis, Dernoga, Glaros, Harrison, Ivey and Streeter

Absent: Franklin and Taveras

Attachment(s): [DRAFT District Council Minutes 11-08-2021](#)

REFERRED FOR DOCUMENT[A-9973-02](#)**Woodside Village****Applicant(s):** Woodside Development, LLC**Location:** Located on the southern side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road (158.11 Acres; R-M / M-I-O Zones).**Request:** Requesting approval to amend the Woodside Village Basic Plan that currently includes approximately 381.95 acres of land (with multiple owners) in the R-M (Residential Medium Development) and M-I-O (Military Installation Overlay) Zones in order to separate out Applicant's approximately 158.11-acre property (consisting of Parcels 5 and 19) and create a separate Basic Plan.**Council District:** 6**Appeal by Date:** 11/15/2021**Action by Date:** 1/13/2022**Opposition:** None**History:**

Council adopted the prepared order of approval, with conditions (Vote: 7-0; Absent Council Members Franklin, Streeter, and Taveras).

A motion was made by Council Member Davis, seconded by Council Member Harrison, that this Basic Plan Amendment be adopted. The motion carried by the following vote:

Aye: 7 - Turner, Hawkins, Davis, Dernoga, Glaros, Harrison and Ivey

Absent: Franklin, Streeter and Taveras

Attachment(s): [A-9973-02 Zoning Agenda Item Summary](#)[A-9973-02 Notice of ZHE Decision](#)[A-9973-02 ZHE Decision](#)

A-9973-02 - PORL

[A-9973-02 Technical Staff Report](#)[A-9973-02 Exhibit List](#)[A-9973-02 Exhibits 1-48](#)[A-9973-02 Transcripts 09-29-2021](#)

A-9973-02 Memo to Clerk

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[DSP-07043-01](#)**3700 Forestville Road Warehouse (Jemal's Post)**

- Applicant(s):** 3700 Forestville Road, LLC
- Location:** Located in the southwest quadrant of the interchange of MD 4 (Pennsylvania Avenue) and I-95/I-495 (Capital Beltway) (33.35 Acres; I-1 / M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a warehouse containing 130,625 square feet within the Military Installation Overlay (M-I-O) Zone.
- Council District:** 6
- Appeal by Date:** 12/9/2021
- Review by Date:** 1/10/2022
- History:**

Council waived election to review for this item (Vote: 8-0; Absent: Council Members Franklin and Streeter).

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

Aye: 8 - Turner, Hawkins, Davis, Dernoga, Glaros, Harrison, Ivey and Taveras

Absent: Franklin and Streeter

- Attachment(s):** [DSP-07043-01 Zoning Agenda Item Summary](#)
[DSP-07043-01 Planning Board Resolution](#)
DSP-07043-01_PORL
[DSP-07043-01 Technical Staff Report](#)

PENDING FINALITY (Continued)

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.

DSP-20054**Enclave at Brandywine**

- Applicant(s):** Fogler-Pratt Development
- Location:** Located on the west side of US 301 (Robert Crain Highway) (19.11 Acres; R-T Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the construction of 104 single-family attached dwelling (townhouse) units.
- Council District:** 9
- Appeal by Date:** 12/9/2021
- Review by Date:** 1/10/2022

History:

Council waived election to review for this item (Vote: 8-0; Absent: Council Member Franklin and Streeter).

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

Aye: 8 - Turner, Hawkins, Davis, Dernoga, Glaros, Harrison, Ivey and Taveras

Absent: Franklin and Streeter

- Attachment(s):** [DSP-20054 Zoning Agenda Item Summary](#)
[DSP-20054 Planning Board Resolution 2021-126](#)
 DSP-20054_PORL
[DSP-20054 Technical Staff Report](#)

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

Hearing Dates & Times Subject to Change

A-10051 Remand**Carozza Property**

- Applicant(s):** Maria Volpe and Sandra Carey, Trustees/Carozza Property
- Location:** Located in the southwest quadrant of the intersection of Pennsylvania Avenue (MD 4) and Woodyard Road (60.02 Acres; R-R Zone).
- Request:** Requesting approval of a Zoning Map Amendment for the rezoning of approximately 60.02 acres of R-R (Rural Residential) zoned land to the M-X-T (Mixed Use – Transportation Oriented) Zone.
- Council District:** 9
- Appeal by Date:** 8/9/2021
- Action by Date:** 2/9/2022
- Opposition:** Marwood Community, et. al.
- Attachment(s):** [A-10051 Remand Zoning Agenda Item Summary](#)
[A-10051 Remand Presentation Slides](#)
[A-10051 Remand Transcripts 04-14-2021](#)
[A-10051 Remand Notice of Oral Argument Hearing](#)
[A-10051 Remand Nelson to Brown Letter 08-23-2021](#)
[A-10051 Remand Nelson to Brown \(email\) Letter 08-23-2021](#)
[A-10051 Remand Nelson to Brown Appeal 8-3-21](#)
[A-10051 Remand email Nelson to Brown Appeal 08032021](#)
[A-10051 Remand Zoning Case Summary](#)
[A-10051 Remand Notice of ZHE Decision](#)
[A-10051 Remand ZHE Decision](#)
A-10051 Remand PORL
[A-10051 Remand Exhibits List](#)
[A-10051 Remand Exhibits 1-19](#)
[A-10051 Remand Memo to the Clerk](#)

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

Hearing Dates & Times Subject to Change

DSP-20020**Beltway Plaza-Phase 1**

Applicant(s): GB Mall Limited Partnership

Location: Located on the south side of Breezewood Drive, east of the intersection with Cherrywood Lane (53.88 Acres; M-U-I / D-D-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for Phase 1 of the redevelopment of Beltway Plaza, to include 750 multifamily residential dwelling units, a hotel, recreation center, and limited streetscape improvements.

Council District: 4

Appeal by Date: 11/4/2021

Review by Date: 11/4/2021

Action by Date: 1/28/2022

Municipality: Greenbelt

Attachment(s): [DSP-20020 Zoning Agenda Item Summary](#)
[DSP-20020 Presentation Slides](#)
[DSP-20020 Transcripts](#)
[DSP-20020 Tedesco to Brown Petition for Appeal 12-28-2021](#)
[DSP-20020 Nelson to Brown Petition for Appeal and Request for Oral Argument 10-29-2021](#)
[DSP-20020 Notice of Oral Argument Hearing](#)
[DSP-20020 Planning Board Resolution 2021-113](#)
DSP-20020_PORL
[DSP-20020 Technical Staff Report](#)
[DSP-20020 Planning Board Record](#)

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

Hearing Dates & Times Subject to Change

[DSP-04054-03](#)

Bellefonte

- Applicant(s):** Matan Companies, LLLP
- Location:** Located on the west side of Louie Pepper Drive, approximately 200 feet north of MD 223 (Woodyard Road) (29.31 Acres; I-4 / M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of two warehouse buildings with associated parking and infrastructure within the Military Installation Overlay (M-I-O) Zone.
- Council District:** 9
- Appeal by Date:** 11/12/2021
- Action by Date:** 1/26/2022
- Comment(s):** Mandatory Review:
{District Council review of this case is required by conditions imposed by Council on Zoning Case A-9758-C}
- Attachment(s):** [DSP-04054-03 Zoning Agenda Item Summary](#)
[DSP-04054-03 Presentation Slides](#)
[DSP-04054-03 Transcripts](#)
[DSP-04054-03 Notice of Oral Argument Hearing](#)
[DSP-04054-03 Planning Board Resolution](#)
[2021-117 - Signed](#)
DSP-04054-03_PORL
[DSP-04054-03 Technical Staff Report](#)
[DSP-04054-03 Planning Board Record](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 10, 2022 AT 10:00 A.M.*Hearing Dates & Times Subject to Change***DSP-99044-20****The Mall At Prince George's (Self Storage)**

- Applicant(s):** PSG East West Storage
- Location:** Located in the northwest quadrant of the intersection of MD 410 (East West Highway) and Belcrest Road, approximately 1,600 feet west of the intersection of MD 410 and MD 500 (Queens Chapel Road), within the property known as the Mall at Prince George's Plaza (51.03 Acres; M-U-I / T-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for an amendment to the list of allowed uses for the subject property, per Section 27-548.09.01(b) of the Prince George's County Zoning Ordinance, to construct 796 consolidated storage units in the basement of the existing shopping center, known as The Mall at Prince George's Plaza.
- Council District:** 2
- Appeal by Date:** 11/18/2021
- Action by Date:** 1/26/2022
- Comment(s):** Mandatory Review:
{District Council review of this case is required by Section 27-548.09.01(b) (5) of the Zoning Ordinance}
- Municipality:** Hyattsville
- Attachment(s):** [DSP-99044-20 Zoning Agenda Item Summary](#)
[DSP-99044-20 Presentation Slides](#)
[DSP-99044-20 Transcripts](#)
[DSP-99044-20 Notice of Oral Argument Hearing](#)
[DSP-99044-20 Planning Board Resolution](#)
[2021-120 - Signed](#)
DSP-99044-20_PORL
[DSP-99044-20 Technical Staff Report](#)
[DSP-99044-20 Planning Board Record](#)

Add102-21**ADDITION TO THE AGENDA (1)**

A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Additions to the Agenda be accepted the additions package. The motion carried by the following vote:

Aye: 9 - Turner, Hawkins, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter and Taveras

Absent: Franklin

EXECUTIVE SESSION (VIRTUAL MEETING)

[EX 11152021](#)

Motion to convene in Executive Session pursuant to Section 3-305(b)(7), and (8), General Provisions Article, Annotated Code of Maryland, in order to discuss and consider pending or potential litigation and to consult with counsel to seek legal advice, specifically to seek legal advice on the Special Election process and on Countywide Map Amendment issues.

A motion was made by Council Member Davis, seconded by Council Member Franklin, that this Executive Session be convened into Executive Session. The motion carried by the following vote:

Aye: 9 - Turner, Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey and Taveras

Absent: Streeter

[Add101-21](#)

ADDITION TO THE AGENDA (2)

COUNTY COUNCIL ITEMS - (SEE SEPARATE AGENDA)

[ADJ76-21](#)

ADJOURN

A motion was made by Council Member Davis, seconded by Vice Chair Taveras, that this ADJOURN be Executive Session held. The motion carried by the following vote:

Aye: 9 - Turner, Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey and Taveras

Absent: Streeter

11:15 A.M. COMMITTEE OF THE WHOLE - (Virtual Meeting)

(SEE SEPARATE AGENDA)