



# Prince George's County Council

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

## Zoning Minutes - Draft 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*

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**Monday, June 5, 2023**

**10:00 AM**

**Committee Hearing Room**

**2027**

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### **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 10:15 a.m. with eight members present at roll call. (Absent: Council Members Olson, Harrison and Hawkins).*

**Present:**           8 -     Council Member Ingrid Watson  
  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 Eric Olson  
  Council Member Sydney Harrison  
  Council Member Calvin S. Hawkins

*Also Present:*

*Jennifer A. Jenkins, Council Administrator*

*Stan Brown, People's Zoning Counsel*

*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 Oriadha.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 05302023](#)

**District Council Minutes Dated May 30, 2023**

**A motion was made by Vice Chair Blegay, seconded by Council Member Watson, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 8 - Watson, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

**Absent:** Olson, Harrison and Hawkins

**Attachment(s):** [5-30-2023 District Council Minutes Draft](#)

**REFERRED FOR DOCUMENT****SE-4852****Westgate Apartments**

- Applicant(s):** Westgate at Laurel, LLC
- Location:** Located on the north side of Gorman Avenue (MD 198), approximately 600 feet east of its intersection with Van Dusen Road and identified as 8100-8216 Gorman Avenue, Laurel, Maryland (9.22 acres; RMF-20 Zone).
- Request:** Requesting approval of a Special Exception (SE) to alter a certified Nonconforming Use (Multifamily Dwellings known as “Westgate at Laurel Apartments”).
- Council District:** 1
- Appeal by Date:** 3/3/2023
- Review by Date:** 3/3/2023
- Action by Date:** 7/3/2023
- Opposition:** {None}
- History:**

*Council adopted the prepared order (Vote: 8-0; Absent: Council Members Olson, Harrison and Hawkins).*

**A motion was made by Council Member Ivey, seconded by Council Member Watson, that this Special Exception be adopted. The motion carried by the following vote:**

**Aye:** 8 - Watson, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

**Absent:** Olson, Harrison and Hawkins

- Attachment(s):** [SE-4852 Zoning Agenda Item Summary](#)  
[SE-4852 Presentation Slides](#)  
[SE 4852 Notice of Rescheduled Oral Argument Hearing](#)  
[SE 4852 Notice of Oral Argument Hearing](#)  
[SE 4852 Notice of ZHE Decision](#)  
[SE-4852 ZHE Decision](#)  
 SE-4852\_PORL  
[SE-4852 Technical Staff Report](#)  
[SE-4852 ZHE Exhibit List](#)  
[SE-4852 Exhibits #1-35](#)  
 SE-4852 ZHE Transcripts  
[SE-4852 ZHE Transcripts](#)  
[PZC Notice of Intention to Participate District Council 5-8-2023](#)

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**PENDING FINALITY****(a) PLANNING BOARD****DSP-15021-01****Hyattsville Brightseat Road**

- Applicant(s):** Hyattsville Brightseat Road RE LLC
- Location:** Located on the northeast side of the intersection of Brightseat Road and Medical Center Drive (5.30 Acres; IE Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for a revision to DSP-15021, to replace one 4-story, 124-room hotel building with a 4,050-square-foot gas station and food or beverage store, specifically, a 7-Eleven store.
- Council District:** 5
- Appeal by Date:** 6/22/2023
- Review by Date:** 6/22/2023
- History:**

*Council waived election to review for this item (Vote: 8-0; Absent: Council Members Olson, Harrison and Hawkins).*

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

- Aye:** 8 - Watson, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay
- Absent:** Olson, Harrison and Hawkins

- Attachment(s):** [DSP-15021-01 Zoning Agenda Item Summary](#)  
[DSP-15021-01 Planning Board Resolution](#)  
DSP-15021-01 PORL  
[DSP-15021-01 Technical Staff Report](#)

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**PENDING FINALITY (continued)**[DSP-21034](#)**Advance Auto**

**Applicant(s):** Central Property Group, LLC

**Location:** Located at the northwest corner of the intersection of MD 214 (Central Avenue) and Norair Avenue (1.14 Acres; LTO-E / CGO / MIO Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of a one-story, 6,889-square-foot building for a vehicle parts or tire store.

**Council District:** 5

**Appeal by Date:** 6/22/2023

**Review by Date:** 6/22/2023

**History:**

*Council waived election to review for this item (Vote: 8-0; Absent: Council Members Olson, Harrison and Hawkins).*

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

**Aye:** 8 - Watson, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

**Absent:** Olson, Harrison and Hawkins

**Attachment(s):** [DSP-21034 Zoning Agenda Item Summary](#)  
[DSP-21034 Planning Board Resolution 2023-51](#)  
[- Signed](#)  
DSP-21034\_PORL  
[DSP-21034 Technical Staff Report](#)

**PENDING FINALITY (continued)**[SDP-0002-H14](#)**Cameron Grove Phase Two, Lot 83, Block A****Applicant(s):** Stoneridge Outdoor Living, LLC**Location:** Located in the larger development known as the Cameron Grove Phase Two development, on the west side of Pine Ridge Court cul-de-sac, approximately 250 feet south of its intersection with New Acadia Lane (0.27 Acres; LCD Zone).**Request:** Requesting approval of a Specific Design Plan (SDP) for the addition of a 10-foot by 16.25-foot sunroom, at grade, to an existing single-family detached dwelling located in the Cameron Grove development.**Council District:** 6**Appeal by Date:** 6/22/2023**Review by Date:** 6/22/2023**History:**

*Council waived election to review for this item (Vote: 8-0; Absent: Council Members Olson, Harrison and Hawkins).*

**A motion was made by Vice Chair Blegay, seconded by Council Member Ivey, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:**

**Aye:** 8 - Watson, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

**Absent:** Olson, Harrison and Hawkins

**Attachment(s):** [SDP-0002-H14 Zoning Agenda Item Summary](#)  
[SDP-0002-H14 Planning Board Resolution 2023-48 - Signed](#)  
SDP-0002-H14\_PORL  
[SDP-0002-H14 Technical Staff Report](#)

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**PENDING FINALITY (continued)**[SDP-0609-H7](#)**Balmoral, Lot 21, Block E****Applicant(s):** Michelle Clancy**Location:** Located in the larger development known as Balmoral Phase 2 on the west side of US 301 (Robert Crain Highway), in the southwest quadrant of the intersection of Cauncer Court and Perthshire Place (0.19 Acres; LCD Zone).**Request:** Requesting approval of a Specific Design Plan (SDP) for construction of a 12-foot by 20-foot, irregular-shaped deck that is elevated 8 feet high from the grade, with a 3-foot, 6-inch railing, at the rear of an existing single-family detached dwelling, extending 6 feet into the rear yard setback.**Council District:** 6**Appeal by Date:** 6/22/2023**Review by Date:** 6/22/2023**History:**

*Council waived election to review for this item (Vote: 8-0; Absent: Council Members Olson, Harrison and Hawkins).*

**A motion was made by Vice Chair Blegay, seconded by Council Member Ivey, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:**

**Aye:** 8 - Watson, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

**Absent:** Olson, Harrison and Hawkins

**Attachment(s):** [SDP-0609-H7 Agenda Item Summary](#)  
[SDP-0609-H7 Planning Board Resolution](#)  
SDP-0609-H7 PORL  
[SDP-0609-H7 Technical Staff Report](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JUNE 20, 2023 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[DSP-22022](#)

**Hillside at Fort Washington**

**Applicant(s):** BGH Fort Washington, LLC

**Location:** Located in Fort Washington, on the east side of Oxon Hill Road, approximately 200 feet south of its intersection with Joellyn Court (14.11 Acres; RR Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for 64 single-family attached dwelling units.

**Council District:** 8

**Appeal by Date:** 5/25/2023

**Review by Date:** 5/25/2023

**Action by Date:** 7/14/2023

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

**Attachment(s):** [DSP-22022 Notice of Oral Argument Hearing](#)  
[DSP-22022 Zoning Agenda Item Summary](#)  
[DSP-22022 Planning Board Resolution](#)  
DSP-22022 PORL  
[DSP-22022 Technical Staff Report](#)  
[DSP-22022 Planning Board Record](#)  
[DSP-22022 Transcript 3-30-2023](#)



**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JUNE 20, 2023 AT 10:00 A.M.***Hearing Dates & Times Subject to Change***DSP-22028****Fairwood Square**

**Applicant(s):** Timberlake Homes

**Location:** Located on the southeast quadrant of the intersection of MD 450 (Annapolis Road) and MD 193 (Enterprise Road) (22.29 Acres; RE Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of 200 single-family attached (townhouse) dwelling units.

**Council District:** 6

**Appeal by Date:** 5/25/2023

**Review by Date:** 5/25/2023

**Action by Date:** 7/14/2023

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

**Attachment(s):** [DSP-22028 Notice of Oral Argument Hearing](#)  
[DSP-22028 Zoning Agenda Item Summary](#)  
[DSP-22028 Planning Board Resolution](#)  
 DSP-22028 PORL  
[DSP-22028 Technical Staff Report](#)  
[DSP-22028 Planning Board Record](#)  
[DSP-22028 Transcripts 3-23-2023](#)  
[DSP-22028 Transcripts 3-30-2023](#)  
[DSP-22028 Transcripts 4-13-2023](#)

**ADJOURN****ADJ61-23****ADJOURN****History:**

*Meeting adjourned at 10:26 a.m.*

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

**Aye:** 8 - Watson, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

**Absent:** Olson, Harrison and Hawkins