



# 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, Vice Chair, District 9*  
*Jolene Ivey, District 5*  
*Rodney C. Streeter, District 7*  
*Deni L. Taveras, District 2*  
*Todd M. Turner, District 4*  
*Vacant - District 8 (effective: 11/8/2021)*

*Robert J. Williams, Jr., Council Administrator*

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Tuesday, February 8, 2022

1:00 PM

Virtual Meeting

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

### **1:00 PM CALL TO ORDER - (VIRTUAL)**

*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 1:26 p.m. with ten members present at roll call.*

**Present:** 10 - Chair Calvin S. Hawkins  
Council Member Derrick Davis  
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

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 01242022](#)

**District Council Minutes Dated January 24, 2022.**

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

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

**Attachment(s):** [District Council Minutes Draft 1-24-2022](#)

DRAFT

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**REFERRED FOR DOCUMENT****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.

**History:**

*Council adopted prepared order (Vote: 6-2-2; Nay: Council Members Dernoga and Ivey; Abstain: Council Members Hawkins and Glaros).*

**A motion was made by Vice Chair Harrison, seconded by Council Member Davis, that this Zoning Map Amendment be adopted. The motion carried by the following vote:**

- Aye:** 6 - Davis, Franklin, Harrison, Streeter, Taveras and Turner
- Nay:** 2 - Dernoga and Ivey
- Abstain:** 2 - Hawkins and Glaros

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**Attachment(s):** [A-10051 Remand Zoning Agenda Item Summary](#)  
[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](#)

**REFERRED FOR DOCUMENT****ERR-284****JH Calvert Park, LLC**

**Applicant(s):** JH Calvert Park, LLC

**Location:** Located approximately 530 feet east of its intersection with Taylor Rd within the Corporate limits of the Town of Riverdale, 5203 Riverdale Rd. Riverdale Park MD (1.211 Acres; R-10 Zone).

**Request:** Requesting approval for validation of Permit No. 47380-2014 for the erection of a six (6)- foot-high fence to enclose a dumpster on property improved with a single, five (5) -story multifamily dwelling with 55 dwelling units.

**Council District:** 3

**Appeal by Date:** 2/2/2022

**Action by Date:** 5/3/2022

**Municipality:** Town of Riverdale Park

**Opposition:** None

**History:**

*Council adopted prepared order (Vote: 10-0).*

**A motion was made by Council Member Glaros, seconded by Council Member Ivey, that this Permit issued in error be adopted. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

**Attachment(s):** [ERR-284 Zoning Agenda Item Summary](#)

[ERR-284 Notice of ZHE Decision](#)

[ERR-284 ZHE Decison](#)

[ERR-284 PORL](#)

[ERR-284 Exhibit List](#)

[ERR-284 Exhibits 1-37](#)

[ERR-284 Transcript 08-18-2021](#)

**ADJOURN****ADJ14-22****ADJOURNED**

**History:**

*Meeting adjourned at 1:35 p.m.*

**A motion was made by Council Member Streeter, seconded by Council Member Davis, that this meeting be Adjourned. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner