



# 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, September 11, 2023**

**11:00 AM**

**Council Hearing Room**

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### **11:00 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 11:27 a.m. with eight members present at roll call. (Absent: Council Members Franklin, Hawkins and Ivey).*

**Present:**           8 -     Council Member Eric Olson  
                                  Council Member Ingrid Watson  
                                  Council Member Sydney Harrison  
                                  Council Member Krystal Oriadha  
                                  Council Member Edward Burroughs  
                                  Council Member Wanika Fisher  
                                  Chair Thomas Dernoga  
                                  Vice Chair Wala Blegay

**Absent:**             Council Member Calvin S. Hawkins  
                                  Council Member Mel Franklin  
                                  Council Member Jolene Ivey

*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 led by Council Member Dernoga.*

**PLEDGE OF ALLEGIANCE**

*Pledge of Allegiance led by Council Member Burroughs.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 07172023](#)

**District Council Minutes Dated July 17, 2023**

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

**Aye:** 8 - Olson, Watson, Harrison, Oriadha, Burroughs, Fisher, Dernoga and Blegay

**Absent:** Hawkins, Franklin and Ivey

**Attachment(s):** [7-17-2023 District Council Minutes Draft](#)

**ORAL ARGUMENTS****ZMA-2022-001****Marianne Davies Trust Development**

- Applicant(s):** Land Development Investors II, LLC and Cottage City Mennonite Church, Inc.
- Location:** Located on the south side of Greenbelt Road (MD 193), approximately .35 miles west of its intersection with Lanham-Severn Road (MD 564) (12.426 Acres; RR Zone).
- Request:** Requesting approval of a Zoning Map Amendment (ZMA) for the rezoning of approximately 12.426 acres in the RR (Residential, Rural) Zone to the RMF-48 (Residential, Multifamily-48) Zone.
- Council District:** 3
- Appeal by Date:** 5/22/2023
- Action by Date:** 10/18/2023
- Opposition:** Wingate Homeowners Association, Inc., et.al.
- History:**

*Dominique Lockhart and Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Nathaniel Forman, attorney for applicant spoke in support. Sean Suhar and Jon Robinson spoke in opposition. (Council took case under advisement).*

**This Zoning Map Amendment was taken under advisement.**

- Attachment(s):** [ZMA-2022-001 Zoning Agenda Item Summary](#)  
[ZMA-2022-001 Presentation Slides](#)  
[ZMA-2022-001 - Notice of Oral Argument Hearing](#)  
[ZMA-2022-001- Forman to Brown \(Exceptions 5-14-2023\)](#)  
[ZMA-2022-001- Notice of ZHE Decision](#)  
[ZMA-2022-001 - ZHE Decision](#)  
 ZMA-2022-001 - POR List  
[ZMA-2022-001 Technical Staff Report](#)  
[ZMA-2022-001 - Exhibit List](#)  
[ZMA-2022-001- Exhibits #1-41](#)  
[ZMA-2022-001-Transcripts 2-8-23](#)  
[ZMA-2022-001-Transcripts 2-22-23](#)  
[ZMA-2022-001-Transcripts 3-1-23](#)  
[PZC Notice of Intention to Participate](#)

**ORAL ARGUMENTS (continued)****CSP-21001****Linda Lane Property****Applicant(s):** Curtis Investment Group, Inc.**Location:** Located in the southwest quadrant of the intersection of Linda Lane and MD 5 (Branch Avenue) (5.60 Acres; CN Zone (Prior M-X-T Zone)).**Request:** Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 105 multifamily units and 104,600 square feet of commercial/retail space. There are two existing single-family detached dwellings and a commercial / office building on the property, which will be razed.**Council District:** 8**Appeal by Date:** 7/24/2023**Review by Date:** 7/24/2023**Action by Date:** 10/3/2023**History:**

*Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Matthew Tedesco, attorney for applicant spoke in support. Monique Taylor, Tony Wilson and Belinda Watson spoke in opposition. Council referred this item to staff for preparation of a document of remand to the Planning Board. (Vote: 6-0; Absent: Council Members Hawkins, Franklin, Fisher, Ivey and Oriadha).*

**A motion was made by Council Member Burroughs, seconded by Council Member Harrison, that this Conceptual Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 6 - Olson, Watson, Harrison, Burroughs, Dernoga and Blegay**Absent:** Hawkins, Franklin, Oriadha, Ivey and Fisher

**Attachment(s):** [CSP-21001 Zoning Agenda Item Summary](#)  
[CSP-21001 Presentation Slides](#)  
[CSP-21001 Notice of Oral Argument Hearing](#)  
[CSP-21001 Planning Board Resolution](#)  
 CSP-21001 PORL  
[CSP-21001 Technical Staff Report](#)  
[CSP-21001 Transcripts](#)  
[CSP-21001 Planning Board Record](#)  
[PZC Notice of Intention to Participate](#)

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**PENDING FINALITY****(a) PLANNING BOARD****CDP-0303-01****Kenwood Village**

**Applicant(s):** BHC, Incorporated, C/O Mid-Atlantic Builders

**Location:** Located south of the proposed intersection of White House Road and Harry S Truman Drive in Upper Marlboro, Maryland (63.1 Acres; LCD Zone (Prior R-S Zone).

**Request:** Requesting approval of a Comprehensive Design Plan (CDP) amendment to develop a 63.10-acre site with up to 124 single-family detached residential dwelling units.

**Council District:** 6

**Appeal by Date:** 8/31/2023

**Review by Date:** 10/2/2023

**History:**

*Council waived election to review for this item (Vote:6-0; Absent: Council Members Hawkins, Franklin, Fisher, Ivey and Oriadha).*

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

**Aye:** 6 - Olson, Watson, Harrison, Burroughs, Dernoga and Blegay

**Absent:** Hawkins, Franklin, Oriadha, Ivey and Fisher

**Attachment(s):** [CDP-0303-01 Zoning Agenda Item Summary](#)  
[CDP-0303-01 Planning Board Resolution](#)  
CDP-0303-01 PORL  
[CDP-0303-01 Technical Staff Report](#)

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**PENDING FINALITY (continued)**[DET-2022-003](#)**Allora Brandywine 2.0**

**Applicant(s):** Brandywine Crossing Apartments Phase II, LLC

**Location:** Located on the east side of Matapeake Business Drive, approximately 1,280 feet north of the intersection with Timothy Branch Drive (8.27 Acres; TAC-C Zone).

**Request:** Requesting approval of a Detailed Site Plan (DET) for development of 221 multifamily dwelling units, consisting of 132 one-bedroom and 89 two-bedroom units, in five buildings.

**Council District:** 9

**Appeal by Date:** 8/17/2023

**Review by Date:** 9/18/2023

**History:**

*Council waived election to review for this item (Vote:6-0; Absent: Council Members Hawkins, Franklin, Fisher, Ivey and Oriadha).*

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

**Aye:** 6 - Olson, Watson, Harrison, Burroughs, Dernoga and Blegay

**Absent:** Hawkins, Franklin, Oriadha, Ivey and Fisher

**Attachment(s):** [DET-2022-003 Zoning Agenda Item Summary](#)  
[DET-2022-003 Planning Board Resolution](#)  
DET-2022-003 PORL  
[DET-2022-003 Technical Staff Report](#)

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**PENDING FINALITY (continued)****DSP-22014****Wood Property**

**Applicant(s):** ADC, Builders Inc., C/O Alan Cohen

**Location:** Located on the north side of Armstrong Lane, approximately 450 feet west of its intersection with Presidential Parkway (18.09 Acres; TAC-E / MIO Zones (prior M-X-T / M-I-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of 88 single-family attached (townhouse) dwelling units.

**Council District:** 6

**Appeal by Date:** 8/17/2023

**Review by Date:** 9/18/2023

**History:**

*Council waived election to review for this item (Vote:6-0; Absent: Council Members Hawkins, Franklin, Fisher, Ivey and Oriadha).*

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

**Aye:** 6 - Olson, Watson, Harrison, Burroughs, Dernoga and Blegay

**Absent:** Hawkins, Franklin, Oriadha, Ivey and Fisher

**Attachment(s):** [DSP-22014 Zoning Agenda Item Summary](#)  
[DSP-22014 Planning Board Resolution](#)  
DSP-22014 PORL  
[DSP-22014 Technical Staff Report](#)

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**PENDING FINALITY (continued)****DSP-91071-03****Highland Park Senior Housing**

**Applicant(s):** Community Housing Initiative Inc.

**Location:** Located on the south side of Sheriff Road, approximately 150 feet east of its intersection with MD 704 (Martin Luther King Jr. Highway) (18.69 Acres; RSF-95 Zone (prior R-80 Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) as an amendment to DSP-91071-02 for development of an apartment building for the elderly, consisting of 137 dwelling units.

**Council District:** 5

**Appeal by Date:** 8/31/2023

**Review by Date:** 10/2/2023

**History:**

*Council waived election to review for this item (Vote:7-0; Absent: Council Members Hawkins, Franklin, Ivey and Oriadha).*

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

**Aye:** 7 - Olson, Watson, Harrison, Burroughs, Fisher, Dernoga and Blegay

**Absent:** Hawkins, Franklin, Oriadha and Ivey

**Attachment(s):** [DSP-91071-03 Zoning Agenda Item Summary](#)  
[DSP-91071-03 Planning Board Resolution](#)  
DSP-91071-03 PORL  
[DSP-91071-03 Technical Staff Report](#)



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**PENDING FINALITY (continued)****[SDP-2202](#)****National Capital Business Park, Parcels 1, 2, and 10**

**Applicant(s):** NCBP Property, LLC

**Location:** Located on the north side of Leeland Road approximately 3,178 feet west of its intersection with US 301 (Robert Crain Highway) ( 27.87 Acres; LCD Zone (prior R-S Zone).

**Request:** Requesting approval of a Specific Design Plan (SDP) for construction of two warehouse/distribution buildings on Parcels 1, 2 and 10.

**Council District:** 4

**Appeal by Date:** 8/31/2023

**Review by Date:** 10/2/2023

**History:**

*Council waived election to review for this item (Vote:6-0; Absent: Council Members Burroughs, Hawkins, Franklin, Ivey, and Oriadha).*

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

**Aye:** 6 - Olson, Watson, Harrison, Fisher, Dernoga and Blegay

**Absent:** Hawkins, Franklin, Oriadha, Ivey and Burroughs

**Attachment(s):** [SDP-2202 Zoning Agenda Item Summary](#)  
[SDP-2202 Planning Board Resolution](#)  
SDP-2202 PORL  
[SDP-2202 Technical Staff Report](#)

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**PENDING FINALITY (continued)****[SDP-8945-08](#)****Ternberry Development**

- Applicant(s):** A.R. Builders Inc.
- Location:** Located within the Ternberry development, whose entrance is located on the north side of MD 214 (Central Avenue), approximately 2,300 feet west of southbound US 301 (Robert Crain Highway) (1.6 Acres; LCD Zone (prior R-S Zone).
- Request:** Requesting approval of a Specific Design Plan (SDP) for development of seven single-family detached dwelling units and four single-family attached dwelling units.
- Council District:** 4
- Appeal by Date:** 8/17/2023
- Review by Date:** 9/18/2023
- Municipality:** Bowie
- History:**

*Council waived election to review for this item (Vote:6-0; Absent: Council Members Burroughs, Hawkins, Franklin, Ivey and Oriadha).*

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

**Aye:** 6 - Olson, Watson, Harrison, Fisher, Dernoga and Blegay

**Absent:** Hawkins, Franklin, Oriadha, Ivey and Burroughs

- Attachment(s):** [SDP-8945-08 Zoning Agenda Item Summary](#)  
[SDP-8945-08 Planning Board Resolution](#)  
SDP-8945-08 PORL  
[SDP-8945-08 Technical Staff Report](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON SEPTEMBER 25, 2023 AT 11:30 A.M.**

*Hearing Dates & Times Subject to Change*

**DDS-22002**

**Alta Woodmore**

**Applicant(s):**

WS Woodmore, LLC

**Location:**

Located on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of I-95/495 (Capital Beltway). The subject property is in the southern portion of the overall Woodmore Town Centre site. Specifically, the property is on the west side of Ruby Lockhart Boulevard, approximately 312 feet north of its intersection with St Joseph's Drive (20.28 Acres; TAC-E Zone (prior M-X-T Zone).

**Request:**

Requesting approval of a Departure from Design Standards (DDS) for the development of 284 multifamily dwelling units in two, five-story buildings.

**Council District:**

5

**Appeal by Date:**

8/31/2023

**Action by Date:**

10/30/2023

**Municipality:**

Glenarden

**This Departure from Design Standards hearing date was announced.**

**Attachment(s):**

[DDS-22002 Zoning Agenda Item Summary](#)  
[DDS-22002 Presentation Slides](#)  
[DDS-22002 Gibbs to Brown \(Response to appeal filed by Citizen Protestants 9-20-2023](#)  
[DDS-22002 Nelson to Brown \(Appeal and Request for Oral Argument\) 8-29-2023](#)  
[DDS-22002- Notice of Mandatory Review](#)  
[DDS-22002 Planning Board Resolution](#)  
 DDS-22002 PORL  
[DDS-22002 Technical Staff Report](#)  
[DDS-22002 Transcripts 7-6-2023](#)  
[DDS-22002 Planning Board Record Part 1](#)  
[DDS-22002 Planning Board Record Part 2](#)  
[PZC Notice of Intention to Participate](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON SEPTEMBER 25, 2023 AT 11:30 A.M.**

*Hearing Dates & Times Subject to Change*

[DSP-22034](#)

**Alta Woodmore**

**Applicant(s):**

WS Woodmore, LLC

**Location:**

Located on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of I-95/495 (Capital Beltway). The subject property is in the southern portion of the overall Woodmore Town Centre site. Specifically, the property is on the west side of Ruby Lockhart Boulevard, approximately 312 feet north of its intersection with St Joseph's Drive (20.28 Acres; TAC-E Zone (prior M-X-T Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) for the development of 284 multifamily dwelling units in two, 5-story buildings.

**Council District:**

5

**Appeal by Date:**

8/31/2023

**Action by Date:**

10/30/2023

**Municipality:**

Glenarden

**This Detailed Site Plan hearing date was announced.**

**Attachment(s):**

[DSP-22034 Zoning Agenda Item Summary](#)  
[DSP-22034 Presentation Slides](#)  
[DSP-22034 - Gibbs to Brown \(Response to appeal filed by Citizen Protestants 9-20-2023](#)  
[DSP-22034 Nelson to Brown \(Appeal and Request for Oral Argument\) 8-29-2023](#)  
[DSP-22034- Notice of Mandatory Review](#)  
[DSP-22034 Planning Board Resolution](#)  
DSP-22034 PORL  
[DSP-22034 Technical Staff Report](#)  
[DSP-22034 Transcripts 7-6-2023](#)  
[DSP-22034 Planning Board Record Part 1](#)  
[DSP-22034 Planning Board Record Part 2](#)  
[PZC Notice of Intention to Participate](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON SEPTEMBER 25, 2023 AT 11:30 A.M.**

*Hearing Dates & Times Subject to Change*

**DSP-21032**

**Arbor Street Property**

**Applicant(s):** Nabely Family Trust

**Location:** Located on the south side of Arbor Street, approximately 250 feet west of its intersection with 59th Avenue in Council District 5. The site address is 5801 Arbor Road, less than a 0.5 mile south of the corporate limits for the Town of Cheverly (0.46 Acres; LTO-C Zone (Prior M-U-I / D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) to validate the existing "wholesaling or distribution of materials used or produced on the premises," pursuant to Section 27-548.26(b)(1)(B) of the prior Zoning Ordinance, that allows the Prince George's County District Council to approve a change in the list of allowed uses in the D-D-O Zone, as modified by the zone's development district standards.

**Council District:** 5

**Appeal by Date:** 8/31/2023

**Action by Date:** 10/30/2023

**This Detailed Site Plan hearing date was announced.**

**Attachment(s):** [DSP-21032 Zoning Agenda Item Summary](#)  
[DSP-21032 Presentation Slides](#)  
[DSP-21032 Forman to Brown \(Appeal\) 8-29-2023](#)  
[DSP-21032- Notice of Mandatory Review](#)  
[DSP-21032 Planning Board Resolution](#)  
 DSP-21032 PORL  
[DSP-21032 Technical Staff Report](#)  
[DSP-21032 Transcripts 1-26-2023](#)  
[DSP-21032 Transcripts 3-16-2023](#)  
[DSP-21032 Transcripts 4-27-2022](#)  
[DSP-21032 Transcripts 6-29-2023](#)  
[DSP-21032 Transcripts 12-8-2022](#)  
[DSP-21032 Planning Board Record](#)  
[PZC Notice of Intention to Participate](#)

**ADJOURN**

