



# Prince George's County Council

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

## Zoning Minutes - Final 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*

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**Monday, May 16, 2022**

**10:00 AM**

**Council Hearing Room**

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**10:00 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 10:06 a.m. with eight members present at roll call. (Absent Council Members Franklin, Glaros and Streeter).*

**Present:**           8 -     Chair Calvin S. Hawkins  
  Council Member Thomas Dernoga  
  Vice Chair Sydney Harrison  
  Council Member Jolene Ivey  
  Council Member Deni Taveras  
  Council Member Todd Turner  
  Council Member Edward Burroughs  
  Council Member Johnathan Medlock

**Absent:**               Council Member Mel Franklin  
  Council Member Dannielle Glaros  
  Council Member Rodney Streeter



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**ORAL ARGUMENTS****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.

**History:**

*Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan 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. Dan Lynch, attorney for applicant spoke in support. Jim Chandler and Jason Parkins Esq., Attorney for opposition spoke in opposition. Council took this case under advisement.*

**This Conceptual Site Plan was taken under advisement.**

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**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](#)

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**ORAL ARGUMENTS (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

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**Opposition:** The City of Hyattsville, et. al.

**History:**

*Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan 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. Dan Lynch, attorney for applicant spoke in support. Jim Chandler and Jason Parkins Esq., Attorney for opposition spoke in opposition. Council took this case under advisement.*

**This Detailed Site Plan was taken under advisement.**

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**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](#)  
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[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

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**NEW CASE(S)****A-10060****Saddle Ridge**

**Applicant(s):** D.R. Horton, Inc. /Saddle Ridge

**Location:** Located on the north side of Accokeek Road and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5) / Brandywine Road / Accokeek Road intersection (289.36 Acres; R-E / R-R Zones).

**Request:** Requesting approval of a Zoning Map Amendment for the rezoning of approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.

**Council District:** 9

**Appeal by Date:** 6/2/2022

**Action by Date:** 10/31/2022

**Opposition:** Mr. Mark Calhoun

**This Zoning Map Amendment was deferred.**

**Attachment(s):** [A-10060 Calhoun to Brown \(Appeal Letter\)](#)  
[A-10060 Zoning Agenda Item Summary](#)  
[A-10060 Notice of ZHE Decision](#)  
[A-10060 ZHE Decision](#)  
A-10060 PORL  
[A-10060 Technical Staff Report](#)  
[A-10060 Exhibits](#)  
[A-10060 Exhibit List](#)  
[A-10060 10-27-2021 Transcript](#)

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**REFERRED FOR DOCUMENT**[A-9968-C-03](#)**National Capitol Business Park**

**Applicant(s):** National Capitol Business Park

**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) (441.30 Acres; R-S / I-1 / R-A Zones).

**Request:** Requesting approval to amend the Basic Plan for National Capitol Business Park to increase employment and industrial uses by 2 million square feet, and to revise conditions and considerations of Basic Plan approval.

**Council District:** 4

**Appeal by Date:** 5/13/2022

**Action by Date:** 6/13/2022

**Opposition:** None

**History:**

*Council adopted document, with conditions (Vote: 6-0-1; Absent: Council Members: Glaros, Franklin, Ivey, Streeter; Abstain: Council Member Dernoga).*

**A motion was made by Council Member Turner, seconded by Chair Hawkins, that this Basic Plan Amendment be approved. The motion carried by the following vote:**

**Aye:** 7 - Hawkins, Harrison, Ivey, Taveras, Turner, Burroughs and Medlock

**Absent:** Franklin, Glaros and Streeter

**Abstain:** 1 - Dernoga

**Attachment(s):** [A-9968-C-03 Zoning Agenda Item Summary](#)

[A-9968-C-03 - Notice of ZHE Decision](#)

[A-9968-C-03- ZHE Decison](#)

[A-9968-C-03 - PORL](#)

[A-9968-C-03 Technical Staff Report](#)

[A-9968-C-03 - Exhibit List](#)

[A-9968-C-03 - Exhibit 1-48](#)

[A-9968-03 Transcripts 02-23-2022](#)



**REFERRED FOR DOCUMENT (Continued)****ERR-285****Kent Village**

**Applicant(s):** Kent Village, LLC

**Location:** Located on West Forest Road, Landover, Maryland, 20785 (45.5 Acres; R-18 / RMF-20 Zone).

**Request:** Request approval for validation of Prince George's County's Multi-Family Rental Housing License No. M-0153, issued in error on August 19, 2020 (Exhibit 3), for 810 apartment units.

**Council District:** 5

**Appeal by Date:** 5/12/2022

**Action by Date:** 9/12/2022

**Opposition:** None

**History:**

*Council adopted document, with conditions (Vote:8-0. Absent: Council Members: Glaros, Franklin, Streeter).*

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

**Aye:** 8 - Hawkins, Dernoga, Harrison, Ivey, Taveras, Turner, Burroughs and Medlock

**Absent:** Franklin, Glaros and Streeter

**Attachment(s):** [ERR-285 Zoning Agenda Item Summary](#)  
[ERR-285 - ZHE Notice of Decision](#)  
[ERR-285 - ZHE Decision](#)  
 ERR-285 - PORL  
[ERR-285- Exhibit list](#)  
[ERR-285- Exhibits 1-56](#)  
[ERR-285 Transcripts 01-22-2022](#)  
[ERR-285 Transcripts 11-10-2021](#)

**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****SDP-2101****Locus Hill - Architecture**

- Applicant(s):** WBLH, LLC - John Harris,
- Location:** Located on the north and south sides of Oak Grove Road, west of its intersection with Leeland Road, in Upper Marlboro (505.81 Acres; R-L Zone).
- Request:** Requesting approval of a Specific Design Plan (SDP) for an umbrella architecture package for 31 single-family detached home models for the Locust Hill subdivision.
- Council District:** 6
- Appeal by Date:** 5/26/2022
- Review by Date:** 5/26/2022
- History:**

*Council waived election to review for this item (Vote:7-0).*

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

- Aye:** 7 - Hawkins, Dernoga, Harrison, Taveras, Turner, Burroughs and Medlock
- Absent:** Franklin, Glaros, Ivey and Streeter

- Attachment(s):** [SDP-2101 PLB Memo](#)  
[SDP-2101 Zoning Agenda Item Summary](#)  
[SDP-2101 Planning Board Resolution 2022-36](#)  
 SDP-2101\_PORL  
[SDP-2101 Technical Staff Report](#)

**ADJ69-22****ADJOURNED****History:**

*Adjourned at 11:27 a.m.*

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

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**Aye:** 8 - Hawkins, Dernoga, Harrison, Ivey, Taveras, Turner, Burroughs and  
Medlock

**Absent:** Franklin, Glaros and Streeter

**1:30 PM EDUCATION & WORKFORCE DEVELOPMENT COMMITTEE - (VIRTUAL MEETING)**

*(SEE SEPARATE AGENDA)*