



Prince George's County Council

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

Zoning Minutes - Final Sitting as the District Council

Jolene Ivey, Chair, District 5
Sydney J. Harrison, Vice Chair, District 9
Wala Blegay, District 6
Edward P. Burroughs, III, District 8
Thomas E. Dernoga, District 1
Wanika Fisher, District 2
Mel Franklin, At-Large
Calvin S. Hawkins, II, At-Large
Eric C. Olson, District 3
Krystal Oriadha, District 7
Ingrid S. Watson, District 4

Jennifer A. Jenkins, Council Administrator

Tuesday, January 16, 2024

1:00 PM

****Virtual Meeting****

1:00 PM 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 Ivey at 1:03 p.m. with eight members present at roll call. (Council Member Burroughs arrived at 1:08 p.m.) (Absent: Council Members Franklin and Oriadha).

Present: 9 - Chair Jolene Ivey
 Vice Chair Sydney Harrison
 Council Member Thomas Dernoga
 Council Member Wala Blegay
 Council Member Edward Burroughs
 Council Member Wanika Fisher
 Council Member Calvin S. Hawkins
 Council Member Eric Olson
 Council Member Ingrid Watson

Absent: Council Member Mel Franklin
 Council Member Krystal Oriadha

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

Leonard Moses, Legislative/Zoning Assistant, Office of the Clerk

Jide Adeyemo, Zoning Reference Aide, Office of the Clerk

INVOCATION

The Invocation was led by Pastor Sherwood A. Walker, Craig Memorial Community Church. Vice-Chair Harrison request a prayer for his brother John Michael Harrison. Council Member Blegay requested a prayer for the family of the student that passed away who attended Flowers High School. Council Member Watson request a prayer for he family of Senator Douglas "JJ" Peters who passed away. Chair Ivey requested a prayer for the family of Board of Appeals member Anastasia Johnson who passed away.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice-Chair Harrison.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 11142023](#)

District Council Minutes Dated November 14, 2023

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

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson

Absent: Franklin and Oriadha

Attachment(s): [11-14-2023 District Council Minutes Draft](#)

ORAL ARGUMENTS**DSP-20002****Giac Son Buddhist Temple**

- Applicant(s):** Giac Son Buddhist Temple Corp
- Location:** Located in the southeast quadrant of the intersection of MD 197 (Laurel Bowie Road) and Snowden Road (1.64 Acres; RR Zone (prior R-R Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for development of a 4,625-square-foot place of worship and will maintain an existing single-family detached dwelling as an accessory parsonage.
- Council District:** 1
- Appeal by Date:** 11/2/2023
- Review by Date:** 11/2/2023
- Action by Date:** 1/22/2024

History:

Joshua Mitchum, M-NCPPC planning staff, provided an overview of the Detailed 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. Traci Scudder, attorney for applicant, Ram L. Shrestha, Dawn Nguyen, Minh Diep Nguyen and Vy Do spoke in support. Alex Votaw Esq., Attorney for citizens protestants, Barbara Sollner-Webb and Jeffrey Hitaffer, spoke in opposition. Council referred this item to staff for preparation of a document of remand to the Planning Board. (Vote: 9-0; Absent Council Member Franklin and Oriadha).

A motion was made by Council Member Dernoga, seconded by Council Member Hawkins, that this Detailed Site Plan (Prior Ordinance) be referred for document. The motion carried by the following vote:

- Aye:** 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson
- Absent:** Franklin and Oriadha

Attachment(s): [DSP-20002 Zoning Agenda Item Summary](#)
[DSP-20002 Presentation Slides](#)
[DSP-20002 Hitaffer to Brown \(Written
Testimony\)](#)
[DSP-20002 Price to Brown \(Written Testimony\)](#)
[DSP-20002 Williams to Brown \(Written
Testimony\)](#)
[DSP-20002 Carter to Brown \(Written
Testimony\)](#)
[DSP-20002 Notice of Oral Argument Hearing](#)
[DSP-20002 Nelson to Brown \(Appeal and
Request for Oral Argument\) 11-2-2023](#)
[DSP-20002 Sollner-Webb to Brown \(Appeal
Letter\) 11-2-2023](#)
[DSP-20002 Planning Board Resolution](#)
DSP-20002 PORL
[DSP-20002 Technical Staff Report](#)
[DSP-20002 Planning Board Record](#)
[DSP-20002 Transcripts 09-07-2023](#)
[DSP-20002 Transcripts 07-27-2023](#)
[DSP-20002 Transcripts 06-22-2023](#)

MANDATORY REVIEW (Using Oral Argument Procedures)[DSP-89056-03](#)**Forestville Commercial Center**

- Applicant(s):** ALG Forestville, LLC
- Location:** Located in the southeast quadrant of the intersection of Fernham Lane and Cryden Way. (9.4773 Acres; IE/MIO Zone (Prior I-1/D-D-O/M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to amend the Development District Overlay (D-D-O) Zone.
- Council District:** 6
- Appeal by Date:** 1/4/2024
- Action by Date:** 2/29/2024
- Comment(s):** Mandatory Review:
{District Council review of this case is required by Prior Zoning Ordinance Section 27-548.26(b)}
- Municipality:** District Heights

History:

Emery Huang, M-NCPPC planning staff, provided an overview of the Detailed 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. Thomas Haller, Esq., attorney for applicant spoke in support. Council referred item to staff for preparation of an approving document, with conditions. (Vote: 9-0; Absent Council Member Franklin and Oriadha).

A motion was made by Council Member Blegay, seconded by Council Member Hawkins, that this Detailed Site Plan (Prior Ordinance) be referred for document. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson

Absent: Franklin and Oriadha

- Attachment(s):** [DSP-89056-03 Zoning Agenda Item Summary](#)
[DSP-89056-03 Presentation Slides](#)
[DSP-89056-03 Notice of Mandatory Review Hearing](#)
[DSP-89056-03 Planning Board Resolution](#)
 DSP-89056-03_PORL
[DSP-89056-03 Technical Staff Report](#)
[DSP-89056-03 Transcripts 1-09-2023](#)
[DSP-89056-03 Planning Board Record](#)

PENDING FINALITY

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

(a) ZONING HEARING EXAMINER**[SE-2022-015](#)****South Bowie Self-Storage Zone**

- Applicant(s):** SSZ Bowie Self Storage LLC
- Location:** Located southwest of the intersection of US 301 (Robert Crain Highway) and MD 214 (Central Avenue) (7.93 Acres; C S Zone (Prior C-M Zone).
- Request:** Requesting approval of a Special Exception (SE) for the use of a 118,573 square foot building for consolidated storage and 117,680 square feet for outdoor storage accessory use.
- Council District:** 4
- Appeal by Date:** 2/2/2024
- Review by Date:** 2/2/2024
- Opposition:** Terry Nuriddin
- History:**

Council waived election to review for this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

A motion was made by Council Member Watson, seconded by Vice Chair Harrison, Council waive electing to review this Special Exception. The motion carried by the following vote:

- Aye:** 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson
- Absent:** Franklin and Oriadha

- Attachment(s):** [SE-2022-015 Zoning Agenda Item Summary](#)
[SE-2022-015 Notice of Decision](#)
[SE-2022-015 ZHE Decision](#)
 SE-2022-015 PORL
[SE 2022-015 Technical Staff Report](#)
[SE-2022-015 Exhibit List](#)
[SE 2022-015 Exhibits #1-81](#)
[SE-2022-015 ZHE Transcripts 11-1-23](#)
[SE-2022-015 ZHE Transcripts 12-4-23](#)

PENDING FINALITY (continued)**SE-4856****Alexander Landing**

- Applicant(s):** ESC 9401 Westphalia L.C.
- Location:** Located on the south side of Westphalia Road, approximately 300 feet east of its intersection with Rock Spring Drive (10.00 Acres; RR/ MIO Zones (Prior R-R Zone).
- Request:** Requesting approval of a Special Exception (SE) to develop approximately 10.00 acres of land in the RR (Residential, Rural) /MIO (Military Installation Overlay) Zones as 61 One -Family Attached Housing for the Elderly.
- Council District:** 6
- Appeal by Date:** 1/22/2024
- Review by Date:** 1/30/2024
- Action by Date:** 5/29/2024
- Opposition:** Wanda Collins, et. al.

History:

Council elected to review this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

A motion was made by Council Member Blegay, seconded by Council Member Dernoga, that Council elect to review this Special Exception. The motion carried by the following vote:

- Aye:** 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson
- Absent:** Franklin and Oriadha

- Attachment(s):** [SE-4856 Zoning Agenda Item Summary](#)
[SE-4856 Notice of ZHE Decision](#)
[SE-4856 ZHE Decision](#)
 SE-4856 PORL
[SE-4856 Technical Staff Report](#)
[SE-4856 ZHE Exhibit List](#)
[SE-4856 Exhibits #1-83](#)
[SE-4856 ZHE Transcripts 6-21-23](#)
[SE-4856 ZHE Transcripts 8-2-23](#)
[SE-4856 ZHE Transcripts 8-30-23](#)

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.

(b) PLANNING BOARD**CDP-22001****Saddle Ridge**

Applicant(s): D.R. Horton, Inc.

Location: On the north side of MD 373 (Accokeek Road), approximately 2,500 feet east of its intersection with McKendree Road. (289.36 Acres; LCD Zone (Prior R-S Zone).

Request: Requesting approval of a Comprehensive Design Plan (CDP) for development of up to 621 single-family detached and up to 333 single-family attached units, for a total of 954 dwelling units.

Council District: 9

Appeal by Date: 12/14/2023

Review by Date: 1/16/2024

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

A motion was made by Vice Chair Harrison, seconded by Council Member Watson, that Council waive elect to review this Comprehensive Design Plan. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson

Absent: Franklin and Oriadha

Attachment(s): [CDP-22001 Zoning Agenda Item Summary](#)
[CDP-22001 PLB MEMO](#)
[CDP-22001 Planning Board Resolution](#)
 CDP-22001 PORL
[CDP-22001 Technical Staff Report](#)

PENDING FINALITY (continued)**[CSP-21001 Remand](#)****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/ M I O Zones).
- 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. Remand Hearing
- Council District:** 8
- Appeal by Date:** 2/8/2024
- Review by Date:** 2/8/2024
- Action by Date:** 3/22/2024

This Conceptual Site Plan was deferred to the next District Council meeting.

- Attachment(s):** [CSP-21001 Remand Zoning Agenda Item Summary](#)
[CSP-21001 Remand Planning Board Resolution](#)
CSP-21001 Remand PORL
[CSP-21001 Remand Technical Staff Report](#)

PENDING FINALITY (continued)**DDS-649****Riverdale Laundromat (Wildercroft)****Applicant(s):** NPKS LLC**Location:** Located on the south side of Riverdale Road, approximately 1,000 feet east of its intersection with US 295 (Baltimore-Washington Parkway) (.629 Acres; CGO Zone)(Prior C-A Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) for a 37.2-foot departure for a 12.8-foot offset from a residential zone (Multifamily Medium Density Residential (R-18)) located to the west of the property.**Council District:** 3**Appeal by Date:** 2/8/2024**Review by Date:** 2/8/2024**Action by Date:** 3/18/2024**History:**

Council elected to review this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

A motion was made by Council Member Olson, seconded by Council Member Fisher, that Council elect to review this Departure from Design Standards. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson

Absent: Franklin and Oriadha

Attachment(s): [DDS-649 Zoning Agenda Item Summary](#)[DDS-649 Planning Board Resolution](#)

DDS-649 PORL

[DDS-649 Technical Staff Report](#)

PENDING FINALITY (continued)[DET-2022-009](#)**Washington Square**

- Applicant(s):** K. Hovnanian Homes of Maryland, L.L.C.
- Location:** Located on the north side of Suitland Road, at its intersection with Arnold Road (20.10 Acres; RSF-A Zone).
- Request:** Requesting approval of a Detailed Site Plan (DET) for the development of 135 single-family attached (townhouse) residential dwelling units.
- Council District:** 7
- Appeal by Date:** 2/8/2024
- Review by Date:** 2/8/2024
- History:**

Council waived election to review for this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

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

- Aye:** 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson
- Absent:** Franklin and Oriadha

- Attachment(s):** [DET-2022-009 Zoning Agenda Item Summary](#)
[DET-2022-009 Planning Board Resolution](#)
DET-2022-009 PORL
[DET-2022-009 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-17052-01****Hillel at University of Maryland**

- Applicant(s):** Maryland Hillel
- Location:** Located on the east side of Yale Avenue, approximately 300 feet north of its intersection with College Avenue(1.74 Acres; NAC Zone (Prior M-U-I and D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP), for a 39,105-square-foot cultural center at the University of Maryland (UMD), in College Park, Maryland.
- Council District:** 3
- Appeal by Date:** 2/8/2024
- Review by Date:** 2/8/2024
- Municipality:** City of College Park

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

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

- Aye:** 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson
- Absent:** Franklin and Oriadha

- Attachment(s):** [DSP-17052-01 Zoning Agenda Item Summary](#)
[DSP-17052-01 Planning Board Resolution](#)
 DSP-17052-01 PORL
[DSP-17052-01 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-20032****Addition to Signature Club at Manning Village****Applicant(s):** Signature Land Holdings, LLC**Location:** On the west side of Manning Road East (P-501), approximately 280 feet north of its intersection with MD 228 (Berry Road). (7.26 Acres; RMF-48 Zone (Prior M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of 76 single- family attached (townhouse) dwelling units, of which 4 will be live/work units. The 76 dwelling units will be located on lots that are at least 1,530 square feet. Each lot will contain either a 20- foot-wide unit or a 24-foot-wide unit. The DSP also includes 12 parcels, which will be utilized for private streets and alleys, homeowners association (HOA) facilities, stormwater management (SWM) facilities, and open space and recreation areas.**Council District:** 9**Appeal by Date:** 12/14/2023**Review by Date:** 1/16/2024**History:**

Council waived election to review for this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

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

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson

Absent: Franklin and Oriadha

Attachment(s): [DSP-20032 Zoning Agenda Item Summary](#)[DSP-20032 PLB MEMO](#)[DSP-20032 Planning Board Resolution](#)[11-9-2023](#)

DSP-20032 PORL

[DSP-20032 Technical Staff Report](#)

PENDING FINALITY (continued)[DSP-20054-01](#)**The Enclave at Brandywine****Applicant(s):** Sage Ventures, LLC**Location:** Located approximately 150 feet west of the terminus of the Clymer Drive right-of-way (19.11 Acres; RSF-A Zone (Prior R-T Zone)).**Request:** Requesting approval of a Detailed Site Plan (DSP) that amends architecture and square footage of the 104 single-family attached dwelling (townhouse) units approved in DSP-20054.**Council District:** 9**Appeal by Date:** 12/14/2023**Review by Date:** 1/16/2024**History:**

Council waived election to review for this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

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

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson

Absent: Franklin and Oriadha

Attachment(s): [DSP-20054-01 Zoning Agenda Item Summary](#)
[DSP-20054-01 PLB MEMO](#)
[DSP-20054-01 Planning Board Resolution](#)
DSP-20054-01 PORL
[DSP-20054-01 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-21001 Remand****Suffrage Point**

Applicant(s): Werrlein WSSC, LLC

Location: Located on the west side of 40th Place, at its intersection with Gallatin Street. (4.66 Acres; RSF-65 Zone (Prior R-55 and D-D-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) to develop 41 single-family attached dwelling units on the lower parcel of the project formerly known as Magruder Pointe.

Council District: 2

Appeal by Date: 1/4/2024

Review by Date: 1/30/2024

Action by Date: 3/18/2024

Municipality: Hyattsville

History:

Council elected to review this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

A motion was made by Council Member Fisher, seconded by Council Member Hawkins, that Council elect to review this Detailed Site Plan. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson

Absent: Franklin and Oriadha

Attachment(s): [DSP-21001 Zoning Agenda Item Summary](#)
[DSP-21001 Remand Planning Board Resolution](#)
 DSP-21001 Remand PORL
[DSP-21001 Remand Technical Staff Report](#)
[DSP-21001 Remand Transcripts 11-2-2023](#)
[DSP-21001 Remand Transcripts 10-5-2023](#)

PENDING FINALITY (continued)**DSP-21025****Seafood Subs And Sides**

- Applicant(s):** Seafood Subs & Sides, LLC
- Location:** Located at 4514 Rhode Island Avenue, in the Town of North Brentwood, Maryland, at the intersection of Wallace Road and Rhode Island Avenue (.1269 Acres; N A C Zone (Prior; M-U-I / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP), with companion Chesapeake Bay Critical Area Conservation Plan CP-21004 and Special Permit SP-210002, approving a 12- seat cafe on the ground level of an existing single-family detached dwelling. The upper floor of the existing dwelling will remain as a dwelling unit.
- Council District:** 2
- Appeal by Date:** 12/14/2023
- Review by Date:** 1/16/2024
- History:**

Council waived election to review for this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

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

- Aye:** 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson
- Absent:** Franklin and Oriadha

- Attachment(s):** [DSP-21025 Zoning Agenda Item Summary](#)
[DSP-21025 PLB MEMO](#)
[DSP-21025 Planning Board Resolution](#)
DSP-21025 PORL
[DSP-21025 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-22020****Brightseat Industrial**

Applicant(s): Brightseat Property , LLC

Location: Located on the east side of Brightseat Road, across from its intersection with Jericho City Drive (12.04 Acres; I E Zone (Prior I-3 Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a 152,080 -square - foot distribution warehouse building.

Council District: 5

Appeal by Date: 2/8/2024

Review by Date: 2/8/2024

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

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

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson

Absent: Franklin and Oriadha

Attachment(s): [DSP-22020 Zoning Agenda Item Summary](#)
[DSP-22020 Planning Board Resolution](#)
DSP-22020 PORL
[DSP-22020 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-22033****Nora's Angels Early Learning Center**

Applicant(s): Nora Nwozo

Location: Northwest of US 301 (Robert Crain Highway) and Excalibur Road, specifically located within the shopping center of Collington Plaza (12.70 Acres ; C G O Zone (Prior C- S- C Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for a day care center with maximum enrollment of 50 children within an integrated shopping center on the 12.7-acre property.

Council District: 4

Appeal by Date: 12/14/2023

Review by Date: 1/16/2024

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

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

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson

Absent: Franklin and Oriadha

Attachment(s): [DSP-22033 Zoning Agenda Item Summary](#)
[DSP-22033 PLB MEMO](#)
[DSP-22033 Planning Board Resolution](#)
DSP-22033 PORL
[DSP-22033 Technical Staff Report](#)

PENDING FINALITY (continued)[DSP-22042](#)**Westphalia Retail**

Applicant(s): Walton Westphalia Europe, LP

Location: Located on the northeast corner of MD 4 (Pennsylvania Avenue) and MD 373 (Woodyard Road) (65.88 Acres; TAC-E and M I O Zones (Prior M-X-T and M-I-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for infrastructure to facilitate the grading, utility, and street layout for the retail component of Westphalia Town Center.

Council District: 6

Appeal by Date: 2/8/2024

Review by Date: 2/8/2024

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

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

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson

Absent: Franklin and Oriadha

Attachment(s): [DSP-22042 Zoning Agenda Item Summary](#)
[DSP-22042 Planning Board Resolution](#)
DSP-22042 PORL
[DSP-22042 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23011****From the Heart Ministries**

- Applicant(s):** From the Heart Church Ministries, Inc.
Alan Graham
- Location:** Located approximately 0.25 mile southwest of the intersection of the northbound I-95/495 (Capital Beltway) ramp and MD 337 (Allentown Road), on the north side of MD 337 (31.38 Acres; CGO and MIO Zones (Prior C-S-C and M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to add a parcel to an existing shopping center for development of a private school for 208 students, a day care center with a maximum enrollment of 60 children, and related site improvements associated with an existing church (with 3,000 seats), within an existing integrated shopping center, known as the Andrews Manor Shopping Center. The 60 children who attend the day care center are also students at the private school.

Council District: 8

Appeal by Date: 2/8/2024

Review by Date: 2/8/2024

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

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

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson

Absent: Franklin and Oriadha

Attachment(s): [DSP-23011 Zoning Agenda Item Summary](#)
[DSP-23011 Planning Board Resolution](#)
DSP-23011 PORL
[DSP-23011 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23013****Penn Logistic Center**

Applicant(s): 3300 Marlo Property Owner, LLC

Location: Located at the northeast corner of the intersection of MD 4 (Pennsylvania Avenue) and Forestville Road. (11.1913 Acres; IE / MIO Zone (Prior I-1 / D-D-O / M-I-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) to develop a portion of an existing industrial building by demolishing 104,836 square feet of an existing 214,821-square-foot complex and adding 66,259 square feet of new industrial space, for a new gross floor area of 176,244 square feet.

Council District: 6

Appeal by Date: 1/4/2024

Review by Date: 1/30/2024

Municipality: Morningside

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

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

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson and Watson

Absent: Franklin and Oriadha

Attachment(s): [DSP-23013 Zoning Agenda Item Summary](#)

[DSP-23013 PLB Memo](#)

[DSP-23013 Planning Board Resolution](#)

DSP-23013_PORL

[DSP-23013 Technical Staff Report](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 22, 2024 AT 10:00
A.M.**

Hearing Dates & Times Subject to Change

[CDP-22002](#)

Dobson Farms

- Applicant(s):** D.R. Horton, Inc.
- Location:** Located on the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway) (581.06 Acres; LCD Zone (Prior R-S Zone).
- Request:** Requesting approval of Comprehensive Design Plan (CDP) for a residential development, with a mix of housing types consisting of up to 1,106 dwelling units.
- Council District:** 9
- Appeal by Date:** 11/9/2023
- Review by Date:** 11/9/2023
- Action by Date:** 1/22/2024

This Comprehensive Design Plan hearing date was announced.

- Attachment(s):** [CDP-22002 Zoning Agenda Item Summary](#)
[CDP-22002 Presentation Slides](#)
[CDP-22002 Rescheduled Notice of Oral Argument Hearing](#)
[CDP-22002 Planning Board Resolution](#)
CDP 22002 PORL
[CDP-22002 Technical Staff Report](#)
[CDP-22002 Planning Board Record](#)
[CDP-22002 Transcripts 09-14-2023](#)
[CDP-22002 Transcripts 09-07-2023](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JANUARY 22, 2024 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

[DSP-04054-07](#)

Bellefonte

- Applicant(s):** Clinton Self Storage LLC.
- Location:** Located on the north side of MD 223 (Woodyard Road), at its intersection with Louie Pepper Drive (7.64 Acres; I E / M I O Zones (Prior I-4 / M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the addition of 19,440 square feet of additional consolidated storage via two buildings on Lot 159, and a variance to Section 27-472(d)(1) of the prior Prince George's County Zoning Ordinance, regarding the maximum floor area ratio (FAR) permitted.
- Council District:** 9
- Appeal by Date:** 1/18/2024
- Action by Date:** 2/29/2024
- Comment(s):** Mandatory Review:
{District Council review of this case is required by Zoning Ordinance No. 5-1991 (ZMA A-9758-C)}

This Detailed Site Plan hearing date was announced.

- Attachment(s):** [DSP-04054-07 Zoning Agenda Item Summary](#)
[DSP-04054-07 Presentation Slides](#)
[DSP-04054-07 Notice of Mandatory Review Hearing](#)
[DSP-04054-07 Planning Board Resolution](#)
 DSP-04054-07 PORL
[DSP-04054-07 Technical Staff Report](#)
[DSP-04054-07 Transcripts 11-30-2023](#)
[DSP-04054-07 Transcripts 11-9-2023](#)
[DSP-04054-07 Planning Board Record](#)

