



Prince George's County Council

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

Zoning Minutes - Draft 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
Calvin S. Hawkins, II, At-Large
Eric C. Olson, District 3
Krystal Oriadha, District 7
Ingrid S. Watson, District 4
Vacant - At-Large (effective: 06/15/2024)

Jennifer A. Jenkins, Council Administrator

Monday, July 15, 2024

10:00 AM

Council Hearing Room

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 Ivey at 10:48 a.m. with eight members present at roll call. (Excused: Council Member Fisher; Absent: Council Member Oriadha).

Present: 8 - Chair Jolene Ivey
 Vice Chair Sydney Harrison
 Council Member Thomas Dernoga
 Council Member Wala Blegay
 Council Member Edward Burroughs
 Council Member Calvin S. Hawkins
 Council Member Eric Olson
 Council Member Ingrid Watson

Excused: 1 - Council Member Wanika Fisher

Absent: Council Member Krystal Oriadha

Also Present:

Karen T. Zavokas, Associate 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, Associate Clerk of the Council

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Hawkins.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07082024](#)

District Council Minutes Dated July 8, 2024

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

Aye: 8 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Hawkins, Olson and Watson

Absent: Fisher and Oriadha

Attachment(s): [7-8-2024 District Council Minutes Draft](#)

ORAL ARGUMENTSDSP-19031-02Popeves

- Applicant(s):** Three Roads Corner, LLC
- Location:** Located on the west side of MD 631 (Old Brandywine Road), in the southeast quadrant of its intersection with the confluence of MD 381 (Brandywine Road) and MD 373 (Accokeek Road) (4.427 Acres; CS/CGO Zones (Prior; C-M/C-S-C Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the addition of Parcels 2 and 3 to DSP-19031 and amends that the DSP is for development of a 2,923-square-foot building to serve as an eating and drinking establishment with drive-through service on Parcel 3. This resolution does not approve any changes to the development approved for Parcels 1 and 4, pursuant to DSP-19031.
- Council District:** 9
- Appeal by Date:** 6/20/2024
- Review by Date:** 6/20/2024
- Action by Date:** 9/10/2024

History:

Te-Sheng (Emery) Huang, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) 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. Abdullah H. Hijazi Esq., attorney for applicant spoke in support. Council referred item to staff for preparation of a document of remand to the Planning Board (Vote:6-0-1; Absent: Council Members Burroughs, Fisher, and Oriadha).

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

- Aye:** 6 - Ivey, Harrison, Dernoga, Blegay, Olson and Watson
- Absent:** Burroughs, Fisher and Oriadha
- Abstain:** 1 - Hawkins

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- Attachment(s):** [DSP-19031-02 Zoning Agenda Item Summary](#)
[DSP-19031-02 Presentation Slides](#)
[DSP-19031-02 Notice of Oral Argument Hearing](#)
[DSP-19031-02 Planning Board Resolution](#)
DSP-19031-02 PORL
[DSP-19031-02 Technical Staff Report](#)
[DSP-19031-02 Transcripts 4-25-2024](#)
[DSP-19031-02 Planning Board Record](#)
[DSP-19031-02 PZC Notice of Intention to Participate District Council 7-15-2024](#)

DRAFT

ORAL ARGUMENTS (continued)**DSP-23029****Cube Smart****Applicant(s):** CUBESMART, L.P.**Location:** Located 1,000 feet southwest from the intersection of US 1 (Baltimore Avenue) and Cherry Lane and is within the Avondale Industrial Park (11.88 Acres; I-1 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) to convert approximately 55,936 square feet of an existing warehouse use into a consolidated storage use, creating 409 consolidated storage units. No new gross floor area, lighting, or signage was proposed with this application.**Council District:** 1**Appeal by Date:** 6/20/2024**Review by Date:** 6/20/2024**Action by Date:** 9/10/2024**History:**

Joshua Mitchum, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) 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. Arthur J. Horne, attorney for applicant spoke in support. Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Members Fisher and Oriadha).

A motion was made by Council Member Dernoga, seconded by Council Member Burroughs, that this Detailed Site Plan (Prior Ordinance) be referred for document.

The motion carried by the following vote:

Aye: 8 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Hawkins, Olson and Watson

Absent: Fisher and Oriadha

Attachment(s): [DSP-23029 Zoning Agenda Item Summary](#)
[DSP-23029 Presentation Slides](#)
[DSP-23029 Notice of Oral Argument Hearing](#)
[DSP-23029 Planning Board Resolution](#)
 DSP-23029 PORL
[DSP-23029 Technical Staff Report](#)
[DSP-23029 Transcripts 4-25-2024](#)
[DSP-23029 Planning Board Record](#)
[DSP-23029 PZC Notice of Intention to Participate District Council 7-15-2024](#)

REFERRED FOR DOCUMENT**SE-22002****Stewart Property**

- Applicant(s):** ESC 8215 Springfield, L.C.
- Location:** Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).
- Request:** Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings on approximately 12.01 acres of RR (Rural Residential) zoned land.
- Council District:** 4
- Appeal by Date:** 4/25/2024
- Review by Date:** 4/25/2024
- Action by Date:** 9/23/2024
- Opposition:** Howard Aldag, Charles Holman, et. al.

History:

Council adopted prepared order of remand (Vote:8-0; Absent: Council Member Fisher and Oriadha).

A motion was made by Council Member Watson, seconded by Council Member Olson, that this Special Exception (Prior Ordinance) be approved. The motion carried by the following vote:

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

Attachment(s): [SE-22002 Zoning Agenda Item Summary](#)
[SE-22002 Hatcher to Brown \(Notice of Death and Estate of Property Owner - Appointment of Personal Representative \) 5-31-2024](#)
[SE-22002 Presentation Slides](#)
[SE-22002 Aldag to Brown \(Testimony\) 5-9-2024](#)
[SE-22002 Suhar to Brown \(Exceptions & Request for Oral Argument hearing\) 4-25-24](#)
[SE-22002 Hatcher to Brown \(Exceptions & Request for Oral Argument hearing\) 4-24-24](#)
[SE-22002 Notice of Oral Argument Hearing](#)
[SE-22002 Notice ZHE of Decision](#)
[SE-22002 ZHE Decision](#)
SE-22002 ZHE POR List
[SE-22002 Technical Staff Report](#)
[SE-22002 ZHE Exhibit List](#)
[SE-22002 ZHE Exhibits #1-109](#)
[SE-22002 Transcripts 12-20-23](#)
[SE-22002 PZC Notice of Intention to Participate District Council 6-3-2024](#)

ITEM(S) FOR DISCUSSION[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:**

Council authorized the Chair to sign a letter to Peter Shapiro, Chairman of the Prince George's County Planning Board, requesting the Planning Board to take further action on this case in accordance with Section 27-290 and Section 27-285 of the Zoning Ordinance. (Vote: 7-0-1 ; Abstain: Council Member Hawkins).

A motion was made by Council Member Dernoga, seconded by Council Member Watson, that this Detailed Site Plan (Prior Ordinance) be authorized for Chair's signature. The motion carried by the following vote:

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

Absent: Fisher and Oriadha

Abstain: 1 - Hawkins

Attachment(s): [DSP-20002 Zoning Agenda Item Summary](#)
[DSP-20002 Shapiro to Ivey \(Letter concerning the Remand Order\) 4-29-2024](#)
[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 SLCA to Brown \(Written Testimony\)](#)
[DSP-20002 Masten to Brown \(Written Testimony\)](#)
[DSP-20002 Washington to Brown \(Written Testimony\)](#)
[DSP-20002 Lammers to Brown \(Written Testimony\)](#)
[DSP-20002 Lammers 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](#)

ITEM(S) FOR DISCUSSION (continued)**DSP-23012****Walker Mill Self- Storage****Applicant(s):** Walker Mill Road Project, LLC**Location:** Located on the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road (7.67 Acres; I E/ MIO Zones (Prior; I-1/ M-I-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) to develop the property with up to 107,122 square feet of building for up to 104,122 square feet of consolidated storage use (plus 1,250 square feet of ancillary office space) and up to 1,750 square feet of retail and/or community space, as well as up to 28 parking spaces designated for RV/camping trailers as an accessory use.**Council District:** 6**Appeal by Date:** 7/5/2024**Review by Date:** 7/5/2024**Action by Date:** 9/6/2024**History:**

Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0 Absent: Council Members Fisher and Oriadha).

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

Aye: 8 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Hawkins, Olson and Watson

Absent: Fisher and Oriadha

Attachment(s): [DSP-23012 Zoning Agenda Item Summary](#)
[DSP-23012 Presentation Slides](#)
[DSP-23012 Notice of Mandatory Review](#)
[DSP-23012 Planning Board Resolution](#)
DSP-23012 PORL
[DSP-23012 Technical Staff Report](#)
[DSP-23012 Transcripts 4-11-2024](#)
[DSP-23012 Transcripts 5-16-2024](#)
[DSP-23012 Planning Board Record](#)
[DSP-23013 PZC Notice of Intention to Participate District Council 7-8-2024](#)

PENDING FINALITY**(a) PLANNING BOARD****DSP-23014****Trinity Religious Temple Church**

Applicant(s): Trinity Temple Church of God Inc

Location: Located on the southeast quadrant of the intersection of Iverson Street and Boydell Avenue (1.13 Acres; RR Zone (Prior; R-R Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the physical site elements necessary to allow for a 125-seat church use, with a parsonage, to occupy the existing buildings on the property. By way of background, the existing building (on the northern portion of the subject property) was previously occupied by a 125-seat church that was a certified nonconforming use. However, that use was abandoned when the building was damaged by fire in 2012 and the church use failed to reestablish within 180 days.

Council District: 7

Appeal by Date: 7/25/2024

Review by Date: 7/25/2024

History:

Council waived election to review for this item (Vote:8-0; Absent: Council Members Fisher and Oriadha).

A motion was made by Council Member Dernoga, seconded by Council Member Burroughs, that Council waive election to review for this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:

Aye: 8 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Hawkins, Olson and Watson

Absent: Fisher and Oriadha

Attachment(s): [DSP-23014 Zoning Agenda Item Summary](#)
[DSP-23014 Planning Board Resolution](#)
 DSP-23014 PORL
[DSP-23014 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23034****9395 Lanham Dunkin**

Applicant(s): GN Seabrook LLC

Location: Located on the south side of MD 564 (Lanham-Severn Road), approximately 910 feet west of its intersection with Seabrook Road (0.61 Acres; NAC Zone(Prior; C-M Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) to retrofit an existing, vacant 2,427-square-foot structure with a drive through, as well as the associated site improvements for an eating and drinking establishment with a drive-through service.

Council District: 3

Appeal by Date: 7/25/2024

Review by Date: 7/25/2024

History:

Council elected to review this item (Vote: 8-0; Absent: Council Members Fisher and Oriadha).

A motion was made by Council Member Olson, seconded by Council Member Watson, that Council elect to review this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:

Aye: 8 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Hawkins, Olson and Watson

Absent: Fisher and Oriadha

Attachment(s): [DSP-23034 Zoning Agenda Item Summary](#)
[DSP-23034 Planning Board Resolution](#)
DSP-23034 PORL
[DSP-23034 Technical Staff Report](#)

PENDING FINALITY (continued)**SDP-2303****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 a Specific Design Plan (SDP) for infrastructure improvements, including public streets, water, sewer, storm drain utilities, and storm water management (SWM) facilities.**Council District:** 9**Appeal by Date:** 9/2/2024**Review by Date:** 9/2/2024**History:**

Council waived election to review for this item (Vote:8-0; Absent: Council Members Fisher and Oriadha).

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

Aye: 8 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Hawkins, Olson and Watson

Absent: Fisher and Oriadha

Attachment(s): [SDP-2303 Zoning Agenda Item Summary](#)
[SDP-2303 Planning Board Resolution](#)
SDP-2303 PORL
[SDP-2303 Technical Staff Report](#)

ADJOURN**ADJ70-24****ADJOURN****History:**

This meeting Adjourned at 12:13 P.M.

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

Aye: 7 - Ivey, Harrison, Dernoga, Blegay, Hawkins, Olson and Watson

Absent: Burroughs, Fisher and Oriadha