



# Prince George's County Council

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

## Zoning Minutes - Final 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, April 10, 2023**

**10:00 AM**

**Council Hearing Room**

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### **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 Dernoga at 10:20 a.m. with seven members present at roll call. Council Members Fisher arrived at 10:28 a.m., Hawkins arrived at 10:45 a.m., and Franklin arrived at 11:10 a.m. (Absent: Council Member Burroughs).*

**Present:**        10 -    Council Member Eric Olson  
                                 Council Member Ingrid Watson  
                                 Council Member Sydney Harrison  
                                 Council Member Calvin S. Hawkins  
                                 Council Member Mel Franklin  
                                 Council Member Krystal Oriadha  
                                 Council Member Jolene Ivey  
                                 Council Member Wanika Fisher  
                                 Chair Thomas Dernoga  
                                 Vice Chair Wala Blegay

**Absent:**            Council Member Edward Burroughs

*Also Present:*

*Colette Gresham, 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, Zoning Assistant, Office of the Clerk*

*Leonard Moses, Legislative Assistant, Office of the Clerk*

**INVOCATION / MOMENT OF SILENCE**

*Moment of Silence was led by Council Member Dernoga.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Olson.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 03272023](#)

**District Council Minutes Dated March 27, 2023**

**A motion was made by Council Member Olson, seconded by Council Member Ivey, that these minutes be approved. The motion carried by the following vote:**

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

**Absent:** Hawkins, Franklin, Burroughs and Fisher

**Attachment(s):** [3-27-2023 District Council Minutes Draft](#)

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**ORAL ARGUMENTS**[DSP-22015](#)**9113 Baltimore Avenue**

- Applicant(s):** RST Development, LLC
- Location:** Located in the northeast quadrant of the intersection of US 1(Baltimore Avenue) and Cherokee Street (3.82 acres; LTO-E Zone).
- Request:** Requesting approval of a Detailed Site Plan for one mixed-use building with 317 multifamily dwelling units and 3,296 square feet of ground-floor commercial retail space.
- Council District:** 3
- Appeal by Date:** 3/2/2023
- Review by Date:** 3/2/2023
- Action by Date:** 5/1/2023
- Municipality:** College Park
- History:**

*Andrew Shelly, 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 H. Haller, for applicant spoke in support. Judy Blumenthal, citizen protestant spoke in opposition. Council took this case under advisement.*

**This Detailed Site Plan (Prior Ordinance) was taken under advisement.**

- Attachment(s):** [DSP-22015 Zoning Agenda Item Summary](#)  
[DSP-22015 Presentation Slides](#)  
[DSP-22015 Blumenthal to Brown \(Written Testimony\) 4-3-2023](#)  
[DSP-22015 Haller to Brown \(Response to Appeal\) 3-31-2023](#)  
[DSP-22015 Blumenthal to Brown \(Appeal letter\) 2-28-23](#)  
[DSP-22015 Notice of Oral Argument Hearing](#)  
[DSP-22015 Planning Board Resolution](#)  
DSP-22015 PORL  
[DSP-22015 Technical Staff Report](#)  
[DSP-22015 Transcripts](#)  
[PZC Notice of Intention to Participate District Council 4-10-2023](#)

**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**[CSP-21006](#)**Hyattsville Brightseat Road**

- Applicant(s):** Hyattsville Brightseat Road RE LLC
- Location:** Located on the northeast side of the intersection of Brightseat Road and Medical Center Drive (2.0 Acres; IE Zone).
- Request:** Requesting approval of Conceptual Site Plan (CSP) that shows a 3,939-square-foot gas station and food and beverage store, on a 2-acre portion of a larger 5.3-acre property known as Parcel 1, Sandpiper Property Subdivision. The eastern portion of the property is developed with a 4-story, 124-room hotel, while the western portion, which is the subject of this CSP, is vacant. The subject site was previously approved for construction of a second hotel under Detailed Site Plan DSP-15021. A Special Exception SE-4845 has been previously approved for this site, to construct a gas station with a food or beverage store, more specifically, a 7-Eleven store. It is intended that existing Parcel 1 will be subdivided into two new parcels, one containing the existing hotel and one containing the proposed gas station and food and beverage store. The two parcels will share use of the existing driveway, which was previously approved to serve as access to Parcel 1 from Brightseat Road.
- Council District:** 5
- Appeal by Date:** 4/27/2023
- Review by Date:** 4/27/2023
- History:**

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

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

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

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**Attachment(s):**    [CSP-21006 Zoning Agenda Item Summary](#)  
                              [CSP-21006 Planning Board Resolution](#)  
                              CSP-21006 PORL  
                              [CSP-21006 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[CSP-22003](#)**Brightseat Industrial**

**Applicant(s):** Brightseat Property LLC

**Location:** Located in the eastern quadrant of the intersection of Brightseat Road and Jericho City Drive (12.04 Acres; IE Zone).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) that approves a 152,080-square-foot distribution warehouse on a single, 12.04-acre vacant parcel in the Industrial, Employment (IE) Zone (prior Industrial/Employment Park (I-3)), with two proposed access points to Brightseat Road.

**Council District:** 5

**Appeal by Date:** 4/27/2023

**Review by Date:** 4/27/2023

**History:**

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

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

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

**Absent:** Oriadha and Burroughs

**Attachment(s):** [CSP-22003 Zoning Agenda Item Summary](#)  
[CSP-22003 Planning Board Resolution](#)  
CSP-22003 PORL  
[CSP-22003 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****[SDP-2102](#)****800 Prince George's Blvd.**

**Applicant(s):** Decesaris Holding Company

**Location:** Located on the east side of Prince George's Boulevard, north of its intersection with Branch Court (4.69 Acres; E-I-A Zone).

**Request:** Requesting approval of a Specific Design Plan (SDP) for a 47,550-square-foot warehouse and distribution center with accessory office space in the prior Employment and Institutional Area (E-I-A) Zone.

**Council District:** 4

**Appeal by Date:** 5/4/2023

**Review by Date:** 5/4/2023

**History:**

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

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

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

**Absent:** Oriadha and Burroughs

**Attachment(s):** [SDP-2102 Zoning Agenda Item Summary](#)  
[SDP-2102 Planning Board Resolution](#)  
SDP-2102\_PORL  
[SDP-2102 Technical Staff Report](#)

**PENDING FINALITY (Continued)****[SDP-8912-H9](#)****Jenkins-Heim Covington, Lot 76, Block B****Applicant(s):** Michelle Clancy**Location:** Located in the larger development known as the Jenkins-Heim, Covington development, on the west side of Eagles Nest Drive, approximately 250 feet south of its intersection with Excalibur Drive (0.14 Acres; LCD Zone).**Request:** Requesting approval of a Specific Design Plan (SDP) to approve construction of a 12 foot by 29 foot screened porch, with a landing and steps to grade at the rear of an existing single family detached dwelling extending two feet into the rear yard setback.**Council District:** 4**Appeal by Date:** 4/27/2023**Review by Date:** 4/27/2023**History:**

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

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

**Aye:** 10 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Fisher, Dernoga and Blegay

**Absent:** Burroughs

**Attachment(s):** [SDP-8912-H9\(C\) Planning Board Resolution Combine](#)  
[SDP-8912-H9\(C\) PORL](#)  
[SDP-8912-H9 Zoning Agenda Item Summary](#)  
[SDP-8912-H9 Planning Board Resolution](#)  
SDP-8912-H9-PORL  
[SDP-8912-H9 Technical Staff Report](#)



**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON APRIL 24, 2023 AT 12:00 P.M.***Hearing Dates & Times Subject to Change***DSP-21001****Suffrage Point**

**Applicant(s):** Werrlein WSSC, LLC

**Location:** Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue (4.66 Acres; RSF-65 Zone).

**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:** 4/6/2023

**Review by Date:** 4/6/2023

**Action by Date:** 5/12/2023

**Municipality:** Hyattsville

**This Detailed Site Plan (Prior Ordinance) hearing date was announced.**

**Attachment(s):** [DSP-21001 Zoning Agenda Item Summary](#)  
[DSP-21001 Presentation Slides](#)  
[DSP-21001 Sustainable Hyattsville to Brown \(Exceptions & Testimony\) 4-17-2023](#)  
[DSP 21001 Smith to Brown \(Request to Reschedule Oral Argument\) 4-16-2023](#)  
[DSP-21001 Wolf to Brown \(Testimony\) 4-16-2023](#)  
[DSP-21001 Notice of Oral Argument Hearing](#)  
[DSP-21001 Planning Board Resolution](#)  
 DSP-21001\_PORL  
[DSP-21001 Technical Staff Report](#)  
[DSP-21001 Transcripts 2-2-2023](#)  
[DSP-21001 Transcripts 1-12-2023](#)  
[DSP-21001 Transcripts 1-5-2023](#)  
[DSP-21001 Planning Board Record](#)

