



# 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*

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**Monday, April 8, 2024**

**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 Ivey at 10:05 a.m. with eight members present at roll call. (Council Member Fisher arrived at 10:23 a.m.) (Absent: Council Members Burroughs and Franklin).*

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

**Absent:**            Council Member Edward Burroughs  
                                 Council Member Mel Franklin

*Also Present:*

*Jennifer A. Jenkins, Council Administrator*

*Karen T. Zavokas, Acting 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**

*Pledge of allegiance was led by Council Member Olson.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 03182024](#)

**District Council Minutes Dated March 18, 2024**

**A motion was made by Council Member Olson, seconded by Council Member Watson, that this Minutes be approval. The motion carried by the following vote:**

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

**Absent:** Burroughs, Fisher and Franklin

**Attachment(s):** [3-18-2024 District Council Minutes Draft](#)

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**ORAL ARGUMENTS**[SE-2022-002](#)**Glenn Dale Self Storage (Arcland Duvall Street)**

- Applicant(s):** Arcland Property Company, LLC
- Location:** Located in the southwest quadrant of the intersection of Glenn Dale Boulevard and MD 564 (Lanham-Severn Road) (3.34 Acres; CS Zone (Prior C-M Zone).
- Request:** Requesting approval of a Special Exception (SE) to use approximately 3.34 acres of land in the CS (Commercial Service) Zone located at 10810 and 10812 Duvall Street, Glenn Dale, Maryland for a Consolidated Storage facility.
- Council District:** 4
- Appeal by Date:** 2/20/2024
- Review by Date:** 2/20/2024
- Action by Date:** 6/7/2024
- Opposition:** Sean Suhar
- History:**

*Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Special Exception 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 Esq., attorney for applicant spoke in support. Council took case under advisement.*

**This Special Exception was taken under advisement.**

- Attachment(s):** [SE-2022-002 Zoning Agenda Item Summary](#)  
[SE-2022-002 Presentation Slides](#)  
[SE-2022-002 Rescheduled Notice of Oral Argument Hearing](#)  
[SE 2022-002 Tedesco to Brown \(Request for extension & reschedule Oral Argument Hearing\) 2-22-2024](#)  
[SE-2022-002 Notice of Oral Argument Hearing](#)  
[SE 2022-002 Notice of ZHE Decision](#)  
[SE 2022-002 ZHE Decision](#)  
SE-2022-002 PORL  
[SE-2022-002 Technical Staff Report](#)  
[SE-2022-002 Exhibit List](#)  
[SE-2022-002 Transcripts](#)  
[PZC Notice of Intention to Participate District Council 4-8-2024](#)

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**REFERRED FOR DOCUMENT**[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 adopted prepared order of approval with conditions (Vote: 7-0; Absent: Council Members Blegay, Burroughs, Fisher and Franklin).*

**A motion was made by Council Member Dernoga, seconded by Council Member Hawkins, that this Special Exception (Prior Ordinance) be approved with conditions.**

**The motion carried by the following vote:**

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

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

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- Attachment(s):** [SE-4856 Zoning Agenda Item Summary](#)  
SE-4856 Notice of Final Zoning Ordinance of  
the District Council  
[SE-4856 Presentation Slides](#)  
[SE-4856 Notice of Oral Argument Hearing](#)  
[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](#)  
[PZC Notice of Intention to Participate District  
Council 3-11-2024](#)

**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-2022-005****Muirkirk Warehouses**

**Applicant(s):** Muirkirk Enterprises, LLC

**Location:** Located in the southwest quadrant of the intersection of Konterra Drive and MD 200 (intercounty connector) (24.31 Acres; IE Zone (Prior I-3 Zone).

**Request:** Requesting approval of a Special Exception (SE) to use approximately 23.99 acres of land in the IE (Industrial, Employment) Zone for a Distribution Warehouse facility.

**Council District:** 1

**Appeal by Date:** 4/11/2024

**Review by Date:** 4/11/2024

**History:**

*Council waived election to review for this item (Vote:8-0; Absent: Council Members Blegay, Burroughs and Franklin).*

**A motion was made by Council Member Dernoga, seconded by Council Member Hawkins, that this Special Exception be waived election to review. The motion carried by the following vote:**

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

**Absent:** Blegay, Burroughs and Franklin

**Attachment(s):** [SE-2022-005 Zoning Agenda Item Summary](#)  
[SE-2022-005 Declaration of Finality](#)  
[SE-2022-005 ZHE Notice of Decision with Errata](#)  
[SE-2022-005 ZHE Notice of Decision](#)  
[SE-2022-005 ZHE Decision](#)  
 SE-2022-005 ZHE POR List  
[SE-2022-005 ZHE Technical Staff Report](#)  
[SE-2022-005 ZHE Exhibit List](#)  
[SE-2022-005 Exhibits #1-52](#)  
[SE-2022-005 ZHE Transcript](#)

**PENDING FINALITY (continued)****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 elected to make final decision on this item (Vote:8-0; Absent: Council Members Blegay, Burroughs and Franklin).*

**A motion was made by Council Member Watson, seconded by Council Member Fisher, that this Council elect to make the final decision for this Special Exception (Prior Ordinance). The motion carried by the following vote:**

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

**Absent:** Blegay, Burroughs and Franklin

- Attachment(s):** [SE-22002 Zoning Agenda Item Summary](#)  
[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 ZHE Technical Staff Report](#)  
[SE-22002 ZHE Exhibit List](#)  
[SE-22002 ZHE Exhibits #1-109](#)  
[SE-22002 Transcripts 12-20-23](#)

**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****CSP-23001****7011 Chesapeake Road**

**Applicant(s):** Landover Hills Development Inc.

**Location:** Located approximately 110 feet east of the intersection of MD 450 (Annapolis Road) and Chesapeake Road (3.00 Acres; NAC Zone (Prior M-X-T/D-D-O Zones).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) to develop a mixed-use building with approximately 245 to 300 multifamily dwelling units and approximately 1,300 to 2,500 square feet of office space.

**Council District:** 3

**Appeal by Date:** 4/11/2024

**Review by Date:** 4/11/2024

**History:**

*Council waived election to review for this item (Vote:8-0; Absent: Council Members Blegay, Burroughs and Franklin).*

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

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

**Absent:** Burroughs, Fisher and Franklin

**Attachment(s):** [CSP-23001 Zoning Agenda Item Summary](#)  
[CSP-23001 PLB Memo](#)  
[CSP-23001 Planning Board Resolution](#)  
 CSP-23001 PORL  
[CSP-23001 Technical Staff Report](#)



**PENDING FINALITY (continued)**[DDS-22005](#)**University Place Shopping Center****Companion Case(s):** DPLS-22007**Applicant(s):** University Place Center LLC**Location:** Located on the northeast corner of the intersection of University Boulevard and 15th Avenue (2.05 Acres; LTO-C Zone (Prior; C-S-C Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) to reconfigure the front parking lot, due to acquisition of 10,335 square feet of property by the Maryland Department of Transportation (MDOT), for the construction of the Purple Line light rail. The applicant requested a departure from design standards (DDS), per Section 27-558(a) of the prior Prince George's County Zoning Ordinance. Section 27-558(a) provides design standards for parking space sizes. Standard nonparallel parking spaces are required to measure 19 feet by 9.5 feet. Compact nonparallel parking spaces are required to measure 16.5 feet by 8 feet. The applicant requested that the proposed standard nonparallel spaces be reduced to 18 feet by 9 feet, to maximize the number of standard spaces within the remaining parking lot.**Council District:** 2**Appeal by Date:** 4/25/2024**Review by Date:** 4/25/2024**Action by Date:** 6/7/2024**History:**

*Council elected to review this item (Vote:7-0; Absent: Council Members Blegay, Burroughs, Franklin and Hawkins).*

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

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

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

**Attachment(s):** [DDS-22005 Zoning Agenda Item Summary](#)  
[DDS-22005 Notice of Oral Argument](#)  
[DDS-22005 Planning Board Resolution](#)  
DDS-22005 PORL  
[DDS-22005 Technical Staff Report](#)  
[DDS-22005 & DPLS-22007 Planning Board Record](#)  
[DDS-22005 Transcripts](#)

**PENDING FINALITY (continued)**[DPLS-22007](#)**University Place Shopping Center****Companion Case(s):** DDS-22005**Applicant(s):** University Place Center LLC.**Location:** Located on the northeast corner of the intersection of University Boulevard and 15th Avenue (2.05 Acres; LTO-C Zone (Prior; C-S-C Zone).**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) to reconfigure the front parking lot, due to the acquisition of 10,335 square feet of property by the Maryland Department of Transportation (MDOT), for construction of the Purple Line light rail. The applicant requests a departure from parking and loading standards (DPLS) per Section 27-568 of the prior Zoning Ordinance. Section 27-568 dictates the minimum number of parking spaces required. Accordingly, the site requires 124 parking spaces. The applicant proposes a reduction of 17 spaces, for a proposed total of 107 spaces.**Council District:** 2**Appeal by Date:** 4/25/2024**Review by Date:** 4/25/2024**Action by Date:** 6/7/2024**History:**

*Council elected to review this item (Vote:7-0; Absent: Council Members Blegay, Burroughs, Franklin and Hawkins).*

**A motion was made by Council Member Fisher, seconded by Council Member Dernoga, that Council Elect to review this Departure from Parking and Loading Standards. The motion carried by the following vote:**

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

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

**Attachment(s):** [DPLS-22007 Zoning Agenda Item Summary](#)  
[DPLS-22007 Notice of Oral Argument](#)  
[DPLS-22007 Planning Board Resolution](#)  
[DPLS-22007 PORL](#)  
[DPLS-22007 Technical Staff Report](#)  
[DDS-22005 & DPLS-22007 Planning Board Record](#)  
[DPLS-22007 Transcripts](#)

**PENDING FINALITY (continued)**[DET-2023-002](#)**Temple Hills Storage****Applicant(s):** Temple Hills Storage, LLC**Location:** Located on the southwest corner of the intersection of MD 5 (Old Branch Avenue) and Beech Road (2.76 Acres; CGO Zone).**Request:** Requesting approval of a Detailed Site Plan (DET) for a 119,000-square-foot building consisting of a 117,500-square-foot consolidated storage facility and a 1,500-square-foot community office/meeting space on the 2.76-acre property.**Council District:** 7**Appeal by Date:** 4/25/2024**Review by Date:** 4/25/2024**History:**

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

**A motion was made by Council Member Oriadha, 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 - Ivey, Harrison, Dernoga, Fisher, Olson, Oriadha and Watson

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

**Attachment(s):** [DET-2023-002 Zoning Agenda Item Summary](#)  
[DET-2023-002 PLB MEMO](#)  
[DET-2023-002 Planning Board Resolution](#)  
DET-2023-002 PORL  
[DET-2023-002 Technical Staff Report](#)

**PENDING FINALITY (continued)**[DSP-01002-04](#)**Library Apartments****Applicant(s):** The Bernstein Companies, Inc.**Location:** Located on the south side of Toledo Road, approximately 265 feet east of its intersection with Adelphi Road (2.87 Acres; RTO-H-C Zone (Prior; M-X-T / T-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) for an amendment to DSP-01002 to allow for the demolition of half of the existing parking garage ('Garage A") and the construction of a seven-story multifamily building with 209 residential units, while retaining the other half of the parking garage.**Council District:** 2**Appeal by Date:** 4/18/2024**Review by Date:** 4/18/2024**Municipality:** Hyattsville**History:**

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

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

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

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

**Attachment(s):** [DSP-01002-04 Zoning Agenda Item Summary](#)[DSP-01002-04 PLB Memo](#)[DSP-01002-04 Planning Board Resolution](#)[DSP-01002-04 PORL](#)[DSP-01002-04 Technical Staff Report](#)

**PENDING FINALITY (continued)****[SDP-0002-H15](#)****Cameron Grove Phase Two, Lot 48, Block A****Applicant(s):** Lourdes Rodrigues**Location:** Located within the development known as the Cameron Grove Phase Two, on the east side of New Acadia Lane, approximately 230 feet north of its intersection with Dunnville Place. (0.17 Acres; LCD Zone (Prior; R-L Zone).**Request:** Requesting approval of a Specific Design Plan (SDP) for the addition of a 9-foot by 17-foot screened porch, to an existing single-family detached dwelling located in the Cameron Grove development. The screened porch addition would extend 9 feet on the northeast rear side of the subject house, into the previously approved rear building restriction line for this lot. This approval also modifies the rear building restriction line from 10 feet to 4 feet for this lot only, to accommodate the screened porch.**Council District:** 6**Appeal by Date:** 5/2/2024**Review by Date:** 5/2/2024**History:**

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

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

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

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

**Attachment(s):** [SDP-0002-H15 Zoning Agenda Item Summary](#)  
[SDP-0002-H15 Planning Board Resolution](#)  
SDP-0002-H15 PORL  
[SDP-0002-H15 Technical Staff Report](#)

**ADJOURN****[ADJ38-24](#)****ADJOURN****History:**

*This meeting adjourned at 11:44 a.m.*

**A motion was made by Council Member Watson, seconded by Council Member Olson, that this ADJOURN be adjourned. The motion carried by the following vote:**

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

**Absent:** Burroughs and Franklin