



# 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*  
*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, May 13, 2024

10:00 AM

Committee Room 2027

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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 nine members present at roll call. (Council Member Oriadha and Watson arrived at 10:07 a.m. and Council Member Dernoga arrived at 10:09 a.m.)(Absent: Council Member Hawkins).*

**Present:** 10 - 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 Mel Franklin  
Council Member Eric Olson  
Council Member Krystal Oriadha  
Council Member Ingrid Watson

**Absent:** Council Member Calvin S. Hawkins

*Also Present:*

*Karen T. Zavakos, 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*

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

*Pledge of Allegiance led by Council Member Olson.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 04302024](#)

**District Council Minutes Dated April 30, 2024**

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

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

**Absent:** Dernoga and Hawkins

**Attachment(s):** [4-30-2024 District Council Minutes Draft](#)

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**ORAL ARGUMENTS**[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:**

*Todd Price, M-NCPPC planning staff, provided an overview of the Departure from Design Standards (DDS) 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 took case under advisement.*

**This Departure from Design Standards was hearing held; case taken under advisement.**

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**Attachment(s):**     [DDS-22005 Zoning Agenda Item Summary](#)  
[DDS-22005 PZC Notice of Intention to Participate District Council 5-13-2024](#)  
[DDS-22005 Presentation Slides](#)  
[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](#)

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**ORAL ARGUMENTS (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:**

*Todd Price, M-NCPPC planning staff, provided an overview of the Departure from Parking and Loading Standards (DPLS) 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 took case under advisement.*

**This Departure from Parking and Loading Standards was hearing held; case taken under advisement.**

**Attachment(s):** [DPLS-22007 Zoning Agenda Item Summary](#)  
[DPLS-22007 PZC Notice of Intention to Participate District Council 5-13-2024](#)  
[DPLS-22007 Presentation Slides](#)  
[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**

*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-11006-01****Salubria Center**

**Applicant(s):** Pinnacle Harbor L.L.C.

**Location:** Located on the east side of Oxon Hill Road, approximately 1,000 feet south of I-95/495 (Capital Beltway) and MD 210 (50.04 Acres; I E Zone (Prior; M-X-T).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) to amend CSP-11006 to add a ±7.4-acre lot with an existing office building, and develop a new eating or drinking establishment, with drive-through service, and a new day care center for children.

**Council District:** 8

**Appeal by Date:** 6/6/2024

**Review by Date:** 6/6/2024

**This Conceptual Site Plan was deferred.**

**Attachment(s):** [CSP-11006-01 Zoning Agenda Item Summary](#)  
[CSP-11006-01 Planning Board Resolution](#)  
CSP-11006-01 PORL  
[CSP-11006-01 Technical Staff Report](#)

**PENDING FINALITY (continued)**[CSP-98012-02](#)**National Harbor (Amended)**[Amended](#)**Applicant(s):**

The Peterson Companies L. C.

**Location:**

Located southwest of the intersection of the Capital Beltway (I-95/495) and Indian Head Highway (MD 210), west of Oxon Hill Road, and north of Fort Foote Road, in Planning Area 80 and Council District 8. The specified parcels being added to the development are located on the west side of Oxon Hill Road, opposite its intersection with Careybrook Lane (537.17 Acres; RTO-L-C/RTO-L-E/RR Zones (Prior; M-X-T/R-M/R-R Zones).

**Request:**

Requesting approval of a Conceptual Site Plan (CSP) to add 3.14 acres of land (Parcels 41, 42, and 71) to the National Harbor waterfront entertainment/retail complex for the purpose of expanding the complex.

**Council District:**

8

**Appeal by Date:**

5/16/2024

**Review by Date:**

5/16/2024

**History:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Hawkins).*

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

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

**Absent:** Hawkins

**Attachment(s):**[CSP-98012-02 Zoning Agenda Item Summary](#)[CSP-98012-02 PLB MEMO \(Amended\)](#)[CSP-98012-02 Planning Board Resolution \(Amended\)](#)

CSP-98012-02 PORL (Amended)

[CSP-98012-02 Technical Staff Report \(Amended\)](#)

**PENDING FINALITY (continued)****DSP-20005****Washington Pentecostal Assembly**

- Applicant(s):** Washington Pentecostal Assembly, Inc.
- Location:** Located northeast of the intersection of US 1 (Baltimore Avenue) and Upshur Street (.58 Acres; I E / IDO Zone (Prior; M-X-T / D-D-O / I-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to approve the conversion of a building, including architectural modifications, to operate a place of worship.
- Council District:** 5
- Appeal by Date:** 6/6/2024
- Review by Date:** 6/6/2024
- Municipality:** Town of Bladensburg

**History:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Hawkins).*

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

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

**Absent:** Hawkins

- Attachment(s):** [DSP-20005 Zoning Agenda Item Summary](#)  
[DSP-20005 Planning Board Resolution](#)  
 DSP-20005 PORL  
[DSP-20005 Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-22040****Walker Mill Business Park, Lots 6 & 7****Applicant(s):** Sagres Land Development LLC**Location:** Located on the west side of Walker Mill Road, approximately 650 feet north of its intersection with Rochelle Avenue. Specifically, the address is 6541 and 6562 Prosperity Court, Capitol Heights, Maryland 20743, in Planning Area 75B and Council District 07 (3.68 Acres; I E Zone (Prior I-1 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the retention of the existing temporary structures on-site and construction of a new 4,900-square-foot contractor office building, with both indoor and outdoor storage capabilities, as well as repair and maintenance of equipment.**Council District:** 7**Appeal by Date:** 5/23/2024**Review by Date:** 5/23/2024**Municipality:** Capitol Heights**History:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Hawkins).*

**A motion was made by Council Member Oriadha, 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:** 10 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson, Oriadha and Watson

**Absent:** Hawkins

**Attachment(s):** [DSP-22040 Zoning Agenda Item Summary](#)[DSP-22040 Planning Board Resolution](#)

DSP-22040 PORL

[DSP-22040 Technical Staff Report](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JUNE 3, 2024 AT 10:00 A.M.***Hearing Dates & Times Subject to Change***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.

**This Special Exception (Prior Ordinance) was announced hearing date**

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

**ADJOURN**

[ADJ48-24](#)

**ADJOURN**

**History:**

*Adjourned*

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

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

**Absent:**                Hawkins