



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

Monday, May 8, 2023

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 Dernoga at 10:15 a.m. with seven members present at roll call. (Absent: Council Members Blegay, Burroughs, Franklin, and Watson).

Present: 7 - Council Member Eric Olson
 Council Member Sydney Harrison
 Council Member Calvin S. Hawkins
 Council Member Krystal Oriadha
 Council Member Jolene Ivey
 Council Member Wanika Fisher
 Chair Thomas Dernoga

Absent: Council Member Ingrid Watson
 Council Member Mel Franklin
 Council Member Edward Burroughs
 Vice Chair Wala Blegay

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 Assistant, Office of the Clerk

INVOCATION / MOMENT SILENCE

Moment of silence led by Council Member Dernoga.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Fisher.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 04252023](#)

District Council Minutes Dated April 25, 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, Harrison, Hawkins, Oriadha, Ivey, Fisher and Dernoga

Absent: Watson, Franklin, Burroughs and Blegay

Attachment(s): [4-25-2023 District Council Minutes Draft](#)

ORAL ARGUMENTS**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

History:

Jill Kosack and Sherri Conner, 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. Norman Rivera Esq. attorney for the applicant spoke in support. Holly Simmons representative of the City of Hyattsville, Julie Wolf and Greg Smith spoke in opposition. Council took case under advisement.

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

Attachment(s): [DSP-21001 Zoning Agenda Item Summary](#)
[DSP-21001 Notice of Oral Argument Hearing Continuance](#)
[DSP-21001 Presentation Slides](#)
[DSP-21001 Kole to Brown \(Testimony\) 5-1-2023](#)
[DSP-21001 Marsh to Brown \(Testimony\) 5-1-2023](#)
[DSP-21001 Broder to Brown \(Testimony\) 4-30-2023](#)
[DSP-21001 City of Hyattsville to Brown 4-20-2023](#)
[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](#)

RECESS

REC13-23

History:

This meeting recessed at 12:08 pm .

A motion was made by Council Member Olson, that this meeting be recessed. The motion carried by unanimous vote.

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

Absent: Watson, Franklin, Burroughs and Blegay

11:30 AM MEET AND GREET - (ROOM 2027)

RECONVENE

Meeting reconvened at 1:34pm.

ORAL ARGUMENTS (continued)[SE-4852](#)**Westgate Apartments**

- Applicant(s):** Westgate at Laurel, LLC
- Location:** Located on the north side of Gorman Avenue (MD 198), approximately 600 feet east of its intersection with Van Dusen Road and identified as 8100-8216 Gorman Avenue, Laurel, Maryland (9.22 acres; RMF-20 Zone).
- Request:** Requesting approval of a Special Exception (SE) to alter a certified Nonconforming Use (Multifamily Dwellings known as “Westgate at Laurel Apartments”).
- Council District:** 1
- Appeal by Date:** 3/3/2023
- Review by Date:** 3/3/2023
- Action by Date:** 7/3/2023
- Opposition:** {None}

History:

Dominique Lockhart and Jeremy Hurlbutt, 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. Nathaniel Forman Esq., attorney for applicant spoke in support. Council took case under advisement.

This Special Exception was taken under advisement.

- Attachment(s):** [SE-4852 Zoning Agenda Item Summary](#)
[SE-4852 Presentation Slides](#)
[SE 4852 Notice of Rescheduled Oral Argument Hearing](#)
[SE 4852 Notice of Oral Argument Hearing](#)
[SE 4852 Notice of ZHE Decision](#)
[SE-4852 ZHE Decision](#)
SE-4852_PORL
[SE-4852 Technical Staff Report](#)
[SE-4852 ZHE Exhibit List](#)
[SE-4852 Exhibits #1-35](#)
SE-4852 ZHE Transcripts
[SE-4852 ZHE Transcripts](#)

NEW CASE(S)**ZMA-2022-001****Marianne Davies Trust Development**

- Applicant(s):** Land Development Investors II, LLC and Cottage City Mennonite Church, Inc.
- Location:** Located on the south side of Greenbelt Road (MD 193), approximately .35 miles west of its intersection with Lanham-Severn Road (MD 564) (12.426 Acres; RR Zone).
- Request:** Requesting approval of a Zoning Map Amendment (ZMA) for the rezoning of approximately 12.426 acres in the RR (Residential, Rural) Zone to the RMF-48 (Residential, Multifamily-48) Zone.
- Council District:** 3
- Appeal by Date:** 5/22/2023
- Action by Date:** 9/18/2023
- Opposition:** Wingate Homeowners Association, Inc., et.al.

This Zoning Map Amendment was deferred.

- Attachment(s):** [ZMA-2022-001 Zoning Agenda Item Summary](#)
[ZMA-2022-001- Notice of ZHE Decision](#)
[ZMA-2022-001 - ZHE Decision](#)
ZMA-2022-001 - POR List
[ZMA-2022-001 Technical Staff Report](#)
[ZMA-2022-001 - Exhibit List](#)
[ZMA-2022-001- Exhibits #1-41](#)
[ZMA-2022-001-Transcripts 2-8-23](#)
[ZMA-2022-001-Transcripts 2-22-23](#)
[ZMA-2022-001-Transcripts 3-1-23](#)

PENDING FINALITY**(a) PLANNING BOARD**[CSP-87128-02](#)**Penn Place 1**

- Applicant(s):** Northern Real Estate Urban Ventures
- Location:** Located on the south side of Penn Crossing, approximately 800 feet west of its intersection with MD 4 (Pennsylvania Avenue) (7.54 Acres; RMF-48 Zone).
- Request:** Requesting approval of a Conceptual Site Plan (CSP) for a mixed-used development consisting of 168 multifamily units and 767 square feet of commercial space.
- Council District:** 7
- Appeal by Date:** 6/1/2023
- Review by Date:** 6/1/2023

This Conceptual Site Plan was deferred.

- Attachment(s):** [CSP-87128-02 Zoning Agenda Item Summary](#)
[CSP-87128-02 Planning Board Resolution 2023-42 - Signed](#)
CSP-87128-02_PORL
[CSP-87128-02 Technical Staff Report](#)

PENDING FINALITY (continued)**[DDS-681](#)****CMFI Tabernacle of Praise**

Applicant(s): CMFI Tabernacle of Praise

Location: Located in the northwest quadrant of the intersection of Old Chapel Drive and Old Chapel Road (5.50 Acres; R-R Zone).

Request: Requesting approval of a Departure from Design Standards (DDS) for a 13-foot departure, to reduce the driveway width from 22 feet to 9 feet.

Council District: 4

Appeal by Date: 6/1/2023

Review by Date: 6/1/2023

History:

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

A motion was made by Chair Dernoga, seconded by Council Member Hawkins, that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:

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

Absent: Watson, Franklin, Burroughs and Blegay

Attachment(s): [DDS-681 Zoning Agenda Item Summary](#)
[DDS-681 Planning Board Resolution 2023-40 - Signed](#)
DDS-681_PORL
[DDS-681 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-22016****Dash In Bowie**

Applicant(s): Dash In Food Stores, Inc.

Location: Located in the northwest quadrant of the intersection of Heritage Boulevard and US 301 (Robert Crain Highway) (1.68 Acres; TAC-E Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a gas station, food, or beverage store (4,500 square feet), and a car wash (1,344 square feet).

Council District: 4

Appeal by Date: 6/1/2023

Review by Date: 6/1/2023

Municipality: Bowie

History:

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

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

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

Absent: Watson, Franklin, Burroughs and Blegay

Attachment(s): [DSP-22016 Zoning Agenda Item Summary](#)
[DSP-22016 Planning Board Resolution 2023-41](#)
[- Signed](#)
DSP-22016_PORL
[DSP-22016 Technical Staff Report](#)

PENDING FINALITY (continued)

[DSP-22022](#)

Hillside at Fort Washington

- Applicant(s):** BGH Fort Washington, LLC
- Location:** Located in Fort Washington, on the east side of Oxon Hill Road, approximately 200 feet south of its intersection with Joellyn Court (14.11 Acres; RR Zone).
- Request:** Requesting approval of Detailed Site Plan (DSP) for 64 single-family attached dwelling units.
- Council District:** 8
- Appeal by Date:** 5/25/2023
- Review by Date:** 5/25/2023

This Detailed Site Plan was deferred.

- Attachment(s):** [DSP-22022 Zoning Agenda Item Summary](#)
[DSP-22022 Planning Board Resolution](#)
DSP-22022 PORL
[DSP-22022 Technical Staff Report](#)

PENDING FINALITY (continued)**SDP-2206****National Capital Business Park, Parcels 7, 8, and 9**

Applicant(s): NCBP Property, LLC

Location: Located on the north side of Leeland Road, approximately 3,200 feet west of its intersection with US 301 (Robert Crain Highway) (29.17 Acres; LCD / IE / AR Zones).

Request: Requesting approval of a Specific Design Plan (SDP) for the construction of a 358,450-square-foot warehouse distribution building and a 3-acre storage yard.

Council District: 4

Appeal by Date: 6/1/2023

Review by Date: 6/1/2023

History:

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

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

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

Absent: Watson, Franklin, Burroughs and Blegay

Attachment(s): [SDP-2206 Zoning Agenda Item Summary](#)

[SDP-2206 Planning Board Resolution](#)

SDP-2206_PORL

[SDP-2206 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 15, 2023 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DET-2022-001**Westphalia Business Center 1 and 2**

Applicant(s): Northpoint Realty Partners, LLC

Location: Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (33.17 Acres; TAC-E / MIO Zones).

Request: Requesting approval of a Detailed Site Plan (DET) for a total of 306,000 square feet of commercial/warehouse uses in two separate buildings on two proposed parcels. A variance to Section 27-4204(d)(3) of the Prince George's County Zoning Ordinance, for the floor area ratio (FAR) requirement for the building on proposed Parcel 32, is also requested.

Council District: 6

Appeal by Date: 4/13/2023

Review by Date: 4/13/2023

Action by Date: 5/26/2023

This Detailed Site Plan hearing date was announced.

Attachment(s): [DET-2022-001 Zoning Agenda Item Summary](#)
[DET-2022-001 - Presentation Slides](#)
[DET-2022-001 Votaw to Brown \(Testimony Citizen-Protestants\) 5-5-2023](#)
[DET-2022-001 Votaw to Brown \(Appeal\) 4-13-2023](#)
[DET-2022-001 Notice of Oral Argument Hearing](#)
[DET-2022-001 Zoning Agenda Item Summary](#)
[DET-2022-001 Planning Board Resolution](#)
DET-2022-001 PORL
[DET-2022-001 Technical Staff Report](#)
[DET-2022-001 Transcripts](#)
[DET-2022-001 Planning Board Record](#)

ADJOURN

[ADJ45-23](#)

ADJOURN

History:

Meeting adjourned at 2:07pm.

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

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

Absent: Watson, Franklin, Burroughs and Blegay