



Prince George's County Council

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

Zoning Minutes - Draft 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

Tuesday, May 16, 2023

11:00 AM

Council Hearing Room

11:00 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 11:23 a.m. with ten members present at roll call. (Absent: Council Members Hawkins).

Present: 10 - Council Member Eric Olson
Council Member Ingrid Watson
Council Member Sydney Harrison
Council Member Mel Franklin
Council Member Krystal Oriadha
Council Member Jolene Ivey
Council Member Edward Burroughs
Council Member Wanika Fisher
Chair Thomas Dernoga
Vice Chair Wala Blegay

Absent: Council Member Calvin S. Hawkins

Also Present:

Jennifer A. Jenkins, Council Administrator

Rajesh Kumar, Principal Counsel to the District Council

Donna J. Brown, Clerk of the Council

James Walker-Bey, Zoning Assistant, Office of the Clerk

Lenne White, Zoning Reference Aide, Office of the Clerk

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05152023](#)

District Council Minutes Dated May 15, 2023

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

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

Absent: Hawkins

Attachment(s): [5-15-2023 District Council Minutes Draft](#)

DRAFT

REFERRED FOR DOCUMENT[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**History:**

Council adopted the prepared Order of disapproval (Vote 10-0; Absent: Council Member Hawkins).

A motion was made by Vice Chair Blegay, seconded by Council Member Burroughs, that this Detailed Site Plan be adopted. The motion carried by the following vote:

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

Absent: Hawkins

- 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](#)
[DET-2022-001 PZC Notice of Intention to Participate](#)

ADJOURN

[ADJ56-23](#)

ADJOURN

History:

Meeting adjourned at 11:26 am.

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

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

Absent: Hawkins