



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, January 23, 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 virtually by Council Chair Hawkins at 10:35 a.m. with eleven members present at roll call.

Present: 11 - 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 Edward Burroughs
 Council Member Wanika Fisher
 Chair Thomas Dernoga
 Vice Chair Wala Blegay

INVOCATION / MOMENT OF SILENCE

Special Intentions led by Council Member Fisher.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Watson.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 01092023](#)

District Council Minutes Dated January 9, 2023

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

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

Absent: Burroughs

Attachment(s): [1-09-2023 District Council Minutes Draft](#)

(a) PLANNING BOARD

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.

PENDING FINALITY**CSP-88020-03****Glenwood Hills**

- Applicant(s):** BE Glenwood, LLC
- Location:** Located on the south side of MD 214 (Central Avenue), approximately 800 feet west of its intersection with Shady Glen Drive (133.45 Acres; M-X-T / R-55 / M-I-O Zones).
- Request:** Requesting approval of a Conceptual Site Plan (CSP) for a revision to the previously approved Conceptual Site Plan (CSP) for Glenwood Hills to replace the previously approved mixed-use development consisting of 319 single-family units, 278 multifamily units, and 203,000 square feet of office/retail space, with a mixed-use development consisting of 26 townhouses, 550 multifamily dwelling units, 775,000 square feet of industrial space, and 50,000 square feet of commercial/retail space.
- Council District:** 6
- Appeal by Date:** 2/9/2023
- Review by Date:** 2/9/2023
- History:**

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

A motion was made by Vice Chair Blegay, seconded by Council Member Olson, that Council waive election to review for this Conceptual Site 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):** [CSP-88020-03 PLB Memo](#)
[CSP-88020-03 Zoning Agenda Item Summary](#)
[CSP-88020-03 Planning Board Resolution](#)
 CSP-88020-03 PORL
[CSP-88020-03 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-07072-02](#)**Melford, Block 3 Lots 1 and 2**

- Applicant(s):** St. John Properties, Inc.
- Location:** Located on the southeast side of the intersection of MD 3 (Robert Crain Highway) and Melford Boulevard (23.50 Acres; TAC-E Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for a revision to DSP-07072-01, to replace two of the three approved single-story retail buildings (8,167 square feet each) with one larger, one-story building (10,260 square feet) with retail space and an eating or drinking establishment.
- Council District:** 4
- Appeal by Date:** 2/9/2023
- Review by Date:** 2/9/2023
- Municipality:** Bowie
- History:**

Council waived election to review for this item (Vote:11-0).

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

Aye: 11 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Attachment(s): [DSP-07072-02 Zoning Agenda Item Summary](#)
[DSP-07072-02 Planning Board Resolution](#)
DSP-07072-02_PORL
[DSP-07072-02 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-22007****Cherry Lane Storage**

Applicant(s): Cherry Lane Project, LLC

Location: Located in the southwest quadrant of Cherry Lane and Cherry Lane Court (2.33 Acres; IE Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the construction of a 3 story 108,273-square-foot consolidated storage facility with 895 units and a manager's office.

Council District: 1

Appeal by Date: 12/1/2022

Review by Date: 1/30/2023

History:

Council waived election to review for this item (Vote:11-0).

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

Aye: 11 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Attachment(s): [DSP-22007 PLB Memo](#)
[DSP-22007 Planning Board Resolution Corrected](#)
[DSP-22007 Zoning Agenda Item Summary](#)
[DSP-22007 Planning Board Resolution](#)
DSP-22007 PORL
[DSP-22007 Technical Staff Report](#)

PENDING FINALITY (Continued)**[SDP-1603-03](#)****National Capital Business Park, Parcel 11**

Applicant(s): NCBP Property, LLC

Location: Located on the north side of Leeland Road, approximately 3,000 feet west of its intersection with US 301 Robert Crain Highway) (26.23 Acres; LCD Zone).

Request: Requesting approval of a Specific Design Plan (SDP) for the development of a 301,392-square-foot warehouse distribution building.

Council District: 4

Appeal by Date: 2/9/2023

Review by Date: 2/9/2023

Action by Date: 4/4/2023

History:

Council waived election to review for this item (Vote:11-0).

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

Aye: 11 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Attachment(s): [SDP-1603-03 Zoning Agenda Item Summary](#)
[SDP-1603-03 Presentation Slides](#)
[SDP-1603-03 Votaw to Brown \(Exceptions & Request for Oral Argument\) 2-3-23](#)
[SDP-1603-03 Planning Board Resolution](#)
SDP-1603-03_PORL
[SDP-1603-03 Technical Staff Report](#)
[SDP-1603-03 Transcripts 12-15-2022](#)

PENDING FINALITY (Continued)**[SDP-2201](#)****National Capital Business Park, Parcel 12**

Applicant(s): NCBP Property, LLC

Location: Located approximately 3,200 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway) (9.98 Acres; LCD Zone).

Request: Requesting approval of a Specific Design Plan (SDP) for the development of a 168,480-square-foot warehouse distribution building.

Council District: 4

Appeal by Date: 2/9/2023

Review by Date: 2/9/2023

History:

Council waived election to review for this item (Vote:11-0).

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: 11 - Olson, Watson, Harrison, Hawkins, Franklin, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Attachment(s): [SDP-2201 PLB Memo](#)
[SDP-2201 Zoning Agenda Item Summary](#)
[SDP-2201 Planning Board Resolution](#)
SDP-2201_PORL
[SDP-2201 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON FEBRUARY 13, 2023 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

[CDP-9901-01](#)

Forest Hills

- Applicant(s):** Quad Construction Corporation
- Location:** Located on both sides of MD 202 (Largo Road), approximately one mile north of its intersection with MD 725 (167.70 Acres; LCD Zone).
- Request:** Requesting approval of a Comprehensive Design Plan (CDP) to amend the conditions and plans to reflect the changes made by Zoning Map Amendment (Basic Plan) A-9895-C-01, relative to the removal of the Western Branch Trail through the west side of the property.
- Council District:** 6
- Appeal by Date:** 1/12/2023
- Review by Date:** 1/30/2023
- Action by Date:** 3/10/2023

The Hearing Date for this Comprehensive Design Plan was announced.

- Attachment(s):** [CDP-9901-01 Zoning Agenda Item Summary](#)
CDP-9901-01 DRAFT ORDER
[CDP-9901-01 Presentation Slides](#)
[CDP-9901-01 Notice of Oral Argument Hearing](#)
[CDP-9901-01 Planning Board Resolution](#)
CDP-9901-01 PORL
[CDP-9901-01 Technical Staff Report](#)
[CDP-9901-01 Transcripts](#)
[CDP-9901-01 Planning Board Record](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON FEBRUARY 13, 2023 AT 10:00
A.M.**

Hearing Dates & Times Subject to Change

[SE-4846](#)

Royal Farms #393

Applicant(s): RF East-West Hyattsville, LLC

Location: Located in the southwest quadrant of the intersection of East-West Highway (MD 410) and Riggs Road (1.90 Acres; CGO Zone).

Request: Requesting approval of a Special Exception (SE) to construct a Gas Station and a Food or Beverage Store on 1.90 acres of land in the CGO (Commercial General and Office) Zone.

Council District: 2

Appeal by Date: 11/7/2022

Review by Date: 1/6/2023

Action by Date: 5/8/2023

Opposition: Donna Nelms, Chris Watling, et. al.

The Hearing Date for this Special Exception was announced.

Attachment(s): [SE-4846 Zoning Agenda Item Summary](#)
[SE-4846 DRAFT ORDER](#)
[SE-4846 Presentation Slides](#)
[SE-4846 Tedesco to Brown \(Withdrawal Letter\)
01-23-23](#)
[SE-4846 Notice of Oral Argument Hearing](#)
[SE-4846 Appeal and Request for Oral Argument](#)
[SE-4846 Notice of ZHE Decision](#)
[SE-4846 ZHE Decision](#)
SE-4846 PORL
[SE-4846 Technical Staff Report](#)
[SE-4846 ZHE Exhibit List](#)
[SE-4846 Exhibits #1-91](#)
[SE-4846 ZHE Transcripts](#)
[SE-4846 Brown to Brown \(Letter\) 2-6-2023](#)

ADJOURN

