



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
Calvin S. Hawkins, II, At-Large
Eric C. Olson, District 3
Krystal Oriadha, District 7
Ingrid S. Watson, District 4
Vacant - At-Large (effective: 06/15/2024)

Jennifer A. Jenkins, Council Administrator

Monday, October 7, 2024

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 Ivey at 10:13 a.m. with eight members present at roll call. (Absent: Council Members Hawkins and Oriadha).

Present: 8 - 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 Eric Olson
 Council Member Ingrid Watson

Absent: Council Member Calvin S. Hawkins
 Council Member Krystal Oriadha

Also Present:

Karen T. Zavokas, Associate Council Administrator

Stan Brown, People's Zoning Counsel

Rajesh Kumar, Principal Counsel to the District Council

Jim Campbell, Land and Zoning Specialist

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

The Pledge of Allegiance was led by Council Member Olson.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 09232024](#)

District Council Minutes Dated September 23, 2024

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

Aye: 8 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [9-23-2024 District Council Minutes Draft](#)

ORAL ARGUMENTS**SDP-2304****Saddle Ridge**

Applicant(s): D.R. Horton, Inc.

Location: Located on the south side of Floral Park Road, approximately 268 feet west of its intersection with Old Liberty Lane (289.36 Acres; LCD Zone (Prior; R-S Zone).

Request: Requesting approval of a Specific Design Plan (SDP) for infrastructure improvements, including public streets, water, sewer, storm drain utilities, and Storm Water Management (SWM) facilities.

Council District: 9

Appeal by Date: 8/15/2024

Action by Date: 10/30/2024

Te-Sheng (Emery) Huang, M-NCPPC planning staff, provided an overview of the Specific Design Plan (SDP) 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. Mark Calhoun spoke in opposition. Council took this case under advisement.

This Specific Design Plan was case taken under advisement.

Attachment(s): [SDP-2304 Zoning Agenda Item Summary](#)
[SDP 2304 Presentation Slides](#)
[SDP-2304 Tedesco to Brown Appeal Letter](#)
[Rebuttal 9-20-2024](#)
[SDP-2304 Calhoun to Brown Testimony](#)
[8-23-2024](#)
[SDP-2304 Calhoun to Brown Appeal Letter](#)
[8-15-2024](#)
[SDP-2304 Notice of Oral Argument Hearing](#)
[SDP-2304 Planning Board Resolution](#)
[SDP-2304 PORL](#)
[SDP-2304 Technical Staff Report](#)
[SDP-2304 Planning Board Record](#)
[SDP-2304 Transcripts 6-13-2024](#)
[SDP-2304 PZC Notice of Intention to](#)
[Participate District Council 10-7-2024](#)

REFERRED FOR DOCUMENT**DSP-23034****9395 Lanham Dunkin**

Applicant(s): GN Seabrook LLC

Location: Located on the south side of MD 564 (Lanham-Severn Road), approximately 910 feet west of its intersection with Seabrook Road (0.61 Acres; NAC Zone (Prior; C-M Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) to retrofit an existing, vacant 2,427-square-foot structure with a drive through, as well as the associated site improvements for an eating and drinking establishment with a drive-through service.

Council District: 3

Appeal by Date: 7/25/2024

Action by Date: 10/15/2024

History:

Council adopted prepared order of approved with conditions (Vote:8-0; Absent: Council Members Hawkins and Oriadha).

A motion was made by Council Member Olson, seconded by Council Member Fisher, that this Detailed Site Plan (Prior Ordinance) be approval with conditions. The motion carried by the following vote:

Aye: 8 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [DSP-23034 Zoning Agenda Item Summary](#)
[DSP-23034 Notice of Final Decision of the District Council](#)
[DSP-23034 Presentation Slides](#)
[DSP-23034 Notice of Oral Argument Hearing](#)
[DSP-23034 Planning Board Resolution](#)
DSP-23034 PORL
[DSP-23034 Technical Staff Report](#)
[DSP-23034 Transcripts 5-30-2024](#)
[DSP-23034 Planning Board Record](#)
[DSP-23034 PZC Notice of Intention to Participate District Council 9-9-2024](#)

EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)[EX 10072024](#)

Motion to convene in Executive Session pursuant to Section 3-305(b)(1), General Provisions Article, Annotated Code of Maryland, in order to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction, specifically to consider and discuss the appointment(s) for the Prince George's County Cannabis Reinvestment and Restoration Board.

This Executive Session was rescheduled to a later date.

ADJOURN[ADJ81-24](#)**ADJOURN****History:**

This Meeting adjourned at 10:46 a.m.

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

Aye: 8 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Olson and
Watson

Absent: Hawkins and Oriadha