



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

Wednesday, July 5, 2023

12:00 PM

Council Hearing Room

12:00 PM 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 12:18 p.m. with nine members present at roll call. (Council Member Fisher arrived at 12:25 p.m.) (Absent: Council Members Franklin).

Present: 10 - Council Member Eric Olson
Council Member Ingrid Watson
Council Member Sydney Harrison
Council Member Calvin S. Hawkins
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 Mel Franklin

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

Lenne' White, Zoning Reference Aide, Office of the Clerk

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 06202023](#)

District Council Minutes Dated June 20, 2023

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

Aye: 9 - Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs,
Dernoga and Blegay

Absent: Franklin and Fisher

Attachment(s): [6-20-2023 District Council Minutes Draft](#)

ORAL ARGUMENTS**DSP-22028****Fairwood Square**

- Applicant(s):** Timberlake Homes
- Location:** Located on the southeast quadrant of the intersection of MD 450 (Annapolis Road) and MD 193 (Enterprise Road) (22.29 Acres; RE Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of 200 single-family attached (townhouse) dwelling units.
- Council District:** 6
- Appeal by Date:** 5/25/2023
- Review by Date:** 5/25/2023
- Action by Date:** 7/14/2023

History:

Andrew Shelly and James Hunt, 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. Matthew Tedesco, attorney for applicant spoke in support. Derek J. Baumgardner Esq., Sandy Rinck, Sean E. Suhar, Carol Boyer, Stacy Blake-Davis, Ellica Alsalaam, and Taalib Alsalaam spoke in opposition. Council referred item to staff for preparation of a disapproving document (Vote: 8-0; Absent: Council Members Harrison, Hawkins and Franklin).

A motion was made by Vice Chair Blegay, seconded by Council Member Watson, that this Detailed Site Plan (Prior Ordinance) be referred for document. The motion carried by the following vote:

- Aye:** 8 - Olson, Watson, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay
- Absent:** Harrison, Hawkins and Franklin

Attachment(s): [DSP-22028 Zoning Agenda Item Summary](#)
[DSP-22028 Presentation Slides](#)
[DSP-22028 MNCPPC Letter to Council](#)
[6-30-2023](#)
[DSP-22028 Tedesco to Brown \(Response to](#)
[PGCPB Resolution No 2023-44 Condition 1u \)](#)
[6-27-2023](#)
[DSP-22028 Tedesco to Brown \(Request for](#)
[Continuance\) 6-13-2023](#)
[DSP-22028 Baumgardner to Brown](#)
[\(Testimony\) 6-12-2023](#)
[DSP-22028 Notice of Oral Argument Hearing](#)
[Continuance](#)
[DSP-22028 Notice of Request for Continuance](#)
[DSP-22028 Notice of Oral Argument Hearing](#)
[DSP-22028 Planning Board Resolution](#)
DSP-22028 PORL
[DSP-22028 Technical Staff Report](#)
[DSP-22028 Transcripts 4-13-2023](#)
[DSP-22028 Transcripts 3-30-2023](#)
[DSP-22028 Transcripts 3-23-2023](#)
[DSP-22028 Planning Board Record](#)
[PZC Notice of Intention to Participate July 5,](#)
[2023](#)

ITEM(S) FOR DISCUSSION**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 a 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
- Action by Date:** 7/14/2023

History:

Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Blegay, Harrison, Hawkins and Franklin).

A motion was made by Council Member Burroughs, seconded by Council Member Ivey, that this Detailed Site Plan (Prior Ordinance) be referred for document. The motion carried by the following vote:

Aye: 7 - Olson, Watson, Oriadha, Ivey, Burroughs, Fisher and Dernoga

Absent: Harrison, Hawkins, Franklin and Blegay

- Attachment(s):** [DSP-22022 Zoning Agenda Item Summary](#)
[DSP-22022 Presentation Slides](#)
[DSP-22022 Notice of Oral Argument Hearing](#)
[DSP-22022 Planning Board Resolution](#)
DSP-22022 PORL
[DSP-22022 Technical Staff Report](#)
[DSP-22022 Transcript 3-30-2023](#)
[DSP-22022 Planning Board Record](#)

NEW CASE(S)**ERR-286****College Park Project, LLC.**

- Applicant(s):** College Park Project, LLC
- Location:** Located at 4604 Knox Road, College Park, Maryland (.25 Acres; R-18 / RMF-20 Zones).
- Request:** Requesting approval of a Permit Issued in Error (ERR) for validation of City of College Park Use and Occupancy Permit No. 19-1301-U, issued in error on June 7, 2018 (Exhibit 7), for 8 apartment units.
- Council District:** 3
- Appeal by Date:** 7/6/2023
- Review by Date:** 7/21/2023
- Opposition:** None

History:

Council referred item to staff for preparation of an approving document, in accordance with the Zoning Hearing Examiner's Decision (Vote: 8-0; Absent: Council Members Blegay, Hawkins and Franklin).

A motion was made by Council Member Olson, seconded by Council Member Ivey, that this Permit issued in error be referred for document. The motion carried by the following vote:

- Aye:** 8 - Olson, Watson, Harrison, Oriadha, Ivey, Burroughs, Fisher and Dernoga
- Absent:** Hawkins, Franklin and Blegay

- Attachment(s):** [ERR-286 Zoning Agenda Item Summary](#)
[ERR-286 Notice of ZHE Decision](#)
[ERR- 286 ZHE Decision](#)
 ERR-286 POR List
[ERR- 286 Exhibit List](#)
[ERR- 286 Exhibits #1-27](#)

NEW CASE(S)**[ERR-287](#)****College Park Project, LLC**

Applicant(s): College Park Project, LLC

Location: Located at 4812A and 4812B College Avenue, College Park, Maryland (1.1355 Acres; R-18 / RMF-20 Zones).

Request: Requesting approval of a Permit Issued in Error (ERR) for validation of the City of College Park Use and Occupancy Permits 20-1299-U and 20-1300-U, issued in error on July 12, 2019 (Exhibit 8), for 32 apartment units.

Council District: 3

Appeal by Date: 7/6/2023

Review by Date: 7/21/2023

Opposition: None

History:

Council referred item to staff for preparation of an approving document, in accordance with with the Zoning Hearing Examiner's Decision (Vote: 8-0; Absent: Council Members Blegay, Hawkins and Franklin).

A motion was made by Council Member Olson, seconded by Council Member Fisher, that this Permit issued in error be referred for document. The motion carried by the following vote:

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

Absent: Hawkins, Franklin and Blegay

Attachment(s): [ERR-287 Zoning Agenda Item Summary](#)
[ERR- 287 Notice of ZHE Decision](#)
[ERR-287 ZHE Decision](#)
ERR-287 POR List
[ERR- 287 Exhibit List](#)
[ERR-287 Exhibits #1-24](#)

PENDING FINALITY**(a) PLANNING BOARD****CSP-21001****Linda Lane Property**

- Applicant(s):** Curtis Investment Group, Inc.
- Location:** Located in the southwest quadrant of the intersection of Linda Lane and MD 5 (Branch Avenue) (5.60 Acres; CN / MIO Zones).
- Request:** Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 105 multifamily units and 104,600 square feet of commercial/retail space. There are two existing single-family detached dwellings and a commercial / office building on the property, which will be razed.
- Council District:** 8
- Appeal by Date:** 7/24/2023
- Review by Date:** 7/24/2023
- Action by Date:** 10/4/2023

History:

Council elected to review this item (Vote: 8-0; Absent: Council Members Blegay, Hawkins and Franklin).

A motion was made by Council Member Burroughs, seconded by Council Member Ivey, Council elect to review this Conceptual Site Plan. The motion carried by the following vote:

- Aye:** 8 - Olson, Watson, Harrison, Oriadha, Ivey, Burroughs, Fisher and Dernoga
- Absent:** Hawkins, Franklin and Blegay

- Attachment(s):** [CSP-21001 Zoning Agenda Item Summary](#)
[CSP-21001 Wilson to Brown \(Appeal\) 7-13-2023](#)
[CSP-21001 Planning Board Resolution](#)
 CSP-21001 PORL
[CSP-21001 Technical Staff Report](#)

PENDING FINALITY (continued)[DET-2022-018](#)**Bowie Marketplace****Applicant(s):** BE Bowie Residential LLC**Location:** Located on the west side of Superior Lane, approximately 82 feet north of Safety Turn Lane and 720 feet south of its intersection with MD 450 (Annapolis Road) (10.53 Acres; CGO Zone).**Request:** Requesting approval of a Detailed Site Plan (DET) for a total of 279,825 square feet of commercial / industrial uses. This includes 275,100 square feet of consolidated storage use, 4,575 square feet of a car wash use, and 150 square feet of an accessory maintenance shed on one parcel, X-12.**Council District:** 4**Appeal by Date:** 7/24/2023**Review by Date:** 7/24/2023**Municipality:** City of Bowie**History:**

Council waived election to review for this item (Vote: 8-0; Absent: Council Members Blegay, Hawkins and Franklin).

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

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

Absent: Hawkins, Franklin and Blegay

Attachment(s): [DET-2022-018 Zoning Agenda Item Summary](#)
[DET-2022-018 Planning Board Resolution](#)
DET-2022-018 PORL
[DET-2022-018 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-21039****Goodman Heights**

Applicant(s): LAH Goodman LLC

Location: Located on the north side of Crandall Road, approximately 350 feet east of Gladys Court and 800 feet west of Margie Court (11.76 Acres; RSF-65 Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for construction of recreation facilities owned and operated by a homeowners association.

Council District: 5

Appeal by Date: 7/24/2023

Review by Date: 7/24/2023

History:

Council waived election to review for this item (Vote: 8-0; Absent: Council Members Blegay, Hawkins and Franklin).

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

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

Absent: Hawkins, Franklin and Blegay

Attachment(s): [DSP-21039 Zoning Agenda Item Summary](#)
[DSP-21039 Planning Board Resolution](#)
[DSP-21039 Planning Board Resolution](#)
DSP-21039 PORL
[DSP-21039 Technical Staff Report](#)

PENDING FINALITY (continued)**[DSP-22023](#)****7010 Greenbelt Road (Greenbelt Square)****Applicant(s):** Armory Place, LLC**Location:** Located north of MD 193 (Greenbelt Road), approximately 150 feet east of its intersection with Lakecrest Drive (4.51 Acres; RMF-20).**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of 95 age-restricted multifamily condominium units.**Council District:** 4**Appeal by Date:** 7/24/2023**Review by Date:** 7/24/2023**Municipality:** Greenbelt**History:**

Council waived election to review for this item (Vote: 8-0; Absent: Council Members Blegay, Hawkins and Franklin).

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

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

Absent: Hawkins, Franklin and Blegay

Attachment(s): [DSP-22023 Zoning Agenda Item Summary](#)
[DSP-22023 Planning Board Resolution](#)
[DSP-22023 Planning Board Resolution](#)
DSP-22023 PORL
[DSP-22023 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-22032****Yaman's Estates**

- Applicant(s):** Lynette Garcia
- Location:** Located at 490 Bryan Point Road, in Accokeek, on the south side of Bryan Point Road, approximately 1,400 feet east of its intersection with Farmington Road (.46 Acres; RR Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for one single-family detached dwelling unit.
- Council District:** 9
- Appeal by Date:** 7/24/2023
- Review by Date:** 7/24/2023
- History:**

Council waived election to review for this item (Vote: 9-0; Council Members Hawkins and Franklin).

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

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

- Attachment(s):** [DSP-22032 Zoning Agenda Item Summary](#)
[DSP-22032 Planning Board Resolution](#)
[DSP-22032 Planning Board Resolution](#)
DSP-22032 PORL
[DSP-22032 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-86116-15****Waterside Subdivision, Hill Residence**

Applicant(s): Tenika Felder, AIA

Location: Located in Fort Washington, on the west side of Waterside Court, near the intersection of Waterside Court and Cagle Place. The site is part of Block A in the Waterside Subdivision at 8215 Waterside Court (.58 Acres; RR / LDO Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for of a two-story, single-family residence and boat pier, along with two variances.

Council District: 8

Appeal by Date: 7/24/2023

Review by Date: 7/24/2023

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Members Hawkins and Franklin).

A motion was made by Council Member Burroughs, seconded by Council Member Ivey, that Council waive elect to review this Detailed Site Plan. The motion carried by the following vote:

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

Absent: Hawkins and Franklin

Attachment(s): [DSP-86116-15 Zoning Agenda Item Summary](#)
[DSP-86116-15 Planning Board Resolution](#)
[DSP-86116-15 Planning Board Resolution](#)
DSP-86116-15 PORL
[DSP-86116-15 Technical Staff Report](#)

ADJOURN**ADJ69-23****ADJOURN**

History:

Meeting adjourned at 2:44 P.M.

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

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

Absent: Franklin