



# Prince George's County Council

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

## Zoning Minutes - Final Sitting as the District Council

*Calvin S. Hawkins, II, Chair, At-Large*  
*Derrick Leon Davis, District 6*  
*Thomas E. Dernoga, District 1*  
*Mel Franklin, At-Large*  
*Dannielle M. Glaros, District 3*  
*Sydney J. Harrison, Vice Chair, District 9*  
*Jolene Ivey, District 5*  
*Rodney C. Streeter, District 7*  
*Deni L. Taveras, District 2*  
*Todd M. Turner, District 4*  
*Vacant - District 8 (effective: 11/8/2021)*

*Robert J. Williams, Jr., Council Administrator*

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**Monday, January 10, 2022**

**10:00 AM**

**VIRTUAL MEETING**

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**VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>**

### **10:00 AM CALL TO ORDER - (VIRTUAL)**

*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 10:06 a.m. with ten members present at roll call.*

**Present:**        10 -    Chair Calvin S. Hawkins  
                                 Council Member Derrick Davis  
                                 Council Member Thomas Dernoga  
                                 Council Member Mel Franklin  
                                 Council Member Dannielle Glaros  
                                 Vice Chair Sydney Harrison  
                                 Council Member Jolene Ivey  
                                 Council Member Rodney Streeter  
                                 Council Member Deni Taveras  
                                 Council Member Todd Turner

**INVOCATION**

*Invocation was led by Council Administrator Robert J. Williams Jr.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Thomas Dernoga.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 11152021](#)

**District Council Minutes dated November 15, 2021**

**A motion was made by Council Member Streeter, seconded by Council Member Taveras, that this Minutes be approval. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

**Attachment(s):** [DRAFT District Council Minutes 11-15-2021](#)

**ORAL ARGUMENTS****A-10051 Remand****Carozza Property**

- Applicant(s):** Maria Volpe and Sandra Carey, Trustees/Carozza Property
- Location:** Located in the southwest quadrant of the intersection of Pennsylvania Avenue (MD 4) and Woodyard Road (60.02 Acres; R-R Zone).
- Request:** Requesting approval of a Zoning Map Amendment for the rezoning of approximately 60.02 acres of R-R (Rural Residential) zoned land to the M-X-T (Mixed Use – Transportation Oriented) Zone.
- Council District:** 9
- Appeal by Date:** 8/9/2021
- Action by Date:** 2/9/2022
- Opposition:** Marwood Community, et. al.

**History:**

*Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment application. Russell Shipley, Esq. and Arthur Horne, Esq., for applicant spoke in support. Macy Nelson, Esq., Attorney for the appellant spoke in opposition. Council took this case under advisement.*

**This Zoning Map Amendment hearing was held and the case was taken under advisement.**

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- Attachment(s):** [A-10051 Remand Zoning Agenda Item Summary](#)  
[A-10051 Remand Zoning Agenda Item Summary](#)  
[A-10051 Remand Presentation Slides](#)  
[A-10051 Remand Transcripts 04-14-2021](#)  
[A-10051 Remand Notice of Oral Argument Hearing](#)  
[A-10051 Remand Nelson to Brown Letter 08-23-2021](#)  
[A-10051 Remand Nelson to Brown \(email\) Letter 08-23-2021](#)  
[A-10051 Remand Nelson to Brown Appeal 8-3-21](#)  
[A-10051 Remand email Nelson to Brown Appeal 08032021](#)  
[A-10051 Remand Zoning Case Summary](#)  
[A-10051 Remand Notice of ZHE Decision](#)  
[A-10051 Remand ZHE Decision](#)  
A-10051 Remand PORL  
[A-10051 Remand Exhibits List](#)  
[A-10051 Remand Exhibits 1-19](#)  
[A-10051 Remand Memo to the Clerk](#)

**ORAL ARGUMENTS (Continued)****DSP-20020****Beltway Plaza-Phase 1**

- Applicant(s):** GB Mall Limited Partnership
- Location:** Located on the south side of Breezewood Drive, east of the intersection with Cherrywood Lane (53.88 Acres; M-U-I / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for Phase 1 of the redevelopment of Beltway Plaza, to include 750 multifamily residential dwelling units, a hotel, recreation center, and limited streetscape improvements.
- Council District:** 4
- Appeal by Date:** 11/4/2021
- Review by Date:** 11/4/2021
- Action by Date:** 1/28/2022
- Municipality:** Greenbelt

**History:**

*Rachel Guinn, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Tedesco, Esq., attorney for applicant spoke in support. Macy Nelson, Esq., attorney for the appellant spoke in opposition. Council referred item to staff for preparation of an approving document, with conditions (Vote: 10-0)*

**A motion was made by Council Member Turner, seconded by Council Member Taveras, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

- Attachment(s):** [DSP-20020 Zoning Agenda Item Summary](#)  
[DSP-20020 Presentation Slides](#)  
[DSP-20020 Transcripts](#)  
[DSP-20020 Tedesco to Brown Opposition to Petition for Appeal 12-28-2021](#)  
[DSP-20020 Nelson to Brown Petition for Appeal and Request for Oral Argument 10-29-2021](#)  
[DSP-20020 Notice of Oral Argument Hearing](#)  
[DSP-20020 Planning Board Resolution 2021-113](#)  
[DSP-20020\\_PORL](#)  
[DSP-20020 Technical Staff Report](#)  
[DSP-20020 Planning Board Record](#)  
[DSP-20020 Notice of Final Decision](#)

**MANDATORY REVIEW (Using Oral Argument Procedures)**[DSP-04054-03](#)**Bellefonte**

- Applicant(s):** Matan Companies, LLLP
- Location:** Located on the west side of Louie Pepper Drive, approximately 200 feet north of MD 223 (Woodyard Road) (29.31 Acres; I-4 / M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of two warehouse buildings with associated parking and infrastructure within the Military Installation Overlay (M-I-O) Zone.
- Council District:** 9
- Appeal by Date:** 11/12/2021
- Action by Date:** 1/26/2022
- Comment(s):** Mandatory Review:  
{District Council review of this case is required by conditions imposed by Council on Zoning Case A-9758-C}

**History:**

*Tierre Butler, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Phillip Hummel., attorney for applicant spoke in support. Council referred item to staff for preparation of an approving document, with conditions. (Vote: 9-0; Absent: Council Member Dernoga).*

**A motion was made by Vice Chair Harrison, seconded by Council Member Davis, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

- Aye:** 9 - Hawkins, Davis, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner
- Absent:** Dernoga

- Attachment(s):** [DSP-04054-03 Notice of Final Decision](#)  
[DSP-04054-03 Zoning Agenda Item Summary](#)  
[DSP-04054-03 Presentation Slides](#)  
[DSP-04054-03 Transcripts](#)  
[DSP-04054-03 Notice of Oral Argument Hearing](#)  
[DSP-04054-03 Planning Board Resolution](#)  
[2021-117 - Signed](#)  
[DSP-04054-03\\_PORL](#)  
[DSP-04054-03 Technical Staff Report](#)  
[DSP-04054-03 Planning Board Record](#)

**MANDATORY REVIEW (Continued)**[DSP-99044-20](#)**The Mall At Prince George's (Self Storage)****Applicant(s):** PSG East West Storage**Location:** Located in the northwest quadrant of the intersection of MD 410 (East West Highway) and Belcrest Road, approximately 1,600 feet west of the intersection of MD 410 and MD 500 (Queens Chapel Road), within the property known as the Mall at Prince George's Plaza (51.03 Acres; M-U-I / T-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) for an amendment to the list of allowed uses for the subject property, per Section 27-548.09.01(b) of the Prince George's County Zoning Ordinance, to construct 796 consolidated storage units in the basement of the existing shopping center, known as The Mall at Prince George's Plaza.**Council District:** 2**Appeal by Date:** 11/18/2021**Action by Date:** 1/26/2022**Comment(s):** Mandatory Review:  
{District Council review of this case is required by Section 27-548.09.01(b) (5) of the Zoning Ordinance}**Municipality:** Hyattsville**History:**

*Henry Zhang, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Nathaniel Forman, Esq., attorney for applicant spoke in support. Council referred item to staff for preparation of an approving document, with conditions (Vote:*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 9 - Hawkins, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner**Absent:** Franklin

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**Attachment(s):**

[DSP-99044-20 Notice of Final Decision](#)  
[DSP-99044-20 Zoning Agenda Item Summary](#)  
[DSP-99044-20 Presentation Slides](#)  
[DSP-99044-20 Transcripts](#)  
[DSP-99044-20 Notice of Oral Argument Hearing](#)  
[DSP-99044-20 Planning Board Resolution](#)  
[2021-120 - Signed](#)  
DSP-99044-20\_PORL  
[DSP-99044-20 Technical Staff Report](#)  
[DSP-99044-20 Planning Board Record](#)



**NEW CASE(S)**

*In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131.01 (c)(2).*

[ERR-284](#)**JH Calvert Park, LLC**

- Applicant(s):** JH Calvert Park, LLC
- Location:** Located approximately 530 feet east of its intersection with Taylor Rd within the Corporate limits of the Town of Riverdale, 5203 Riverdale Rd. Riverdale Park MD (1.211 Acres; R-10 Zone).
- Request:** Requesting approval for validation of Permit No. 47380-2014 for the erection of a six (6)- foot-high fence to enclose a dumpster on property improved with a single, five (5) -story multifamily dwelling with 55 dwelling units.
- Council District:** 3
- Appeal by Date:** 2/2/2022
- Action by Date:** 5/3/2022
- Municipality:** Town of Riverdale Park
- Opposition:** None
- History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Member Ivey)*

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

- Aye:** 9 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Streeter, Taveras and Turner
- Absent:** Ivey

- Attachment(s):** [ERR-284 Zoning Agenda Item Summary](#)  
[ERR-284 Notice of ZHE Decision](#)  
[ERR-284 ZHE Decison](#)  
 ERR-284 PORL  
[ERR-284 Exhibit List](#)  
[ERR-284 Exhibits 1-37](#)  
[ERR-284 Transcript 08-18-2021](#)

**PENDING FINALITY**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**(a) ZONING HEARING EXAMINER**[SE-4847](#)**ACE Eastover Square**

- Applicant(s):** Populus Financial Group
- Location:** Located in the northeast quadrant of the intersection of Indian Head Highway (MD Rt. 210) and Audrey Lane and identified as 5129 Indian Head Highway, Forest Heights, Maryland (25.2118 Acres; C-S-C Zone).
- Request:** Requesting approval of a Special Exception (SE) to use approximately 3,328 square feet of a 25.2118 acre Shopping Center in the C-S-C (Commercial Shopping Center) Zone for a Check Cashing Business.
- Council District:** 8
- Appeal by Date:** 1/3/2022
- Review by Date:** 1/31/2022
- Municipality:** Oxon Hill
- Opposition:** None
- History:**

*Council waived election to review for this item*

*Council waived election to review for this item (Vote:8-1-1; Abstain: Council Member Dernoga; Absent: Council Member Ivey)*

**A motion was made by Council Member Franklin, seconded by Council Member Davis, that Council waive election to review for this Special Exception. The motion carried by the following vote:**

- Aye:** 8 - Hawkins, Davis, Franklin, Glaros, Harrison, Streeter, Taveras and Turner
- Absent:** Ivey
- Abstain:** 1 - Dernoga

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**Attachment(s):** [SE-4847 Zoning Agenda Item Summary](#)  
[SE-4847 Notice of ZHE Decison](#)  
[SE-4847 - ZHE Decision](#)  
SE-4847 PORL  
[SE-4847 Technical Staff Report](#)  
[SE-4847 Exhibit List](#)  
[SE-4847 Exhibits 1-24](#)  
[SE-4847 Transcripts 10-13-2021](#)  
[SE-4847 Declaration of Finality](#)

**PENDING FINALITY**

*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.*

**(b) PLANNING BOARD****[DDS-680](#)****Suitland Self Storage Zone****Companion Case(s):** DSP-20048**Applicant(s):** SSZ Suitland Self Storage, LLC**Location:** Located in the northeast quadrant of the Forestville Road and the I-95/I-495 (Capital Beltway) interchange, approximately 400 feet south of its intersection with Suitland Parkway (1.99 Acres; I-1 Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS), for a reduction to the requirements of Section 4.2 of the 2010 Prince George's County Landscape Manual (Landscape Manual) to reduce the width of the landscape strip and require plantings.**Council District:** 6**Appeal by Date:** 12/23/2021**Review by Date:** 1/24/2022**History:**

*Council waived election to review for this item (Vote:9-0; Absent: Council Member Ivey).*

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

**Aye:** 9 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Streeter, Taveras and Turner

**Absent:** Ivey

**Attachment(s):** [DDS-680 Zoning Agenda Item Summary](#)  
[DDS-680 Planning Board Resolution](#)  
 DDS-680 PORL  
[DDS-680 Technical Staff Report](#)  
[DDS-680 PLB Memo](#)

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**PENDING FINALITY (Continued)**[DSP-20048](#)**Suitland Self Storage Zone**

**Applicant(s):** SSZ Suitland Self Storage, LLC

**Location:** Located in the northeast quadrant of the Forestville Road and the I-95/I-495 (Capital Beltway) interchange, approximately 400 feet south of its intersection with Suitland Parkway (1.99 Acres; I-1 Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of a 110,674-square-foot/999-unit consolidated storage facility.

**Council District:** 6

**Appeal by Date:** 12/23/2021

**Review by Date:** 1/24/2022

**History:**

*Council waived election to review for this item (Vote:8-0; Absent: Council Member Ivey)*

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

**Aye:** 9 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Streeter, Taveras and Turner

**Absent:** Ivey

**Attachment(s):** [DSP-20048 Zoning Agenda Item Summary](#)  
[DSP-20048 Planning Board Resolution 2021-130 - signed](#)  
DSP-20048 PORL  
[DSP-20048 Technical Staff Report](#)  
[DSP-20048 PLB Memo](#)

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**PENDING FINALITY (Continued)****DSP-21006****6400 America Boulevard**

**Applicant(s):** TD Parcel N Investor, LLC

**Location:** Located in the northwest quadrant of the intersection of MD 410 (East West Highway) and America Boulevard, east of Belcrest Road and south of Liberty Lane ( 2.42 Acres; M-U-I / T-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for a vertical mixed-use building consisting of 316 multifamily dwelling units and approximately 2,052 square feet of commercial/retail space.

**Council District:** 2

**Appeal by Date:** 1/13/2022

**Review by Date:** 1/31/2022

**Municipality:** Hyattsville

**History:**

*Council waived election to review for this item (Vote:9-0; Absent: Council Member Ivey)*

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

**Aye:** 9 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Streeter, Taveras and Turner

**Absent:** Ivey

**Attachment(s):** [DSP-21006 Zoning Agenda Item Summary](#)  
[DSP-21006 Planning Board Resolution](#)  
[2021-138 - signed](#)  
DSP-21006\_PORL  
[DSP-21006 Technical Staff Report](#)  
[DSP-21006 PLB Memo](#)

**PENDING FINALITY (Continued)****DSP-20053****West Hyattsville - ETOD**

- Applicant(s):** WHPC Block 3, LLC & WHPC Block 4, LLC
- Location:** Located on the east side of Little Branch Run, west of the West Hyattsville Metro Station and Washington Metropolitan Area Transit Authority (WMATA) rail lines, and southwest of the intersection of Ager Road and Little Branch Run (8.09 Acres; M-X-T / T-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for a vertical mixed-use development consisting of 293 multifamily dwelling units and approximately 3,213 square feet of commercial retail space on proposed Parcel 1 and infrastructure only on proposed Parcel 2.
- Council District:** 2
- Appeal by Date:** 1/20/2022
- Review by Date:** 1/31/2022
- Municipality:** Hyattsville

**Expedited TOD:**

{This case is designated for expedited review in accordance with Section 27-107.01(a)(242.2)(A) and 27-290.01}

**History:**

*Council waived election to review for this item (Vote:9-0; Absent: Council Member Ivey)*

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

**Aye:** 9 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Streeter, Taveras and Turner

**Absent:** Ivey

- Attachment(s):** [DSP-20053 PLB Memo](#)  
[DSP-20053 Zoning Agenda Item Summary](#)  
[DSP-20053 Planning Board Resolution 2021-144 - signed](#)  
 DSP-20053\_PORL  
[DSP-20053 Technical Staff Report](#)

**EXECUTIVE SESSION (VIRTUAL)****[EX 01102022](#)**

Motion to convene in Executive Session pursuant to Section 3-305(b)(1), (7), and (8) , 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 appointments to the WSSC OIG Appointment Committee; and in order to discuss and consider pending or potential litigation and to consult with counsel to seek legal advice, specifically to be briefed by counsel as to and to discuss status of cases in the Circuit Court for Prince George's County, Maryland, and the Court of Special Appeals, to maintain confidentiality regarding the current status of ongoing litigation and as to the Council's position on pending litigation, and to seek legal advice on an Countywide Map Amendment issues.

**History:**

*The Chair read the following closing statement/motion to convene in executive session: "Motion to convene in Executive Session pursuant to Section 3-305(b)(1), (7), and (8) , 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 appointments to the WSSC OIG Appointment Committee; and in order to discuss and consider pending or potential litigation and to consult with counsel to seek legal advice, specifically to be briefed by counsel as to and to discuss status of cases in the Circuit Court for Prince George's County, Maryland, and the Court of Special Appeals, to maintain confidentiality regarding the current status of ongoing litigation and as to the Council's position on pending litigation, and to seek legal advice on an Countywide Map Amendment issues". The Executive Session was held (See District Council Minutes dated January 24, 2022 for details).*

**A motion was made by Council Member Dernoga, seconded by Council Member Turner, that the Council convened into Executive Session. The motion carried by the following vote:**

**Aye:** 9 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Streeter, Taveras and Turner

**Absent:** Ivey





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**EXECUTIVE SESSION SUMMARY****EX 11152021**

Motion to convene in Executive Session pursuant to Section 3-305(b)(7), and (8), General Provisions Article, Annotated Code of Maryland, in order to discuss and consider pending or potential litigation and to consult with counsel to seek legal advice, specifically to seek legal advice on the Special Election process and on Countywide Map Amendment issues.

**History:**

*On 11/15/2021, A motion was made by Council Member Davis, seconded by Council Member Franklin, that this Executive Session be convened into Executive Session. The motion carried by the following vote:*

*Aye: 9 , Turner, Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey and Taveras;  
Absent: Streeter*

*Date of Executive Session: November 15, 2021*

*Time of Vote to Close Session: 10:27 a.m.*

*Beginning Time: 10:41 a.m.*

*Ending Time: 11:55 a.m.*

***Members Present:***

*CM Hawkins, Chairman, CM Taveras, Vice-Chairman, CM Davis, CM Dernoga, CM Franklin, CM Glaros, CM Harrison, CM Ivey, CM Turner*

***Members Absent:***

*CM Streeter, District 8 - Vacant*

***Others Present:***

*Robert Williams, Jr., William Hunt, Colette Gresham, Donna Brown, Raj Kumar, Karen Campbell, Karen Zavakos, Dinora Hernandez, Alicia Alexander*

***Topics Discussed:***

- 1. Legal advice on Countywide Map Amendment issues.*
- 2. Legal advice on Special Election process.*

*No Actions Taken*

*Vote Closing the Meeting pursuant to Section 3-305(b) (7), and (8) : 9 – 0*

**This Executive Session was Summary**