



Prince George's County Council

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

Zoning Minutes - Draft Sitting as the District Council

Calvin S. Hawkins, II, Chair, At-Large

Edward P. Burroughs, III, District 8

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

Johnathan M. Medlock, District 6

Rodney C. Streeter, District 7

Deni L. Taveras, District 2

Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Tuesday, July 12, 2022

10:00 AM

Council Hearing Room

10:00 AM CALL TO ORDER - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)

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 10:00 a.m. with eight members present at roll call. (Council Member Franklin arrived at 10:26 a.m.) (Absent: Burroughs and Streeter)

Present: 9 - Chair Calvin S. Hawkins
Council Member Thomas Dernoga
Council Member Mel Franklin
Council Member Dannielle Glaros
Vice Chair Sydney Harrison
Council Member Jolene Ivey
Council Member Deni Taveras
Council Member Todd Turner
Council Member Johnathan Medlock

Absent: Council Member Rodney Streeter
Council Member Edward Burroughs

INVOCATION / MOMENT OF SILENCE

Invocation was led by Pastor Krishnan Natesan

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Todd Turner.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 06282022](#)

District Council Minutes Dated June 28, 2022

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

Aye: 8 - Hawkins, Dernoga, Glaros, Harrison, Ivey, Taveras, Turner and Medlock

Absent: Franklin, Streeter and Burroughs

Attachment(s): [6-28-2022 District Council Minutes Draft](#)

ITEM(S) FOR DISCUSSION**[CSP-18002 Remand](#)****Magruder Pointe (Remand Pursuant to Court Order)****Applicant(s):**

Werrlein WSSC LLC

Location:

Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue, north of Gallatin Street and west of 40th Place. The subject site is also located within the Traditional Residential Neighborhood (TRN) Character Area of the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District (Gateway Arts District Sector Plan and SMA) (8.26 Acres; R-55/O-S/D-D-O Zones).

Request:

Requesting approval of a Conceptual Site Plan (CSP) application proposing to rezone the property from the One-Family Detached Residential (R-55) and Open Space (O-S) Zones to the Mixed Use-Infill (M-U-I) Zone for a future single-family residential development. No site improvements have been proposed in this CSP.

Council District:

2

Municipality:

City of Hyattsville.

This Conceptual Site Plan was taken under advisement**Attachment(s):**

[CSP-18002 Remand Zoning Agenda Item Summary](#)

[CSP-18002 Presentation Slides](#)

[CSP-18002 Remand Notice of Action](#)

[CSP-18002 City of Hyattsville v. Prince George's Cty. Council 25](#)

[CSP-18002 Memorandum Opinion Circuit Court](#)

[CSP-18002 Remand Order remanding case to District Council](#)

[CSP-18002 Remand Planning Board Resolution 18-74\(A\)](#)

[CSP-18002 Remand PORL_searchable](#)

[CSP-18002 Remand Technical Staff Report and Memorandum](#)

[CSP-18002 Remand Court Record](#)

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.

(a) PLANNING BOARD**DSP-06015-01****Capitol Heights Shopping Center**

Applicant(s): ZP NO. 141, LLC.

Location: Located on the south side of MD 214 (Central Avenue), approximately 200 feet east of its intersection with Shady Glen Drive (26.73 Acres; LTO-E Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for approval of an integrated shopping center with a gross floor area of 113,389 square feet in both the prior Commercial Shopping Center (C-S-C) Zone and Development District Overlay (D-D-O) Zone.

Council District: 6

Appeal by Date: 8/4/2022

Review by Date: 9/6/2022

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Member Burroughs and Streeter).

A motion was made by Council Member Medlock, 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, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Medlock

Absent: Streeter and Burroughs

Attachment(s): [DSP-06015-01 PLB Memo](#)
[DSP-06015-01 Zoning Agenda Item Summary](#)
[DSP-06015-01 Planning Board Resolution](#)
DSP-06015-01_PORL
[DSP-06015-01 Technical Staff Report](#)

PENDING FINALITY (continued)**SDP-1603-02****National Capital Business Park**

Applicant(s): AMS 2022 BTS – Upper Marlboro MD, LLC

Location: Located on the north side of Leland Road, approximately 3,178 feet west of intersection of Leeland Road and southbound US 301 (Robert Crain Highway) (90.11 Acres; LCD Zone).

Request: Requesting approval of a Specific Design Plan (SDP) for the development of a 3,428,985-square-foot warehouse / distribution facility, with on-site parking spaces and a trailer and loading area.

Council District: 4

Appeal by Date: 8/8/2022

Review by Date: 9/6/2022

Action by Date: 11/4/2022

History:

Council waived election to review for this item (Vote:8-0-1; Absent: Council Member Burroughs and Streeter).

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

Aye: 8 - Hawkins, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Medlock

Absent: Streeter and Burroughs

Abstain: 1 - Dernoga

Attachment(s): [SDP-1603-02 Notice of Oral Argument Hearing](#)
[SDP-1603-02 Votaw to Brown \(Exceptions and Request for Oral Argument\) 8-5-2022](#)
[SDP-1603-02 Zoning Agenda Item Summary](#)
[SDP-1603-02 Planning Board Resolution 2022-76 - Signed](#)
[SDP-1603-02_PORL](#)
[SDP-1603-02 Technical Staff Report](#)
[SDP-1603-02 Planning Board Record](#)
[SDP-1603-02 Transcripts](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON SEPTEMBER 12, 2022 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

[CDP-0505-02](#)

National Capital Business Park

Applicant(s):

NCBP PROPERTY, LLC

Location:

Located on the north side of Leeland Road, approximately 3,178 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway) (426.52 Acres; LCD (R-S) Zone).

Request:

Requesting approval of a Comprehensive Design Plan (CDP) to increase the total gross floor area of the permitted employment and institutional uses from previously approved 3.5 million to 5.5 million square feet.

Council District:

4

Appeal by Date:

6/23/2022

Review by Date:

6/23/2022

Action by Date:

9/20/2022

Attachment(s):

[CDP-0505-02 Horne to Brown \(Response to Exceptions\)v 9-2-22](#)
[CDP-0505-02 Notice of Oral Argument Hearing](#)
[CDP-0505-02 Nelson to Brown \(Exception & Oral Argument Request\) 6-21-22](#)
[CDP-0502-02 Zoning Agenda Item Summary](#)
[CDP-0505-02 Planning Board Resolution 2022-53 - Signed](#)
[CDP-0505-02_PORL](#)
[CDP-0505-02 Technical Staff Report](#)
[CDP-0505-02 Presentation Slides](#)
[CDP-0505-02 Transcripts](#)
[CDP-0505-02 Planning Board Record](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON SEPTEMBER 12, 2022 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-21019

Arcland Self Storage

- Applicant(s):** Arcland Property Company
- Location:** Located on the east side of Dangerfield Road, approximately 350 feet south of its intersection with MD 223 (Woodyard Road) (4.56 Acres; CGO / M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 116,283-square-foot consolidated storage facility in two buildings within the Military Installation Overlay (M-I-O) Zone.
- Council District:** 9
- Appeal by Date:** 7/7/2022
- Review by Date:** 7/7/2022
- Action by Date:** 9/27/2022
- Attachment(s):** [DSP-21019 Zoning Agenda Item Summary](#)
[DSP-21019 Planning Board Resolution 2022-55](#)
DSP-21019_PORL
[DSP-21019 Technical Staff Report](#)
[DSP-21019 Presentation Slides](#)
[DSP-21019 Transcripts 5-12-2022](#)
[DSP-21019 Planning Board Record](#)

CASE(S) SCHEDULED FOR MANDATORY REVIEW HEARING ON SEPTEMBER 12, 2022 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-21031

Bell Station Center, Parcel B

Applicant(s): Broglen, LLC

Location: Located in the southeast quadrant of the intersection of MD 193 (Glenn Dale Boulevard) and Bell Station Road (8.99 Acres; CGO Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a 68,475-square-foot commercial shopping center.

Council District: 4

Appeal by Date: 7/21/2022

Action by Date: 9/27/2022

Comment(s): Mandatory Review:
{District Council review of this case is required by conditions imposed by Council on Zoning Case A-9995-C}

Attachment(s): [DSP-21031 Notice of Mandatory Review Hearing](#)
[DSP-21031 Planning Board Resolution](#)
DSP-21031_PORL
[DSP-21031 Technical Staff Report](#)
[DSP-21031 PB Presentation](#)
[DSP-21031 Transcripts](#)
[DSP-21031 Planning Board Record](#)

ADJOURN

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

Aye: 9 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Medlock

Absent: Streeter and Burroughs

ADJ89-22

ADJOURNED

10:30 A.M. COUNTY COUNCIL - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)

(SEE SEPARATE AGENDA)

Note

Note

Meeting went into Recess

DRAFT