



# 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*

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Tuesday, May 16, 2023

11:00 AM

Council Hearing Room

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### 11:00 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 Dernoga at 11:23 a.m. with ten members present at roll call. (Absent: Council Members Hawkins).*

**Present:**        10 -    Council Member Eric Olson  
   Council Member Ingrid Watson  
   Council Member Sydney Harrison  
   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

**Absent:**     Council Member Calvin S. Hawkins

*Also Present:*

*Jennifer A. Jenkins, Council Administrator*

*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*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 05152023](#)

**District Council Minutes Dated May 15, 2023**

**A motion was made by Vice Chair Blegay, seconded by Council Member Watson, that these Minutes be approved. The motion carried by the following vote:**

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

**Absent:** Hawkins

**Attachment(s):** [5-15-2023 District Council Minutes Draft](#)

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**REFERRED FOR DOCUMENT**[DET-2022-001](#)**Westphalia Business Center 1 and 2**

**Applicant(s):** Northpoint Realty Partners, LLC

**Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (33.17 Acres; TAC-E / MIO Zones).

**Request:** Requesting approval of a Detailed Site Plan (DET) for a total of 306,000 square feet of commercial/warehouse uses in two separate buildings on two proposed parcels. A variance to Section 27-4204(d)(3) of the Prince George's County Zoning Ordinance, for the floor area ratio (FAR) requirement for the building on proposed Parcel 32, is also requested.

**Council District:** 6

**Appeal by Date:** 4/13/2023

**Review by Date:** 4/13/2023

**Action by Date:** 5/26/2023

**History:**

*Council adopted the prepared Order of disapproval (Vote 10-0; Absent: Council Member Hawkins).*

**A motion was made by Vice Chair Blegay, seconded by Council Member Burroughs, that this Detailed Site Plan be adopted. The motion carried by the following vote:**

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

**Absent:** Hawkins

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- Attachment(s):** [DET-2022-001 Zoning Agenda Item Summary](#)  
[DET-2022-001 - Presentation Slides](#)  
[DET-2022-001 Votaw to Brown \(Testimony  
Citizen-Protestants\) 5-5-2023](#)  
[DET-2022-001 Votaw to Brown \(Appeal\)  
4-13-2023](#)  
[DET-2022-001 Notice of Oral Argument  
Hearing](#)  
[DET-2022-001 Zoning Agenda Item Summary](#)  
[DET-2022-001 Planning Board Resolution](#)  
DET-2022-001 PORL  
[DET-2022-001 Technical Staff Report](#)  
[DET-2022-001 Transcripts](#)  
[DET-2022-001 Planning Board Record](#)  
[DET-2022-001 PZC Notice of Intention to  
Participate](#)

**ADJOURN**

[ADJ56-23](#)

**ADJOURN**

**History:**

*Meeting adjourned at 11:26 am.*

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

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

**Absent:** Hawkins