



# 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*

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**Monday, July 8, 2024**

**10:00 AM**

**Council Hearing Room**

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### **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 10:16 a.m. with six members present at roll call. (Council Member Blegay arrived at 10:27 a.m.)(Excused: Council Member Harrison)(Absent: Council Members Burroughs and Oriadha).*

**Present:** 7 - Chair Jolene Ivey  
Council Member Thomas Dernoga  
Council Member Wala Blegay  
Council Member Wanika Fisher  
Council Member Calvin S. Hawkins  
Council Member Eric Olson  
Council Member Ingrid Watson

**Excused:** 1 - Vice Chair Sydney Harrison

**Absent:** Council Member Edward Burroughs  
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*

*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**

*Pledge of Allegiance led by Council Member Dernoga.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 06102024](#)

**District Council Minutes Dated June 10, 2024**

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

**Aye:** 6 - Ivey, Dernoga, Fisher, Hawkins, Olson and Watson

**Absent:** Harrison, Blegay, Burroughs and Oriadha

**Attachment(s):** [6-10-2024 District Council Minutes Draft](#)

**MANDATORY REVIEW (Using Oral Argument Procedures)****DSP-23012****Walker Mill Self- Storage**

- Applicant(s):** Walker Mill Road Project, LLC
- Location:** Located on the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road (7.67 Acres; I E/ MIO Zones (Prior; I-1/ M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to develop the property with up to 107,122 square feet of building for up to 104,122 square feet of consolidated storage use (plus 1,250 square feet of ancillary office space) and up to 1,750 square feet of retail and/or community space, as well as up to 28 parking spaces designated for RV/camping trailers as an accessory use.
- Council District:** 6
- Appeal by Date:** 7/5/2024
- Review by Date:** 7/5/2024
- Action by Date:** 9/6/2024
- History:**

*Emory Huang M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) 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 Gordan Esq., attorney for applicant spoke in support. (Council took case under advisement).*

**This Detailed Site Plan (Prior Ordinance) hearing was held; case taken under advisement.**

- Attachment(s):**
- [DSP-23012 Zoning Agenda Item Summary](#)
  - [DSP-23012 Presentation Slides](#)
  - [DSP-23012 Notice of Mandatory Review](#)
  - [DSP-23012 Planning Board Resolution](#)
  - DSP-23012 PORL
  - [DSP-23012 Technical Staff Report](#)
  - [DSP-23012 Transcripts 4-11-2024](#)
  - [DSP-23012 Transcripts 5-16-2024](#)
  - [DSP-23012 Planning Board Record](#)
  - [DSP-23013 PZC Notice of Intention to Participate District Council 7-8-2024](#)

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**ITEM(S) FOR DISCUSSION****SE-22002****Stewart Property**

- Applicant(s):** ESC 8215 Springfield, L.C.
- Location:** Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).
- Request:** Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings on approximately 12.01 acres of RR (Rural Residential) zoned land.
- Council District:** 4
- Appeal by Date:** 4/25/2024
- Review by Date:** 4/25/2024
- Action by Date:** 9/23/2024
- Opposition:** Howard Aldag, Charles Holman, et. al.

**History:**

*Council referred item to staff for preparation of an order of remand (Vote: 6-0 Absent: Council Members Blegay, Burroughs, Harrison and Oriadha).*

**A motion was made by Council Member Watson, seconded by Council Member Fisher, that this Special Exception (Prior Ordinance) be referred for document. The motion carried by the following vote:**

**Aye:** 6 - Ivey, Dernoga, Fisher, Hawkins, Olson and Watson

**Absent:** Harrison, Blegay, Burroughs and Oriadha

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**Attachment(s):** [SE-22002 Zoning Agenda Item Summary](#)  
[SE-22002 Hatcher to Brown \(Notice of Death and Estate of Property Owner - Appointment of Personal Representative \) 5-31-2024](#)  
[SE-22002 Presentation Slides](#)  
[SE-22002 Aldag to Brown \(Testimony\) 5-9-2024](#)  
[SE-22002 Suhar to Brown \(Exceptions & Request for Oral Argument hearing\) 4-25-24](#)  
[SE-22002 Hatcher to Brown \(Exceptions & Request for Oral Argument hearing\) 4-24-24](#)  
[SE-22002 Notice of Oral Argument Hearing](#)  
[SE-22002 Notice ZHE of Decision](#)  
[SE-22002 ZHE Decision](#)  
SE-22002 ZHE POR List  
[SE-22002 Technical Staff Report](#)  
[SE-22002 ZHE Exhibit List](#)  
[SE-22002 ZHE Exhibits #1-109](#)  
[SE-22002 Transcripts 12-20-23](#)  
[SE-22002 PZC Notice of Intention to Participate District Council 6-3-2024](#)

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**PENDING FINALITY****(a) PLANNING BOARD****DET-2022-012****Premier A-2 Bowie**

- Applicant(s):** Premier A-2 Bowie MD, LLC
- Location:** Located on the south side of MD 450 (Annapolis Road), east of its intersection with Old Annapolis Road (0.84 Acres; CGO Zone).
- Request:** Requesting approval of a Detailed Site Plan (DET) for the development of an 80,652- square- foot building, in which the applicant had requested to locate a consolidated storage facility.
- Council District:** 4
- Appeal by Date:** 7/25/2024
- Review by Date:** 7/25/2024
- Municipality:** Bowie
- History:**

*Council waived election to review for this item (Absent: Council Members Blegay, Burroughs, Harrison and Oriadha).*

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

**Aye:** 6 - Ivey, Dernoga, Fisher, Hawkins, Olson and Watson

**Absent:** Harrison, Blegay, Burroughs and Oriadha

**Attachment(s):** [DET-2022-012 Zoning Agenda Item Summary](#)  
[DET-2022-012 Planning Board Resolution](#)  
DET-2022-012 PORL  
[DET-2022-012 Technical Staff Report](#)

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**PENDING FINALITY (continued)****DSP-23014****Trinity Religious Temple Church**

- Applicant(s):** Trinity Temple Church of God Inc
- Location:** Located on the southeast quadrant of the intersection of Iverson Street and Boydell Avenue (1.13 Acres; RR Zone (Prior; R-R Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the physical site elements necessary to allow for a 125-seat church use, with a parsonage, to occupy the existing buildings on the property. By way of background, the existing building (on the northern portion of the subject property) was previously occupied by a 125-seat church that was a certified nonconforming use. However, that use was abandoned when the building was damaged by fire in 2012 and the church use failed to reestablish within 180 days.
- Council District:** 7
- Appeal by Date:** 7/25/2024
- Review by Date:** 7/25/2024

**This Detailed Site Plan (Prior Ordinance) was deferred.**

- Attachment(s):** [DSP-23014 Zoning Agenda Item Summary](#)  
[DSP-23014 Planning Board Resolution](#)  
DSP-23014 PORL  
[DSP-23014 Technical Staff Report](#)

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**PENDING FINALITY (continued)**

[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

**Review by Date:** 7/25/2024

**This Detailed Site Plan (Prior Ordinance) was deferred.**

**Attachment(s):** [DSP-23034 Zoning Agenda Item Summary](#)  
[DSP-23034 Planning Board Resolution](#)  
DSP-23034 PORL  
[DSP-23034 Technical Staff Report](#)

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**PENDING FINALITY (continued)****[SDP-9802-H9](#)****Cameron Grove, Lot 30, Block A**

**Applicant(s):** Great Day Improvements, LLC, Whitney Gischel

**Location:** Located within the development known as Cameron Grove Phase One, in the southwest quadrant of the intersection of Missoula Court and Rosebud Court. More specifically, the subject property is located at 13601 Missoula Court, Upper Marlboro, Maryland (0.09 Acres; LCD Zone (Prior; R-L Zone).

**Request:** Requesting approval of a Specific Design Plan (SDP) for the addition of a 11.25- foot by 16- foot sunroom to an existing single-family attached dwelling located in the Cameron Grove development. The sunroom addition would extend 10 feet from the west rear side of the subject house to the rear property line, which does not meet the minimum 10- foot rear yard setback.

**Council District:** 6

**Appeal by Date:** 7/11/2024

**Review by Date:** 7/11/2024

**History:**

*Council waived election to review for this item (Absent: Council Members Blegay, Burroughs, Harrison and Oriadha).*

**A motion was made by Chair Ivey, seconded by Council Member Hawkins, that Council Waive election to review for this Specific Design Plan. The motion carried by the following vote:**

**Aye:** 6 - Ivey, Dernoga, Fisher, Hawkins, Olson and Watson

**Absent:** Harrison, Blegay, Burroughs and Oriadha

**Attachment(s):** [SDP-9802-H9 Zoning Agenda Item Summary](#)

[SDP-9802-H9 Planning Board Resolution](#)

SDP-9802-H9 PORL

[SDP-9802-H9 Technical Staff Report](#)

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**PENDING FINALITY (continued)****(b) PLANNING BOARD'S REPRESENTATIVE****[CNU-13856-2021-U](#)****3860 Kenilworth Avenue Bladensburg****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** Located on Kenilworth Avenue running south , approximately 525 feet southwest of the intersection with 48th Street and on Kenilworth Avenue running south, approximately 160 feet northwest of the intersection that curves into 48th Street (3.80 Acres; I-1 Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This door advertising sign was erected in 1977.**Council District:** 5**Review by Date:** 7/29/2024**History:**

*Council waived election to review for this item (Absent: Council Members Blegay, Burroughs, Harrison and Oriadha).*

**A motion was made by Chair Ivey, seconded by Council Member Hawkins, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 6 - Ivey, Dernoga, Fisher, Hawkins, Olson and Watson

**Absent:** Harrison, Blegay, Burroughs and Oriadha

**Attachment(s):** [CNU-13856-2021-U Zoning Agenda Item Summary](#)  
[CNU-13856-2021-U Casefile](#)

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**PENDING FINALITY (continued)**[CNU-35186-2023-U](#)**8851 Indian Head Highway Fort Washington**

**Applicant(s):** April Mackoff, Clear Channel Outdoor

**Location:** Located off Indian Head Highway running northwest, approximately 800 feet northwest of the intersection with Palmer Road and on the right side of Indian Head Highway running southeast, approximately 840 feet northwest of the intersection with Palmer Road (10.0290 Acres; R-R Zone).

**Request:** Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This outdoor advertising sign was erected in 1957.

**Council District:** 8

**Review by Date:** 7/29/2024

**History:**

*Council waived election to review for this item (Absent: Council Members Blegay, Burroughs, Harrison and Oriadha).*

**A motion was made by Council Member Dernoga, seconded by Council Member Hawkins, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 7 - Ivey, Dernoga, Blegay, Fisher, Hawkins, Olson and Watson

**Absent:** Harrison, Burroughs and Oriadha

**Attachment(s):** [CNU-35186-2023-U Zoning Agenda Item Summary](#)  
[CNU-35186-2023-U Casefile](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JULY 15, 2024 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[DSP-19031-02](#)

**Popeyes**

- Applicant(s):** Three Roads Corner, LLC
- Location:** Located on the west side of MD 631 (Old Brandywine Road), in the southeast quadrant of its intersection with the confluence of MD 381 (Brandywine Road) and MD 373 (Accokeek Road) (4.427 Acres; CS/CGO Zones (Prior; C-M/C-S-C Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the addition of Parcels 2 and 3 to DSP-19031 and amends that the DSP is for development of a 2,923-square-foot building to serve as an eating and drinking establishment with drive-through service on Parcel 3. This resolution does not approve any changes to the development approved for Parcels 1 and 4, pursuant to DSP-19031.
- Council District:** 9
- Appeal by Date:** 6/20/2024
- Review by Date:** 6/20/2024
- Action by Date:** 9/10/2024

**This Detailed Site Plan (Prior Ordinance) was announced hearing date**

- Attachment(s):** [DSP-19031-02 Zoning Agenda Item Summary](#)  
[DSP-19031-02 Notice of Oral Argument Hearing](#)  
[DSP-19031-02 Planning Board Resolution](#)  
DSP-19031-02 PORL  
[DSP-19031-02 Technical Staff Report](#)  
[DSP-19031-02 Transcripts 4-25-2024](#)  
[DSP-19031-02 Planning Board Record](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JULY 15, 2024 AT 10:00 A.M.***Hearing Dates & Times Subject to Change***DSP-23029****Cube Smart****Applicant(s):** CUBESMART, L.P.**Location:** Located 1,000 feet southwest from the intersection of US 1 (Baltimore Avenue) and Cherry Lane and is within the Avondale Industrial Park (11.88 Acres; I-1 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) to convert approximately 55,936 square feet of an existing warehouse use into a consolidated storage use, creating 409 consolidated storage units. No new gross floor area, lighting, or signage was proposed with this application.**Council District:** 1**Appeal by Date:** 6/20/2024**Review by Date:** 6/20/2024**Action by Date:** 9/10/2024**This Detailed Site Plan (Prior Ordinance) was announced hearing date****Attachment(s):** [DSP-23029 Zoning Agenda Item Summary](#)  
[DSP-23029 Notice of Oral Argument Hearing](#)  
[DSP-23029 Planning Board Resolution](#)  
DSP-23029 PORL  
[DSP-23029 Technical Staff Report](#)  
[DSP-23029 Transcripts 4-25-2024](#)  
[DSP-23029 Planning Board Record](#)**ADJOURN****ADJ69-24****ADJOURN****History:***Adjourned***A motion was made by Council Member Watson, seconded by Council Member Olson, that this ADJOURN be adjourned. The motion carried by the following vote:****Aye:** 7 - Ivey, Dernoga, Blegay, Fisher, Hawkins, Olson and Watson**Absent:** Harrison, Burroughs and Oriadha