



Prince George's County Council

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

Zoning Minutes - Final Sitting as the District Council

Jolene Ivey, Chair, At-Large
Edward P. Burroughs, III, Vice Chair, District 8
Wala Blegay, District 6
Sydney J. Harrison, District 9
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 - District 5 (effective: 12/05/2024)

Jennifer A. Jenkins, Council Administrator

Monday, January 13, 2025

10:00 AM

Council Hearing Room

9:30 AM AGENDA BRIEFING - (ROOM 2027)

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 10:11 a.m. with eight members present at roll call. (Absent: Council Members Hawkins and Oriadha) (Vacant - At-Large (effective: 06/15/2024).

Present: 8 - Chair Jolene Ivey
 Vice Chair Edward Burroughs
 Council Member Sydney Harrison
 Council Member Wala Blegay
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Eric Olson
 Council Member Ingrid Watson

Absent: Council Member Calvin S. Hawkins
 Council Member Krystal Oriadha

Also Present:

Karen T. Zavokas, Associate Council Administrator

Stan Brown, People's Zoning Counsel

Jim Campbell, Land Use & Development Specialist

Rajesh Kumar, Principal Counsel to the District Council

Donna J. Brown, Clerk of the Council

Lennie Moses, Deputy 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 Blegay.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 11182024](#)

District Council Minutes Dated November 18, 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: 8 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [11-18-2024 District Council Minutes Draft](#)

ORAL ARGUMENTS**DSP-20002 Remand****Giac Son Buddhist Temple**

Applicant(s): Giac Son Buddhist Temple Corp

Location: Located in the southeast quadrant of the intersection of MD 197 (Laurel Bowie Road) and Snowden Road (1.64 Acres; RR Zone (Prior; R-R Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for development of a 4,625-square-foot place of worship and will maintain an existing single-family detached dwelling as an accessory parsonage.

Council District: 1

Appeal by Date: 11/7/2024

Review by Date: 11/7/2024

Action by Date: 1/27/2025

History:

Jill Kosack, 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. Tracy Scudder Esq., attorney for applicant spoke in support. Barbara Sollner-Webb spoke in opposition. Council referred item to staff for preparation of an disapproving document. (Vote:8-0; Absent: Council Members Hawkins and Oriadha).

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

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

Absent: Hawkins and Oriadha

Attachment(s): [DSP-20002 Zoning Agenda Item Summary](#)
[DSP-20002 Remand-Notice of Final Decision of the District Council](#)
[DSP-20002 Remand-Presentation Slides](#)
[DSP-20002 Remand-Notice of Oral Arguments](#)
[DSP-20002 Planning Board Resolution](#)
 DSP-20002 PORL
[DSP-20002 Technical Staff Report](#)
[DSP-20002 Remand Transcripts 9-26-2024](#)
[DSP-20002 Remand Planning Board Record](#)
[DSP-20002 Remand Scudder to Brown \(Written Testimony\) 1-6-2024](#)

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**[DET-2024-004](#)****Harmony Garden**

Applicant(s): Potomac Realty Company

Location: Located south of the intersection of Old Baltimore Pike and Ammendale Way (7.75 Acres; CGO Zone).

Request: Requesting approval of a Detailed Site Plan (DET) for the development of the site improvements for 67 single-family attached (townhouse) residential dwelling units.

Council District: 1

Appeal by Date: 1/9/2025

Review by Date: 1/30/2025

Action by Date: 3/28/2025

This Detailed Site Plan was deferred

Attachment(s): [DET-2024-004-Zoning Agenda Item Summary](#)
[DET-2024-004-Notice of Oral Arguments](#)
[Hearing](#)
[DET-2024-004-Planning Board Resolution](#)
DET-2024-004-PORL
[DET-2024-004-Technical Staff Report](#)
[DET-2024-004-Transcripts 11-14-2024](#)

PENDING FINALITY (continued)[DSP-19031-02](#)**Popeyes**[Remand](#)**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) to develop Parcels 1 and 4 with a 3,484-square-foot food and beverage store, a gas station, and a 982-square-foot car wash. This resolution approves the addition of Parcels 2 and 3 to DSP-19031 and amends that DSP 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] make any changes to the development approved for Parcels 1 and 4, pursuant to DSP-19031.

Council District:

9

Appeal by Date:

1/9/2025

Review by Date:

1/30/2025

Action by Date:

3/28/2025

This Detailed Site Plan (Prior Ordinance) was deferred

Attachment(s):[DSP-19031-02-Zoning Agenda Item Summary](#)[DSP-19031-02 Remand-Notice of Oral](#)[Arguments Hearing](#)[DSP-19031-02 Remand-Planning Board](#)[Resolution](#)[DSP-19031-02 Remand-PORL](#)[DSP-19031-02 Remand-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-20008-01****Hope Village- Phase 2**

Applicant(s): CBR Woodyard, LLC

Location: Located in the southeast quadrant of the intersection of MD 223 (Woodyard Road) and Marlboro Pike (34.24 Acres; RMF-48/MIO Zones (Prior;M-X-T/M-I-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of 249 single-family attached dwelling units, including 3 architectural models, and construction of recreation facilities for Phase 2 of the Hope Village development.

Council District: 9

Appeal by Date: 1/9/2025

Review by Date: 1/30/2025

History:

Council waived election to review for this item (Vote:8-0; Absent: Council Members Hawkins & Oriadha).

A motion was made by Council Member Harrison, seconded by Council Member Fisher, that Council waive election to review for this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:

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

Absent: Hawkins and Oriadha

Attachment(s): [DSP-20008-01-Zoning Agenda Item Summary](#)
[DSP-20008-01-PLB Memo](#)
[DSP-20008-01-Planning Board Resolution](#)
DSP-20008-01-PORL
[DSP-20008-01-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23003****Penn Place 1**

Applicant(s): Penn Place I Owner LLC

Location: Located on the south side of Penn Crossing Drive, east of its intersection with MD 4 (Pennsylvania Avenue) (7.54 Acres; RMF-48 Zone (Prior; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of four multifamily buildings containing a total of 168 residential units and 767 square feet of office space.

Council District: 7

Appeal by Date: 1/9/2025

Review by Date: 1/30/2025

This Detailed Site Plan (Prior Ordinance) was deferred

Attachment(s): [DSP-23003-Zoning Agenda Item Summary](#)
[DSP-23003-PLB Memo](#)
[DSP-23003-Planning Board Resolution](#)
DSP-23003-PORL
[DSP-23003-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23019****Swann Crossing**

Applicant(s): Swann Road Investors, LLC

Location: Located on the north side of Swann Road, approximately 1,400 feet east of its intersection with Silver Hill Road (12.74 Acres; RSF-65 Zone (Prior; R-55/D-D-O Zones).

Request: Requesting the approval of a Detailed Site Plan (DSP) for the development of 57 single-family detached dwellings.

Council District: 7

Appeal by Date: 1/9/2025

Review by Date: 1/30/2025

This Detailed Site Plan (Prior Ordinance) was deferred

Attachment(s): [DSP-23019 Zoning Agenda Item Summary](#)
[DSP-23019-PLB Memo](#)
[DSP-23019-Planning Board Resolution](#)
DSP-23019-PORL
[DSP-23019-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-24004****Enclave at Westphalia**

Applicant(s): Stanley Martin Homes, LLC

Location: Located approximately 3,900 feet north of the intersection of MD 4 (Pennsylvania Avenue) and Woodyard Road (68.79 Acres; RMF-20/MIO Zones (Prior;M-X-T/M-I-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for a residential development consisting of 356 single-family attached (townhouse) dwelling units in the Mixed Use-Transportation Oriented (M-X-T) Zone.

Council District: 6

Appeal by Date: 1/16/2025

Review by Date: 1/30/2025

History:

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

A motion was made by Council Member Blegay, seconded by Council Member Watson, that Council waive election to review for this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:

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

Absent: Hawkins and Oriadha

Attachment(s): [DSP-24004-Zoning Agenda Item Summary](#)
[DSP-24004-PLB Memo](#)
[DSP-24004-Planning Board Resolution](#)
DSP-24004-PORL
[DSP-24004-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-20050-02****Stephen's Crossing at Brandywine**

Applicant(s): ESC Stephens, L.C.

Location: Located in the northeastern quadrant of the intersection of Mattawoman Drive and MD 381 (Brandywine Road) (89.50 Acres; RMF-48 Zone (Prior; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) amendment application to convert the 116 approved two-over-two units to 65 townhouse units and revise the approved eight townhouse lots along Beane Court (approved Lots 7–14, Block B) into 10 lots (approved Lots 7–16, Block B), for an additional two townhouse units. In total, this DSP adds an additional 67 townhouse units to the overall development. This DSP also approves minor roadway realignment of Corn Tassel Lane and Ferndale Farm Lane (two private streets running parallel to Cattail Way) and lengthening of private street Beane Court. In addition, this DSP seeks to revise the intersection of Cattail Way and Mattawoman Drive for the construction of a roundabout.

Council District: 9

Appeal by Date: 1/16/2025

Review by Date: 1/30/2025

History:

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

A motion was made by Council Member Harrison, seconded by Council Member Fisher, that Council waive election to review for this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:

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

Absent: Hawkins and Oriadha

Attachment(s): [DSP-20050-02-Zoning Agenda Item Summary](#)
[DSP-20050-02-PLB Memo](#)
[DSP-20050-02-Planning Board Resolution](#)
DSP-20050-02-PORL
[DSP-20050-02-Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-0610-H7](#)****Oak Creek Club, Lot 4 Block A**

Applicant(s): CUSTOM WORKS, INC.

Location: Located in the northwest quadrant of the intersection of Oak Grove Road and Church Road on the north side of Shannock Lane, approximately 160 feet west of its intersection with Sangerville Circle (.30 Acres; LCD Zone (Prior; R-L Zone).

Request: Requesting approval of a Specific Design Plan (SDP) to construct a 20-foot by 12-foot covered porch and 12-foot by 8-foot deck at the rear of the existing dwelling.

Council District: 6

Appeal by Date: 1/16/2025

Review by Date: 1/30/2025

History:

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

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

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

Absent: Hawkins and Oriadha

Attachment(s): [SDP-0610-H7-Zoning Agenda Item Summary](#)
[SDP-0610-H7-PLB Memo](#)
[SDP-0610-H7-Planning Board Resolution](#)
SDP-0610-H7-PORL
[SDP-0610-H7-Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-2302](#)****Woodside Village-Meadows at Westmore**

Applicant(s): Stanley Martin Homes

Location: Located on the south side of Westphalia Road, approximately 2,000 feet from its intersection with Ritchie Marlboro Road (63.35 Acres; LCD/MIO Zones (Prior; R-M/M-I-O Zones).

Request: Requesting approval of a Specific Design Plan (SDP) for the development of 14 single-family detached and 262 attached residential dwelling units, for a total of 276 dwelling units.

Council District: 6

Appeal by Date: 12/6/2024

Review by Date: 1/30/2025

History:

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

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

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

Absent: Hawkins and Oriadha

Attachment(s): [SDP-2302-Zoning Agenda Item Summary](#)
[SDP-2302 PLB Memo](#)
[SDP-2302-Planning Board Resolution](#)
SDP-2302-PORL
[SDP-2302-Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-2205](#)****Parkland and Rock Creek**

Applicant(s): Stanley Martin Homes, LLC

Location: Located on the north side of Westphalia Road, approximately one-third of a mile west of its intersection with Ritchie Marlboro Road, in Upper Marlboro, Maryland (156.87 Acres; LCD/MIO Zones (Prior; R-M/L-A-C/M-I-O Zones).

Request: Requesting approval of a Specific Design Plan (SDP) for the physical site improvements necessary for development of 514 dwelling units, consisting of 416 single-family attached and 98 single-family detached dwelling units.

Council District: 6

Appeal by Date: 1/9/2025

Review by Date: 1/30/2025

History:

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

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

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

Absent: Hawkins and Oriadha

Attachment(s): [SDP-2205- Zoning Agenda Item Summary](#)
[SDP-2205-PLB Memo](#)
[SDP-2205-Planning Board Resolution](#)
SDP-2205-PORL
[SDP-2205-Technical Staff Report](#)

ADJOURN**[ADJ4-25](#)****ADJOURN****History:**

Meeting adjourned at 11:19 AM

A motion was made by Council Member Ivey seconded by Council Member Fisher, that this meeting be adjourned.

EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)

[EX 01132025](#)

Motion to convene in Executive Session pursuant to Section 3-305(b)(1), 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 Police Accountability Board and Spending Affordability Committee.

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), 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 Police Accountability Board and Spending Affordability Committee.” The Executive Session was held.

On 1/13/2025, a motion was made by Chair Ivey, seconded by Council Member Fisher, that this Executive Session be convened. The motion carried by the following vote: Aye: 8, Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher, Olson and Watson; Absent: Hawkins and Oriadha

Date of Executive Session: January 13, 2025

Beginning Time: 11:24 a.m.

Ending Time: 11:33 a.m.

Members Present:

CM Ivey, Chair, CM Burroughs, Vice-Chair, CM Harrison, CM Blegay, CM Dernoga, CM Fisher, CM Olson, CM Watson

Others Present:

Jennifer Jenkins, Colette Gresham, Donna Brown, Karen Zavakos

Topics Discussed:

I. Discuss the appointment of persons over whom the Council has jurisdiction:

A. Appointments to the Police Accountability Board

The Council Administrator provided a brief summary of the following candidates proposed for reappointment to the Police Accountability Board, in accordance with Section 2-533 of the County Code:

(1) Andrea Coleman

Upon review of the array of candidates, on MOTION by CM Harrison, Seconded by CM Ivey, the Council VOTED 8-0 to approve the nominees for reappointment to the Police Accountability Board.

The Council Administrator provided a brief summary of the following prospective candidate for reappointment to the Spending Affordability Committee:

Upon review of the candidate's appointment information discussion, on MOTION by CM Harrison ,Seconded by CM Blegay, the Council VOTED 8-0 to approve the nominees for reappointment to the Spending Affordability Committee.

A motion was made by Chair Ivey, seconded by Council Member Fisher, that this Executive Session be convened. The motion carried by the following vote:

Absent: Hawkins and Oriadha