



# 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, October 28, 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 10:05 a.m. with seven members present at roll call. (Absent: Council Members Burroughs, Hawkins, and Oriadha) (Vacant - At-Large (effective: 06/15/2024)).*

**Present:**           7 -     Chair Jolene Ivey  
  Vice Chair Sydney Harrison  
  Council Member Thomas Dernoga  
  Council Member Wala Blegay  
  Council Member Wanika Fisher  
  Council Member Eric Olson  
  Council Member Ingrid Watson

**Absent:**             Council Member Edward Burroughs  
  Council Member Calvin S. Hawkins  
  Council Member Krystal Oriadha

*Also Present:*

*Karen T. Zavokas, Associate Council Administrator*

*Rajesh Kumar, Principal Counsel to the District Council*

*Jim Campbell, Land and Zoning Specialist*

*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**

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

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 10072024](#)

**District Council Minutes Dated October 7, 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:** 7 - Ivey, Harrison, Dernoga, Blegay, Fisher, Olson and Watson

**Absent:** Burroughs, Hawkins and Oriadha

**Attachment(s):** [10-07-2024 District Council Minutes Draft](#)

**NEW CASE(S)****ZMA-2023-002****4110 Suit Road****Applicant(s):** Suit & Forest OI, LLC**Location:** Located on the north side of Suitland Parkway, approximately 300 feet west of it's intersection with Forestville Road (14.22 Acres; RSF-95- IE Zones).**Request:** Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 14.19 acres that are split-zoned between the RSF-95 (Residential, Single-Family-95) and IE (Industrial, Employment) Zones to the IE Zone. The subject property also lies within the MIO (Military Installation Overlay) Zone and will remain in that zone if the request is approved.**Council District:** 6**Appeal by Date:** 11/8/2024**Action by Date:** 3/10/2025**History:**

*Council referred item to staff for preparation of an approving document (Vote:7-0; Absent: Council Members Burroughs, Hawkins and Oriadha).*

**A motion was made by Council Member Blegay, seconded by Council Member Watson, that this Zoning Map Amendment be referred for document. The motion carried by the following vote:**

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

**Absent:** Burroughs, Hawkins and Oriadha

**Attachment(s):** [ZMA-2023-002 Zoning Agenda Item Summary](#)  
[ZMA-2023-002-Notice of ZHE Decision](#)  
[ZMA-2023-002-ZHE Decision](#)  
ZMA-2023-002-PORL  
[ZMA-2023-002-Technical Staff Report](#)  
[ZMA-2023-002-Exhibit List](#)  
[ZMA-2023-002 Exhibits #1-98](#)  
[ZMA-2023-002-Transcripts 08-07-2024](#)

**ITEM(S) FOR DISCUSSION****SDP-2304****Saddle Ridge****Applicant(s):** D.R. Horton, Inc.**Location:** Located on the south side of Floral Park Road, approximately 268 feet west of its intersection with Old Liberty Lane (289.36 Acres; LCD Zone (Prior; R-S Zone).**Request:** Requesting approval of a Specific Design Plan (SDP) for infrastructure improvements, including public streets, water, sewer, storm drain utilities, and Storm Water Management (SWM) facilities.**Council District:** 9**Appeal by Date:** 8/15/2024**Action by Date:** 10/30/2024**History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Burroughs, Hawkins and Oriadha).*

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

**Aye:** 7 - Ivey, Harrison, Dernoga, Blegay, Fisher, Olson and Watson**Absent:** Burroughs, Hawkins and Oriadha**Attachment(s):** [SDP-2304 Zoning Agenda Item Summary](#)  
[SDP 2304 Presentation Slides](#)  
[SDP-2304 Tedesco to Brown Appeal Letter Rebuttal 9-20-2024](#)  
[SDP-2304 Calhoun to Brown Testimony 8-23-2024](#)  
[SDP-2304 Calhoun to Brown Appeal Letter 8-15-2024](#)  
[SDP-2304 Notice of Oral Argument Hearing](#)  
[SDP-2304 Planning Board Resolution](#)  
SDP-2304 PORL  
[SDP-2304 Technical Staff Report](#)  
[SDP-2304 Planning Board Record](#)  
[SDP-2304 Transcripts 6-13-2024](#)  
[SDP-2304 PZC Notice of Intention to Participate District Council 10-7-2024](#)

**PENDING FINALITY****(a) PLANNING BOARD****CDP-0506-01****Locust Hill****Applicant(s):**

WBLH, LLC

**Location:**

Located on the north and south sides of Oak Grove Road and west of Leeland Road (MC-600), between Church Road and Collington Branch. There are approximately 395.4 acres south of Oak Grove Road and west of the Pennsylvania Railroad right-of-way (ROW), approximately 30.9 acres south of Leeland Road between the railroad ROW and Collington Branch, and approximately 79.5 acres along the north side of Oak Grove Road between Church Road and the railroad tracks (505.81 Acres; LCD Zone (Prior; R-L Zone).

**Request:**

Requesting approval of a Comprehensive Design Plan (CDP) to amend CDP-0506 to increase the number of residential units to 706 and to conform with conditions and considerations set forth in Zoning Map Amendment (Basic Plan) A-9975-01-C.

**Council District:**

6

**Appeal by Date:**

11/7/2024

**Review by Date:**

11/7/2024

**History:**

*Council waived election to review for this item (Vote:7-0; Absent: Council Members Burroughs, Hawkins and Oriadha).*

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

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

**Absent:** Burroughs, Hawkins and Oriadha

**Attachment(s):**

[CDP-0506-01 Zoning Agenda Item Summary](#)

[CDP-0506-01 Planning Board Resolution](#)

CDP-0506-01 PORL

[CDP-0506-01 Technical Staff Report](#)

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**PENDING FINALITY (continued)****DSDS-24001****Steeplechase Business Park****Companion Case(s):** DSP-05044-14**Applicant(s):** ATAPCO BELTSVILLE LLC**Location:** Located on the south side of Alaking Court, approximately 1,000 feet east of its intersection with Hampton Park Boulevard. The subject site address is 9221 and 9241 Alaking Court, Capital Heights, Maryland (2.03 Acres; IE Zone (Prior; I-1 Zone).**Request:** Requesting approval of a Departure from Sign Design Standards (DSDS) for an additional 157.5 square feet of building-mounted signage.**Council District:** 6**Appeal by Date:** 11/21/2024**Review by Date:** 11/21/2024**History:**

*Council waived election to review for this item (Vote:7-0; Absent: Council Members Burroughs, Hawkins and Oriadha).*

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

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

**Absent:** Burroughs, Hawkins and Oriadha

**Attachment(s):** [DSDS-24001 Zoning Agenda Item Summary](#)  
[DSDS-24001 Planning Board Resolution \(C\)](#)  
DSDS-24001 PORL  
[DSDS-24001 Technical Staff Report](#)

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**PENDING FINALITY (continued)**[DSP-05044-14](#)**Steeplechase Business Park****Applicant(s):** ATAPCO BELTSVILLE LLC**Location:** Located on the south side of Alaking Court, approximately 1,000 feet east of its intersection with Hampton Park Boulevard. The subject site address is 9221 and 9241 Alaking Court, Capital Heights, Maryland (2.03 Acres; IE Zone (Prior; I-1 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of a multi-tenant retail building on Parcels 69 and 70.**Council District:** 6**Appeal by Date:** 11/21/2024**Review by Date:** 11/21/2024**History:**

*Council waived election to review for this item (Vote:7-0; Absent: Council Members Burroughs, Hawkins and Oriadha).*

**A motion was made by Council Member Blegay, 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:** 7 - Ivey, Harrison, Dernoga, Blegay, Fisher, Olson and Watson

**Absent:** Burroughs, Hawkins and Oriadha

**Attachment(s):** [DSP-05044-14 Zoning Agenda Item Summary](#)[DSP-05044-14 Planning Board Resolution](#)

DSP-05044-14 PORL

[DSP-05044-14 Technical Staff Report](#)

**PENDING FINALITY (continued)****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**History:**

*Council elected to review this item (Vote: 7-0; Absent: Council Members Burroughs, Hawkins, and Oriadha).*

**A motion was made by Council Member Dernoga, seconded by Council Member Olson, that Council elect to review this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:**

**Aye:** 7 - Ivey, Harrison, Dernoga, Blegay, Fisher, Olson and Watson**Absent:** Burroughs, Hawkins and Oriadha**Attachment(s):** [DSP-20002 Zoning Agenda Item Summary](#)  
[DSP-20002 Planning Board Resolution](#)  
DSP-20002 PORL  
[DSP-20002 Technical Staff Report](#)**ADJOURN****ADJ94-24****ADJOURN****History:**

*This meeting Adjourned at 10:24 A.M.*

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

**Aye:** 7 - Ivey, Harrison, Dernoga, Blegay, Fisher, Olson and Watson**Absent:** Burroughs, Hawkins and Oriadha