



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

Monday, September 23, 2024

10:00 AM

Council Hearing Room

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 eight members present at roll call. (Excused: Council Members Fisher and Harrison) (Vacant - At-Large (effective: 06/15/2024)).

Present: 8 - Chair Jolene Ivey
Council Member Thomas Dernoga
Council Member Wala Blegay
Council Member Edward Burroughs
Council Member Calvin S. Hawkins
Council Member Eric Olson
Council Member Krystal Oriadha
Council Member Ingrid Watson

Excused: 2 - Vice Chair Sydney Harrison
Council Member Wanika Fisher

Also Present:

Karen T. Zavokas, Associate Council Administrator

Jim Campbell, Zoning Land Use Specialist

Rajesh Kumar, Principal Counsel to the District Council

Donna Brown, Clerk of the County 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 Olson.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 09092024](#)

District Council Minutes Dated September 9, 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, Dernoga, Blegay, Burroughs, Hawkins, Olson, Oriadha and Watson

Absent: Harrison and Fisher

Attachment(s): [9-9-2024 District Council Minutes Draft](#)

ITEM(S) FOR DISCUSSION**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

Action by Date: 10/15/2024

History:

Council referred item to staff for preparation of an approving document, with conditions (Vote:8-0; Absent: Council Member Fisher and Harrison).

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

Aye: 8 - Ivey, Dernoga, Blegay, Burroughs, Hawkins, Olson, Oriadha and Watson

Absent: Harrison and Fisher

Attachment(s): [DSP-23034 Zoning Agenda Item Summary](#)
[DSP-23034 Presentation Slides](#)
[DSP-23034 Notice of Oral Argument Hearing](#)
[DSP-23034 Planning Board Resolution](#)
DSP-23034 PORL
[DSP-23034 Technical Staff Report](#)
[DSP-23034 Transcripts 5-30-2024](#)
[DSP-23034 Planning Board Record](#)
[DSP-23034 PZC Notice of Intention to Participate District Council 9-9-2024](#)

PENDING FINALITY**(a) ZONING HEARING EXAMINER****SE-2022-012****LOL Childcare Stations****Applicant(s):** LOL Enterprises, LLC**Location:** Located south of Breezewood Drive, approximately 1,250 feet east of Cherrywood Lane at 6000 Greenbelt Road, Greenbelt, Maryland (53.88 Acres; CGO Zone).**Request:** Requesting approval of a Special Exception (SE) to use approximately 2,100 square feet of a 700,000-square-foot existing shopping center (“Beltway Plaza Mall”) for a Day Care Center for up to forty (40) Children.**Council District:** 4**Appeal by Date:** 10/17/2024**Review by Date:** 10/17/2024**Municipality:** Greenbelt**History:**

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

A motion was made by Council Member Watson, seconded by Council Member Olson, that council waive election to review for this Special Exception. The motion carried by the following vote:

Aye: 8 - Ivey, Dernoga, Blegay, Burroughs, Hawkins, Olson, Oriadha and Watson

Absent: Harrison and Fisher

Attachment(s): [SE-2022-012 Zoning Agenda Item Summary](#)
[SE-2022-012 Notice & ZHE Decision with Errata](#)
[SE-2022-012 Notice of ZHE Decision](#)
[SE-2022-012 ZHE Decision](#)
SE-2202-012 PORL
[SE-2022-012 Technical Staff Report](#)
[SE-2022-012 Exhibit List](#)
[SE-2022-012 Exhibits #1-42](#)

PENDING FINALITY (continued)

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.

(b) PLANNING BOARD**DDS-23002****One Leg Up Pets**

Applicant(s): One Leg Up Pets LLC

Location: Located in the southwest quadrant of the intersection of Greencastle Road and Birkhall Drive (2.75 Acres; RR Zone (Prior; R-R Zone).

Request: Requesting approval of a Departure from Design Standards (DDS) to retrofit the subject property with necessary improvements to operate a permitted use (kennel) while the existing dwelling will remain as a permitted accessory building to the primary use. Modifications to the subject property include improving the driveway with a new gravel pull-off area for bypass, new fencing around the property and the dog run areas, and re purposing the existing ±550-square-foot garage for occasionally boarding dogs overnight.

Council District: 1

Appeal by Date: 8/22/2024

Review by Date: 9/23/2024

History:

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

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

Aye: 8 - Ivey, Dernoga, Blegay, Burroughs, Hawkins, Olson, Oriadha and Watson

Absent: Harrison and Fisher

Attachment(s): [DDS-23002 Zoning Agenda Item Summary](#)
[DDS-23002 PLB Memo](#)
[DDS-23002 Planning Board Resolution](#)
 DDS-23002 POR List
[DDS-23002 Technical Staff Report](#)

PENDING FINALITY (continued)**[DET-2023-021](#)****Willowdale Self Storage**

Applicant(s): SSZ Willowdale Road Self Storage LLC

Location: Located on the northwest side of MD 704 (Martin Luther King Jr. Highway), approximately 700 feet west of Lottsford Vista Road (3.01 Acres; I H Zone).

Request: Requesting approval of a Detailed Site Plan (DET) for the development of a 122,324-square-foot building, in which the applicant proposes to conduct consolidated storage uses consisting of 92,950 square feet of rentable storage area, 900 square feet of accessory office, and approximately 12,317 square feet of accessory outdoor storage space.

Council District: 5

Appeal by Date: 10/10/2024

Review by Date: 10/10/2024

History:

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

A motion was made by Chair Ivey, seconded by Council Member Oriadha, that council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 8 - Ivey, Dernoga, Blegay, Burroughs, Hawkins, Olson, Oriadha and Watson

Absent: Harrison and Fisher

Attachment(s): [DET-2023-021 Zoning Agenda Item Summary](#)
[DET-2023-021 Planning Board Resolution](#)
DET-2023-021 PORL
[DET-2023-021 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23009****Project Turtle**

- Applicant(s):** 8133 Baltimore Owner LLC
- Location:** Located on the east side of US 1 (Baltimore Avenue) between Melbourne Place to the south and Navahoe Street to the north. Specifically, the site is located at 8135 and 8153 Baltimore Avenue, in College Park (2.771 Acres; LTO-E / NAC / APA-4 / APA-6 Zones (Prior; M-U-I / D-D-O / APA-4 / APA-6 Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to construct a one mixed-use building with 299 multifamily dwelling units and 15,903 square feet of ground-floor commercial retail space 2.
- Council District:** 3
- Appeal by Date:** 8/22/2024
- Review by Date:** 9/23/2024
- Municipality:** College Park
- History:**

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

A motion was made by Council Member Olson, 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, Dernoga, Blegay, Burroughs, Hawkins, Olson, Oriadha and Watson
- Absent:** Harrison and Fisher

- Attachment(s):** [DSP-23009 Zoning Agenda Item Summary](#)
[DSP-23009 PLB Memo](#)
[DSP-23009 Planning Board Resolution](#)
DSP-23009 POR List
[DSP-23009 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23015****Salubria Center**

Applicant(s): Pinnacle Harbor L.L.C.

Location: Located at the northeast quadrant of the intersection of Oxon Hill Road and Tanger Boulevard, approximately 1,000 feet south of I-95/495 (Capital Beltway) and MD 210 (9.14 Acres; I E Zone (Prior; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the physical site improvements of an eating and drinking establishment with drive-through service, a day care center for children, and reconfiguration of the existing parking lot.

Council District: 8

Appeal by Date: 10/10/2024

Review by Date: 10/10/2024

History:

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

A motion was made by Council Member Burroughs, 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, Dernoga, Blegay, Burroughs, Hawkins, Olson, Oriadha and Watson

Absent: Harrison and Fisher

Attachment(s): [DSP-23015 Zoning Agenda Item Summary](#)
[DSP-23015 Planning Board Resolution](#)
DSP-23015 PORL
[DSP-23015 Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-0805-03](#)****Kenwood****Applicant(s):** BHC, INC**Location:** Located in the southeast quadrant of the intersection of White House Road and Harry S Truman Drive. The subject property is specifically identified on seven subdivision plats, each entitled “Kenwood Village.” (62.95 Acres; LCD Zone (Prior; R-S Zone).**Request:** Requesting approval of a Specific Design Plan (SDP) to replace the previously approved single-family residential development with 124 single-family detached dwellings.**Council District:** 6**Appeal by Date:** 10/10/2024**Review by Date:** 10/10/2024**History:**

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

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

Aye: 8 - Ivey, Dernoga, Blegay, Burroughs, Hawkins, Olson, Oriadha and Watson

Absent: Harrison and Fisher

Attachment(s): [SDP-0805-03 Zoning Agenda Item Summary](#)
[SDP-0805-03 Planning Board Resolution](#)
SDP-0805-03 PORL
[SDP-0805-03 Technical Staff Report](#)

PENDING FINALITY (continued)**SDP-2301****Case Yergat**

Applicant(s): Property and Industry Coordinators, LLC

Location: Located on the south side of Westphalia Road, approximately 3,750 feet west of its intersection with Ritchie Marlboro Road (104.78 Acres; LCD/MIO Zones (Prior; R-M/M-I-O Zones).

Request: Requesting approval of a Specific Design Plan (SDP) to develop Phase I consisting of 350 dwelling units, of which 233 are single -family detached homes and 117 are single -family attached homes.

Council District: 6

Appeal by Date: 10/17/2024

Review by Date: 10/17/2024

History:

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

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

Aye: 8 - Ivey, Dernoga, Blegay, Burroughs, Hawkins, Olson, Oriadha and Watson

Absent: Harrison and Fisher

Attachment(s): [SDP-2301 Zoning Agenda Item Summary](#)
[SDP-2301 Planning Board Resolution](#)
SDP-2301 POR List
[SDP-2301 Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 7, 2024 AT 10:00 A.M.*Hearing Dates & Times Subject to Change***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**The hearing date was announced for this Specific Design Plan.****Attachment(s):** [SDP-2304 Zoning Agenda Item Summary](#)
[SDP-2304 Tedesco to Brown Appeal Letter](#)
[Rebuttal 9-20-2024](#)
[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](#)**ADJOURN****ADJ77-24****ADJOURN****History:***This meeting adjourned at 10:27 a.m.***A motion was made by Council Member Olson, seconded by Council Member Watson, that this meeting be adjourned. The motion carried by the following vote:****Aye:** 8 - Ivey, Dernoga, Blegay, Burroughs, Hawkins, Olson, Oriadha and Watson**Absent:** Harrison and Fisher