



Prince George's County Council

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

Zoning Minutes - Draft Sitting as the District Council

Calvin S. Hawkins, II, Chair, At-Large
Derrick Leon Davis, District 6
Thomas E. Dernoga, District 1
Mel Franklin, At-Large
Dannielle M. Glaros, District 3
Sydney J. Harrison, Vice Chair, District 9
Jolene Ivey, District 5
Rodney C. Streeter, District 7
Deni L. Taveras, District 2
Todd M. Turner, District 4
Vacant - District 8 (effective: 11/8/2021)

Robert J. Williams, Jr., Council Administrator

Monday, January 24, 2022

10:00 AM

Virtual Meeting

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

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 virtually by Council Chair Hawkins at 10:41 a.m. with eight members present at roll call. (Council Members Ivey and Taveras absent) (Council Member Taveras arrived at 10:42 a.m. and Ivey arrived at 10:45).

INVOCATION / MOMENT OF SILENCE

Invocation was led by Council Member Sydney J. Harrison.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Mel Franklin.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 01102022](#)

District Council Minutes Dated January 10, 2022

A motion was made by Chair Hawkins, seconded by Council Member Franklin, that this Minutes be approved. The motion carried by the following vote:

Aye: 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DRAFT District Council Minutes dated January 10, 2022](#)

DRAFT

REFERRED FOR DOCUMENT[DSP-04054-03](#)**Bellefonte**

- Applicant(s):** Matan Companies, LLLP
- Location:** Located on the west side of Louie Pepper Drive, approximately 200 feet north of MD 223 (Woodyard Road) (29.31 Acres; I-4 / M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of two warehouse buildings with associated parking and infrastructure within the Military Installation Overlay (M-I-O) Zone.
- Council District:** 9
- Appeal by Date:** 11/12/2021
- Action by Date:** 1/26/2022
- Comment(s):** Mandatory Review:
{District Council review of this case is required by conditions imposed by Council on Zoning Case A-9758-C}

History:

Council adopted prepared order (Vote: 10-0).

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

Aye: 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

- Attachment(s):** [DSP-04054-03 Notice of Final Decision](#)
[DSP-04054-03 Zoning Agenda Item Summary](#)
[DSP-04054-03 Presentation Slides](#)
[DSP-04054-03 Transcripts](#)
[DSP-04054-03 Notice of Oral Argument Hearing](#)
[DSP-04054-03 Planning Board Resolution](#)
[2021-117 - Signed](#)
DSP-04054-03_PORL
[DSP-04054-03 Technical Staff Report](#)
[DSP-04054-03 Planning Board Record](#)

REFERRED FOR DOCUMENT (continued)**DSP-20020****Beltway Plaza-Phase 1**

- Applicant(s):** GB Mall Limited Partnership
- Location:** Located on the south side of Breezewood Drive, east of the intersection with Cherrywood Lane (53.88 Acres; M-U-I / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for Phase 1 of the redevelopment of Beltway Plaza, to include 750 multifamily residential dwelling units, a hotel, recreation center, and limited streetscape improvements.
- Council District:** 4
- Appeal by Date:** 11/4/2021
- Review by Date:** 11/4/2021
- Action by Date:** 1/28/2022
- Municipality:** Greenbelt
- History:**

Council adopted prepared order (Vote: 10-0).

A motion was made by Council Member Turner, seconded by Council Member Davis, that this Detailed Site Plan be adopted. The motion carried by the following vote:

Aye: 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

- Attachment(s):** [DSP-20020 Zoning Agenda Item Summary](#)
[DSP-20020 Presentation Slides](#)
[DSP-20020 Transcripts](#)
[DSP-20020 Tedesco to Brown Opposition to Petition for Appeal 12-28-2021](#)
[DSP-20020 Nelson to Brown Petition for Appeal and Request for Oral Argument 10-29-2021](#)
[DSP-20020 Notice of Oral Argument Hearing](#)
[DSP-20020 Planning Board Resolution 2021-113](#)
 DSP-20020_PORL
[DSP-20020 Technical Staff Report](#)
[DSP-20020 Planning Board Record](#)
[DSP-20020 Notice of Final Decision](#)

REFERRED FOR DOCUMENT (continued)[DSP-99044-20](#)**The Mall At Prince George's (Self Storage)****Applicant(s):** PSG East West Storage**Location:** Located in the northwest quadrant of the intersection of MD 410 (East West Highway) and Belcrest Road, approximately 1,600 feet west of the intersection of MD 410 and MD 500 (Queens Chapel Road), within the property known as the Mall at Prince George's Plaza (51.03 Acres; M-U-I / T-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) for an amendment to the list of allowed uses for the subject property, per Section 27-548.09.01(b) of the Prince George's County Zoning Ordinance, to construct 796 consolidated storage units in the basement of the existing shopping center, known as The Mall at Prince George's Plaza.**Council District:** 2**Appeal by Date:** 11/18/2021**Action by Date:** 1/26/2022**Comment(s):** Mandatory Review:
{District Council review of this case is required by Section 27-548.09.01(b) (5) of the Zoning Ordinance}**Municipality:** Hyattsville**History:***Council adopted prepared order (Vote: 10-0).***A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Detailed Site Plan be adopted. The motion carried by the following vote:****Aye:** 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner**Attachment(s):** [DSP-99044-20 Notice of Final Decision](#)
[DSP-99044-20 Zoning Agenda Item Summary](#)
[DSP-99044-20 Presentation Slides](#)
[DSP-99044-20 Transcripts](#)
[DSP-99044-20 Notice of Oral Argument Hearing](#)
[DSP-99044-20 Planning Board Resolution](#)
[2021-120 - Signed](#)
DSP-99044-20_PORL
[DSP-99044-20 Technical Staff Report](#)
[DSP-99044-20 Planning Board Record](#)

REFERRED FOR DOCUMENT (continued)[ERR-284](#)**JH Calvert Park, LLC**

- Applicant(s):** JH Calvert Park, LLC
- Location:** Located approximately 530 feet east of its intersection with Taylor Rd within the Corporate limits of the Town of Riverdale, 5203 Riverdale Rd. Riverdale Park MD (1.211 Acres; R-10 Zone).
- Request:** Requesting approval for validation of Permit No. 47380-2014 for the erection of a six (6)- foot-high fence to enclose a dumpster on property improved with a single, five (5) -story multifamily dwelling with 55 dwelling units.
- Council District:** 3
- Appeal by Date:** 2/2/2022
- Action by Date:** 5/3/2022
- Municipality:** Town of Riverdale Park
- Opposition:** None
- History:**

Council deferred item to February 8, 2022 agenda.

This Permit issued in error was deferred

- Attachment(s):** [ERR-284 Zoning Agenda Item Summary](#)
[ERR-284 Notice of ZHE Decision](#)
[ERR-284 ZHE Decision](#)
ERR-284 PORL
[ERR-284 Exhibit List](#)
[ERR-284 Exhibits 1-37](#)
[ERR-284 Transcript 08-18-2021](#)

ITEM(S) FOR DISCUSSION**A-10051 Remand****Carozza Property**

- Applicant(s):** Maria Volpe and Sandra Carey, Trustees/Carozza Property
- Location:** Located in the southwest quadrant of the intersection of Pennsylvania Avenue (MD 4) and Woodyard Road (60.02 Acres; R-R Zone).
- Request:** Requesting approval of a Zoning Map Amendment for the rezoning of approximately 60.02 acres of R-R (Rural Residential) zoned land to the M-X-T (Mixed Use – Transportation Oriented) Zone.
- Council District:** 9
- Appeal by Date:** 8/9/2021
- Action by Date:** 2/9/2022
- Opposition:** Marwood Community, et. al.

History:

Council referred item to staff for preparation of an approving document, with conditions (Vote: 6-2-2; Abstain: Councilmembers Hawkins and Glaros; Nay; Council Members Dernoga and Ivey).

A motion was made by Vice Chair Harrison, seconded by Council Member Davis, that this Zoning Map Amendment be referred for document. The motion carried by the following vote:

- Aye:** 6 - Davis, Franklin, Harrison, Streeter, Taveras and Turner
- Nay:** 2 - Dernoga and Ivey
- Abstain:** 2 - Hawkins and Glaros

Attachment(s): [A-10051 Remand Zoning Agenda Item Summary](#)
[A-10051 Remand Zoning Agenda Item Summary](#)
[A-10051 Remand Presentation Slides](#)
[A-10051 Remand Transcripts 04-14-2021](#)
[A-10051 Remand Notice of Oral Argument Hearing](#)
[A-10051 Remand Nelson to Brown Letter 08-23-2021](#)
[A-10051 Remand Nelson to Brown \(email\) Letter 08-23-2021](#)
[A-10051 Remand Nelson to Brown Appeal 8-3-21](#)
[A-10051 Remand email Nelson to Brown Appeal 08032021](#)
[A-10051 Remand Zoning Case Summary](#)
[A-10051 Remand Notice of ZHE Decision](#)
[A-10051 Remand ZHE Decision](#)
A-10051 Remand PORL
[A-10051 Remand Exhibits List](#)
[A-10051 Remand Exhibits 1-19](#)
[A-10051 Remand Memo to the Clerk](#)

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**DSP-16059-03****Glenarden Redevelopment Project**

- Applicant(s):** Pennrose, LLC
- Location:** Located in the northwest quadrant of the intersection of Brightseat Road and Evarts Street (27.24 Acres; M-X-T Zone).
- Request:** Request approval of a Detailed Site Plan (DSP) for modifications to the multifamily building (Building U) on proposed Parcel 9 only, specifically to change the footprint, adjust elevations, and remove three-bedroom units resulting in the reduction of total units from 60 to 54.
- Council District:** 5
- Appeal by Date:** 2/10/2022
- Review by Date:** 2/10/2022
- Municipality:** Glenarden
- History:**

Council waived election to review for this item (Vote:10-0).

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

Aye: 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

- Attachment(s):** [DSP-16059-03 Zoning Agenda Item Summary](#)
[DSP-16059-03 Planning Board Resolution](#)
[2021-143 - signed](#)
 DSP-16059-03_PORL
[DSP-16059-03 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-19017****Enclave at Westphalia**

Applicant(s): Braveheart Land, LLC

Location: Located approximately 3,900 feet north of the intersection of MD 4 (Pennsylvania Avenue) and Woodyard Road (68.70 Acres; M-X-T / M-I-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for 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: 2/10/2022

Review by Date: 2/10/2022

History:

Council waived election to review for this item (Vote:10-0).

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

Aye: 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [DSP-19017 Zoning Agenda Item Summary](#)
[DSP-19017 Planning Board Resolution](#)
[2021-147 - signed](#)
DSP-19017_PORL
[DSP-19017 Technical Staff Report](#)

PENDING FINALITY (continued)**ROSP-4785-02****Traditions at Beechfield**

Applicant(s): Greenlife Property Group, LLC

Location: Located in the northeast quadrant of MD 193 (Enterprise Road) and US 50 (John Hanson Highway) (83.66 Acres; R-E Zone).

Request: Requesting approval of a Revision of a Special Exception Site Plan (ROSP) to revise the layout and architecture of the 150 rental apartments on Parcel 2.

Council District: 6

Appeal by Date: 2/10/2022

Review by Date: 2/10/2022

History:

Council waived election to review for this item (Vote:10-0).

A motion was made by Council Member Davis, seconded by Council Member Turner, that Council waive election to review for this Revision of Site Plan. The motion carried by the following vote:

Aye: 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Attachment(s): [ROSP-4785-02 Zoning Agenda Item Summary](#)
[ROSP-4785-02 Planning Board Resolution 2021-151 - signed](#)
ROSP-4785-02_PORL
[ROSP-4785-02 Technical Staff Report](#)

ADJ6-22**ADJOURNED**

History:

Meeting went into Recess

Meeting Reconvened

Meeting adjourned at 11:15.

A motion was made by Council Member Turner, seconded by Council Member Davis, that this ADJOURN be accepted the additions package. The motion carried by the following vote:

Aye: 10 - Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

10:30 A.M. COMMITTEE OF THE WHOLE - (Virtual Meeting)

(SEE SEPARATE AGENDA)

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