



Prince George's County Council

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

Zoning Minutes - Final Sitting as the District Council

Thomas E. Dernoga, Chair, District 1

Wala Blegay, Vice Chair, District 6

Edward P. Burroughs, III, District 8

Wanika Fisher, District 2

Mel Franklin, At-Large

Sydney J. Harrison, District 9

Calvin S. Hawkins, II, At-Large

Jolene Ivey, District 5

Eric C. Olson, District 3

Krystal Oriadha, District 7

Ingrid S. Watson, District 4

Jennifer A. Jenkins, Council Administrator

Tuesday, November 14, 2023

4:00 PM

Council Hearing Room

4:00 PM 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 Dernoga at 4:05 p.m. with nine members present at roll call (Absent: Council Member Oriadha).

Present: 10 - Council Member Eric Olson
 Council Member Ingrid Watson
 Council Member Sydney Harrison
 Council Member Calvin S. Hawkins
 Council Member Mel Franklin
 Council Member Jolene Ivey
 Council Member Edward Burroughs
 Council Member Wanika Fisher
 Chair Thomas Dernoga
 Vice Chair Wala Blegay

Absent: Council Member Krystal Oriadha

Also Present:

Colette Gresham, Acting Deputy Council Administrator

Rajesh Kumar, Principal Counsel to the District Council

Donna J. Brown, Clerk of the Council

James Walker-Bey, Zoning Assistant, Office of the Clerk

Leonard Moses, Legislative/Zoning Assistant, Office of the Clerk

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 10232023](#)

District Council Minutes Dated October 23, 2023

A motion was made by Vice Chair Blegay, seconded by Council Member Fisher, that these Minutes be approved. The motion carried by the following vote:

Aye: 9 - Olson, Watson, Harrison, Franklin, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Hawkins and Oriadha

Attachment(s): [10-23-2023 District Council Minutes Draft](#)

PENDING FINALITY

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

(a) PLANNING BOARD**[CSP-18007-01](#)****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 (37.47 Acres; RMF-48 / MIO Zones (Prior M-X-T / M-I-O Zones).

Request: Requesting approval of a Conceptual Site Plan (CSP) for an amendment to CSP-18007 for development of 250-270 front loaded and rear loaded single family attached (townhouse) residential units in Phase 2.

Council District: 9

Appeal by Date: 12/7/2023

Review by Date: 1/8/2024

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

Aye: 10 - Olson, Watson, Harrison, Hawkins, Franklin, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Oriadha

Attachment(s): [CSP-18007-01 PLB MEMO](#)
[CSP-18007-01 Zoning Agenda Item Summary](#)
[CSP-18007- Planning Board Resolution](#)
CSP-18007-01_PORL
[CSP-18007-01 Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-8419-H9](#)****Enfield Chase, Lot 13 Block E**

Applicant(s): The North Stars Company LLC

Location: Located in the in the larger development known as Enfield Chase, on the south side of Endicott Drive, approximately 170 feet west of its intersection with East View Terrace. More specifically, the subject property is located at 15301 Endicott Drive, Bowie, Maryland 20716 (0.09 Acres; LCD Zone (Prior R-S Zone).

Request: Requesting approval of a Specific Design Plan (SDP) to construct a two-story, 24-foot by 8-foot, addition at the rear of an existing single-family detached dwelling, extending 3 feet into the rear yard setback.

Council District: 4

Appeal by Date: 10/19/2023

Review by Date: 11/20/2023

Comment(s): This case was originally transmitted on September 19, 2023 and retransmitted on October 20, 2023 to comply with affidavit requirements.

Municipality: Bowie

History:

Council waived election to review for this item (Vote:10-0: Absent: Council Member Oriadha)

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

Aye: 10 - Olson, Watson, Harrison, Hawkins, Franklin, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Oriadha

Attachment(s): [SDP-8419-H9 PLB Memo](#)
[SDP-8419-H9 Zoning Agenda Item Summary](#)
[SDP-8419-H9 Planning Board Resolution](#)
SDP-8419-H9 PORL
[SDP-8419-H9 Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-9612-H2](#)****Bellehaven Estates, Lot 60, Block A**

Applicant(s): Michelle Clancy

Location: Located on the west side of Berrywood Lane, approximately 212 feet north of its intersection with Berrywood Court. More specifically, the subject property is located at 2818 Berrywood Lane, Largo MD, 20774 (0.03 Acres; LCD Zone (Prior L-A-C Zone).

Request: Requesting a Specific Design Plan (SDP) to construct a 12-foot-deep by 20-foot-wide enclosed screened porch that is elevated 8 feet high from the grade, at the rear of an existing single-family attached dwelling, extending 12 feet into the rear yard setback and a maximum lot coverage of 70 percent.

Council District: 5

Appeal by Date: 11/2/2023

Review by Date: 1/8/2024

Comment(s): This case was originally transmitted on October 3, 2023 and retransmitted on November 9, 2023 to comply with affidavit requirements.

Municipality: Glenarden

History:

Council waived election to review for this item (Vote: 10-0: Absent: Council Member Oriadha)

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

Aye: 10 - Olson, Watson, Harrison, Hawkins, Franklin, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Oriadha

Attachment(s): [SDP-9612-H2 PLB Memo](#)
[SDP-9612-H2 Zoning Agenda Item Summary](#)
[SDP-9612-H2 Planning Board Resolution](#)
SDP-9612-H2 PORL
[SDP-9612-H2 Technical Staff Report](#)

ADDITIONS TO THE AGENDA

[Add29-23](#)

ADDITIONS

A motion was made by Council Member Olson, seconded by Council Member Fisher, that this Additions to the Agenda be accepted. The motion carried by the following vote:

Aye: 10 - Olson, Watson, Harrison, Hawkins, Franklin, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Oriadha

PENDING FINALITY**(a) PLANNING BOARD****DSP-22035****Terrapin House**

Applicant(s): Terrapin Main Street, LLC

Location: Located on the north side of Hartwick Road, between Yale Avenue and US 1 (Baltimore Avenue) (0.89 Acres; LTO-E / RSF-65 Zones (Prior M-U-I / D-D-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for the construction of one mixed-use building with 93 multifamily dwelling units and 4,800 square feet of ground-floor commercial retail space.

Council District: 3

Appeal by Date: 12/13/2023

Review by Date: 1/12/2024

Municipality: College Park

History:

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

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

Aye: 10 - Olson, Watson, Harrison, Hawkins, Franklin, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Oriadha

Attachment(s): [DSP-22035 Zoning Agenda Item Summary](#)
[DSP-22035 Planning Board Resolution](#)
DSP-22035_PORL
[DSP-22035 Technical Staff Report](#)
[DSP-22035 PLB MEMO](#)

ADJOURN**ADJ95-23****ADJOURN****History:**

Meeting adjourned at 4:13 p.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:	10 -	Olson, Watson, Harrison, Hawkins, Franklin, Ivey, Burroughs, Fisher, Dernoga and Blegay
Absent:		Oriadha