



# 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*

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**Monday, April 24, 2023**

**12:00 PM**

**Council Hearing Room**

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### **12:00 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 12:12 p.m. with eight members present at roll call. (Absent: Council Members Burroughs, Franklin and Harrison).*

**Present:**           8 -     Council Member Eric Olson  
  Council Member Ingrid Watson  
  Council Member Calvin S. Hawkins  
  Council Member Krystal Oriadha  
  Council Member Jolene Ivey  
  Council Member Wanika Fisher  
  Chair Thomas Dernoga  
  Vice Chair Wala Blegay

**Absent:**             Council Member Sydney Harrison  
  Council Member Mel Franklin  
  Council Member Edward Burroughs

*Also Present:*

*Jennifer A. Jenkins, Council Administrator*

*Stan Brown, People's Zoning Counsel*

*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 Assistant, Office of the Clerk*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Vice Chair Blegay.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 04102023](#)

**District Council Minutes Dated April 10, 2023**

**A motion was made by Council Member Fisher, seconded by Council Member Olson, that this Minutes be approval. The motion carried by the following vote:**

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

**Absent:** Harrison, Franklin and Burroughs

**Attachment(s):** [4-10-2023 District Council Minutes Draft](#)

ORAL ARGUMENTSDSP-21001Suffrage Point

- Applicant(s):** Werrlein WSSC, LLC
- Location:** Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue (4.66 Acres; RSF-65 Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to develop 41 single-family attached dwelling units on the lower parcel of the project formerly known as Magruder Pointe.
- Council District:** 2
- Appeal by Date:** 4/6/2023
- Review by Date:** 4/6/2023
- Action by Date:** 5/12/2023
- Municipality:** Hyattsville

**History:**

*Jill Kosack, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Stan Brown, People's Zoning Counsel, provided a procedural overview of the case. Case was continued to the May 8, 2023, District Council Hearing. (Vote: 8-0; Absent: Council Member Burroughs, Franklin and Harrison).*

**A motion was made by Council Member Fisher, seconded by Council Member Olson, that this Detailed Site Plan (Prior Ordinance) be continued at a later date. The motion carried by the following vote:**

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

**Absent:** Harrison, Franklin and Burroughs

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**Attachment(s):** [DSP-21001 Zoning Agenda Item Summary](#)  
[DSP-21001 Notice of Decision of the District Council](#)  
[DSP-21001 Presentation Slides](#)  
[DSP-21001 Kole to Brown \(Testimony\) 5-1-2023](#)  
[DSP-21001 Marsh to Brown \(Testimony\) 5-1-2023](#)  
[DSP-21001 Broder to Brown \(Testimony\) 4-30-2023](#)  
[DSP-21001 City of Hyattsville to Brown 4-20-2023](#)  
[DSP-21001 Sustainable Hyattsville to Brown \(Exceptions & Testimony\) 4-17-2023](#)  
[DSP 21001 Smith to Brown \(Request to Reschedule Oral Argument\) 4-16-2023](#)  
[DSP-21001 Wolf to Brown \(Testimony\) 4-16-2023](#)  
[DSP-21001 Notice of Oral Argument Hearing Continuance](#)  
[DSP-21001 Notice of Oral Argument Hearing](#)  
[DSP-21001 Planning Board Resolution](#)  
[DSP-21001\\_PORL](#)  
[DSP-21001 Technical Staff Report](#)  
[DSP-21001 Transcripts 2-2-2023](#)  
[DSP-21001 Transcripts 1-12-2023](#)  
[DSP-21001 Transcripts 1-5-2023](#)  
[DSP-21001 Planning Board Record](#)  
[PZC Notice of Intention to Participate District Council 5-8-2023](#)

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**ITEM(S) FOR DISCUSSION**[DSP-22015](#)**9113 Baltimore Avenue**

**Applicant(s):** RST Development, LLC

**Location:** Located in the northeast quadrant of the intersection of US 1 (Baltimore Avenue) and Cherokee Street (3.82 acres; LTO-E Zone).

**Request:** Requesting approval of a Detailed Site Plan for one mixed-use building with 317 multifamily dwelling units and 3,296 square feet of ground-floor commercial retail space.

**Council District:** 3

**Appeal by Date:** 3/2/2023

**Review by Date:** 3/2/2023

**Action by Date:** 5/1/2023

**Municipality:** College Park

**History:**

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

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

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

**Absent:** Harrison, Franklin and Burroughs

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**Attachment(s):**     [DSP-22015 Zoning Agenda Item Summary](#)  
[DSP-22015 Presentation Slides](#)  
[DSP-22015 Blumenthal to Brown \(Written  
Testimony\) 4-3-2023](#)  
[DSP-22015 Haller to Brown \(Response to  
Appeal\) 3-31-2023](#)  
[DSP-22015 Blumenthal to Brown \(Appeal letter\)  
2-28-23](#)  
[DSP-22015 Notice of Oral Argument Hearing](#)  
[DSP-22015 Planning Board Resolution](#)  
DSP-22015 PORL  
[DSP-22015 Technical Staff Report](#)  
[DSP-22015 Transcripts](#)  
[PZC Notice of Intention to Participate District  
Council 4-10-2023](#)  
DSP-22019 PLB Memo  
DSP-22015 Notice of Final Decision of the  
District Council

**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****CSP-13006-01****1990 Brightseat Road Property**

**Applicant(s):** Neighborhood Partners 100, LLC

**Location:** Located in the northwest quadrant of the intersection of Brightseat Road and Sheriff Road (22.15 Acres; AG / TAC-C Zones).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) to develop the subject property with 170 rear-loaded single-family attached condominium units on a single lot.

**Council District:** 5

**Appeal by Date:** 5/11/2023

**Review by Date:** 5/11/2023

**History:**

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

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

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

**Absent:** Harrison, Franklin and Burroughs

**Attachment(s):** [CSP-13006-01 PLB Memo](#)  
[CSP-130006-01 Zoning Agenda Item Summary](#)  
[CSP-13006-01 Planning Board Resolution](#)  
 CSP-13006-01 PORL  
[CSP-13006-01 Technical Staff Report](#)

**ADJ36-23****ADJOURN****History:**

*Meeting adjourned at 12:34 pm.*

**A motion was made by Council Member Ivey, seconded by Vice Chair Blegay, that this meeting be adjourned. The motion carried by the following vote:**

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

**Absent:** Harrison, Franklin and Burroughs