



# 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*  
*Mel Franklin, At-Large*  
*Calvin S. Hawkins, II, At-Large*  
*Eric C. Olson, District 3*  
*Krystal Oriadha, District 7*  
*Ingrid S. Watson, District 4*

*Jennifer A. Jenkins, Council Administrator*

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Tuesday, April 30, 2024

10:45 AM

Council Hearing Room

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### 10:45 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 Vice Council Harrison at 10:47 a.m. with ten members present at roll call. (Absent: Council Member Ivey).*

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

**Absent:**                                    Chair Jolene Ivey

*Also Present:*

*Jennifer A. Jenkins, Council Administrator*

*Colette Gresham, Deputy Council Administrator*

*Karen T. Zavakos, Associate 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*

*Lennie Moses, Deputy Clerk of the Council*

*Sakinda Skinner, Council Liaison, Office of the County Executive*

*Terry Bell, Associate County Attorney, Office of Law*

*Kathy Canning, Legislative Attorney*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 04082024](#)

**District Council Minutes Dated April 8, 2024**

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

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

**Absent:** Ivey

**Attachment(s):** [4-8-2024 District Council Minutes Draft](#)

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**ITEM(S) FOR DISCUSSION**[SE-2022-002](#)**Glenn Dale Self Storage (Arcland Duvall Street)**

- Applicant(s):** Arcland Property Company, LLC
- Location:** Located in the southwest quadrant of the intersection of Glenn Dale Boulevard and MD 564 (Lanham-Severn Road) (3.34 Acres; CS Zone (Prior C-M Zone).
- Request:** Requesting approval of a Special Exception (SE) to use approximately 3.34 acres of land in the CS (Commercial Service) Zone located at 10810 and 10812 Duvall Street, Glenn Dale, Maryland for a Consolidated Storage facility.
- Council District:** 4
- Appeal by Date:** 2/20/2024
- Review by Date:** 2/20/2024
- Action by Date:** 6/7/2024
- Opposition:** Sean Suhar
- History:**

*Council referred item to staff for preparation of an approving document with conditions (Vote:10-0; Absent: Council Member Ivey).*

**A motion was made by Council Member Watson, seconded by Council Member Fisher, that this Special Exception be referred for document. The motion carried by the following vote:**

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

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**Attachment(s):** [SE-2022-002 Zoning Agenda Item Summary](#)  
[SE-2022-002 Presentation Slides](#)  
[SE-2022-002 Rescheduled Notice of Oral  
Argument Hearing](#)  
[SE 2022-002 Tedesco to Brown \(Request for  
extension & reschedule Oral Argument Hearing\)  
2-22-2024](#)  
[SE-2022-002 Notice of Oral Argument Hearing](#)  
[SE 2022-002 Notice of ZHE Decision](#)  
[SE 2022-002 ZHE Decision](#)  
SE-2022-002 PORL  
[SE-2022-002 Technical Staff Report](#)  
[SE-2022-002 Exhibit List](#)  
[SE-2022-002 Transcripts](#)  
[PZC Notice of Intention to Participate District  
Council 4-8-2024](#)

DRAFT

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**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-98012-02](#)**National Harbor (Amended)**[Amended](#)**Applicant(s):**

The Peterson Companies L. C.

**Location:**

Located southwest of the intersection of the Capital Beltway (I-95/495) and Indian Head Highway (MD 210), west of Oxon Hill Road, and north of Fort Foote Road, in Planning Area 80 and Council District 8. The specified parcels being added to the development are located on the west side of Oxon Hill Road, opposite its intersection with Careybrook Lane (537.17 Acres; RTO-L-C/RTO-L-E/RR Zones (Prior; M-X-T/R-M/R-R Zones).

**Request:**

Requesting approval of a Conceptual Site Plan (CSP) to add 3.14 acres of land (Parcels 41, 42, and 71) to the National Harbor waterfront entertainment/retail complex for the purpose of expanding the complex.

**Council District:**

8

**Appeal by Date:**

5/16/2024

**Review by Date:**

5/16/2024

**History:**

*Council deferred this item to May 13, 2024.*

**This Conceptual Site Plan was deferred.**

**Attachment(s):**[CSP-98012-02 Zoning Agenda Item Summary](#)[CSP-98012-02 Planning Board Resolution](#)[\(Amended\)](#)[CSP-98012-02 PORL \(Amended\)](#)[CSP-98012-02 Technical Staff Report](#)[\(Amended\)](#)

**PENDING FINALITY (continued)****DSP-22040****Walker Mill Business Park, Lots 6 & 7****Applicant(s):** Sagres Land Development LLC**Location:** Located on the west side of Walker Mill Road, approximately 650 feet north of its intersection with Rochelle Avenue. Specifically, the address is 6541 and 6562 Prosperity Court, Capitol Heights, Maryland 20743, in Planning Area 75B and Council District 07 (3.68 Acres; I E Zone (Prior I-1 Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the retention of the existing temporary structures on-site and construction of a new 4,900-square-foot contractor office building, with both indoor and outdoor storage capabilities, as well as repair and maintenance of equipment.**Council District:** 7**Appeal by Date:** 5/23/2024**Review by Date:** 5/23/2024**Municipality:** Capitol Heights**History:***Council deferred this item to May 13, 2024.***This Detailed Site Plan (Prior Ordinance) was deferred.****Attachment(s):** [DSP-22040 Zoning Agenda Item Summary](#)  
[DSP-22040 Planning Board Resolution](#)  
DSP-22040 PORL  
[DSP-22040 Technical Staff Report](#)**ADJOURN****ADJ44-24****ADJOURN****History:***THE MEETING WAS ADJOURNED AT 10:57 AM.***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 - Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson**Absent:** Ivey