



# Prince George's County Council

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

## Zoning Minutes - Final 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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**Monday, March 18, 2024**

**10:00 AM**

**Council Hearing Room**

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### **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 10:06 a.m. with ten members present at roll call (Absent: Council Member Hawkins)(Council Member Dernoga arrived at 10:17 a.m.).*

**Present:**           9 -     Chair Jolene Ivey  
                                      Vice Chair Sydney Harrison  
                                      Council Member Thomas Dernoga  
                                      Council Member Wala Blegay  
                                      Council Member Edward Burroughs  
                                      Council Member Wanika Fisher  
                                      Council Member Eric Olson  
                                      Council Member Krystal Oriadha  
                                      Council Member Ingrid Watson

**Absent:**                 Council Member Calvin S. Hawkins

**Remote:**            1 -     Council Member Mel Franklin

*Also Present:*

*Jennifer A. Jenkins, Council Administrator*

*Karen T. Zavokas, Acting 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*

*Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk*

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 03112024](#)

**District Council Minutes Dated March 11, 2024**

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

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

**Absent:** Dernoga and Hawkins

**Attachment(s):** [3-11-2024 District Council Minutes Draft](#)

[MINDC 03122024](#)

**District Council Minutes Dated March 12, 2024**

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

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

**Absent:** Dernoga and Hawkins

**Attachment(s):** [3-12-2024 District Council Minutes Draft](#)

**REFERRED FOR DOCUMENT****CSP-21001 Remand****Linda Lane Property**

**Applicant(s):** Curtis Investment Group, Inc.

**Location:** Located in the southwest quadrant of the intersection of Linda Lane and MD 5 (Branch Avenue) (5.60 Acres; CN Zone (Prior M-X-T/ M I O Zones).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 105 multifamily units and 104,600 square feet of commercial/retail space.

**Council District:** 8

**Appeal by Date:** 2/8/2024

**Review by Date:** 2/8/2024

**Action by Date:** 3/22/2024

**History:**

*Council adopted prepared order of approval (Vote:8-0; Absent: Council Member Dernoga, Franklin and Hawkins).*

**A motion was made by Council Member Burroughs, seconded by Vice Chair Harrison, that this Conceptual Site Plan be approved with conditions. The motion carried by the following vote:**

**Aye:** 8 - Ivey, Harrison, Blegay, Burroughs, Fisher, Olson, Oriadha and Watson

**Absent:** Dernoga, Franklin and Hawkins

**Attachment(s):** [CSP-21001 Remand Zoning Agenda Item Summary](#)  
[CSP-21001 Remand Presentation Slides](#)  
[CSP-21001 Remand Notice of Oral Argument Hearing](#)  
[CSP-21001 Remand Planning Board Resolution](#)  
CSP-21001 Remand PORL  
[CSP-21001 Remand Technical Staff Report](#)  
[CSP-21001 Remand Transcripts 12-7-2023](#)  
[CSP-21001 Remand Planning Board Record](#)

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**REFERRED FOR DOCUMENT (continued)****DSP-21001 Remand****Suffrage Point**

**Applicant(s):** Werrlein WSSC, LLC

**Location:** Located on the west side of 40th Place, at its intersection with Gallatin Street. (4.66 Acres; RSF-65 Zone (Prior R-55 and D-D-O Zones).

**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:** 1/4/2024

**Review by Date:** 1/30/2024

**Action by Date:** 3/18/2024

**Municipality:** Hyattsville

**History:**

*Council adopted prepared order of disapproval (Vote:8-0; Absent: Council Member Dernoga, Franklin and Hawkins).*

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

**Aye:** 8 - Ivey, Harrison, Blegay, Burroughs, Fisher, Olson, Oriadha and Watson

**Absent:** Dernoga, Franklin and Hawkins

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**Attachment(s):** [DSP-21001 Remand Zoning Agenda Item Summary](#)  
[DSP-21001 Remand Presentation Slides](#)  
[DSP-21001 Remand Smith to Brown \(Response to applicants 3-4-2024 letter\) 3-7-2024](#)  
[DSP-21001 Remand Maloney to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Smith to Brown \(Testimony\)\(Supplemental Comments Regarding Climate Change and Floodplains Part 2\) 3-4-2024](#)  
[DSP-21001 Remand Smith to Brown \(Testimony\)\(Supplemental Comments Regarding Climate Change and Floodplains\) 3-4-2024](#)  
[DSP-21001 Remand Smith to Brown \(Testimony\)\(Supplemental Comments Regarding Density\) 3-4-2024](#)  
[DSP-21001 Remand Veigas to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Fricklas to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Eisen to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Graham to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Broder to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Corrected Notice of Oral Argument Hearing Continuance](#)  
[DSP-21001 Remand Smith to Brown \(Corrected Revised Testimony\) 2-19-2024](#)  
[DSP-21001 Remand Smith to Brown \(Revised Testimony\) 2-19-2024](#)  
[DSP-21001 Remand Davis to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-19-2024](#)  
[DSP-21001 Remand Wolf to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-19-2024](#)  
[DSP-21001 Remand Blackerby to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-18-2024](#)

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[DSP-21001 Remand Smith to Brown  
\(Testimony\) 2-16-2024](#)

[DSP-21001 Remand Kole to Brown  
\(Testimony\) 2-16-2024](#)

[DSP-21001 Remand Immordino to Brown  
\(Request to Reschedule Oral Argument &  
Testimony\) 2-16-2024](#)

[DSP-21001 Remand Gingold to Brown  
\(Testimony\) 2-16-2024](#)

[DSP-21001 Remand Butt to Brown \(Request to  
Reschedule Oral Argument & Testimony\)  
2-16-2024](#)

[DSP-21001 Remand Graham \(Request to  
Reschedule Oral Argument & Testimony\)  
2-16-2024](#)

[DSP-21001 Remand Simasek & Swisher to  
Brown \(Testimony\) 2-16-2024](#)

[DSP-21001 Remand Butt to Brown \(Request to  
Reschedule Oral Argument & Testimony\)  
2-15-2024](#)

[DSP-21001 Remand Boucher to Brown  
\(Request to Reschedule Oral Argument &  
Testimony\) 2-15-2024](#)

[DSP-21001 Remand Marsh to Brown \(Request  
to Reschedule Oral Argument & Testimony\)  
2-15-2024](#)

[DSP 21001 Remand City of Hyattsville to  
Brown \(Request to Reschedule Oral Argument\)  
2-12-2024](#)

[DSP-21001 Remand Waszczak \(Request to  
Reschedule Oral Argument & Testimony\)  
2-12-2024](#)

[DSP-21001 Remand Smith to Brown \(Request  
to Reschedule Oral Argument\) 2-9-2024](#)

[DSP-21001 Remand Notice of Oral Argument  
Hearing](#)

[DSP-21001 Remand Planning Board Resolution](#)

[DSP-21001 Remand PORL](#)

[DSP-21001 Remand Technical Staff Report](#)

[DSP-21001 Remand Transcripts 11-2-2023](#)

[DSP-21001 Remand Transcripts 10-5-2023](#)

[PZC Notice of Intention to Participate District Council 2-26-2024](#)

[PZC Notice of Intention to Participate District Council 3-11-2024](#)

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**ITEM(S) FOR DISCUSSION**[SE-4856](#)**Alexander Landing**

**Applicant(s):** ESC 9401 Westphalia L.C.

**Location:** Located on the south side of Westphalia Road, approximately 300 feet east of its intersection with Rock Spring Drive (10.00 Acres; RR/ MIO Zones (Prior R-R Zone).

**Request:** Requesting approval of a Special Exception (SE) to develop approximately 10.00 acres of land in the RR (Residential, Rural ) /MIO (Military Installation Overlay) Zones as 61 One -Family Attached Housing for the Elderly.

**Council District:** 6

**Appeal by Date:** 1/22/2024

**Review by Date:** 1/30/2024

**Action by Date:** 5/29/2024

**Opposition:** Wanda Collins, et. al.

**History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote:9-0; Absent: Council Member Dernoga and Hawkins).*

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

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

**Absent:** Dernoga and Hawkins



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**Attachment(s):** [SE-4856 Zoning Agenda Item Summary](#)  
SE-4856 Notice of Final Zoning Ordinance of  
the District Council  
[SE-4856 Presentation Slides](#)  
[SE-4856 Notice of Oral Argument Hearing](#)  
[SE-4856 Notice of ZHE Decision](#)  
[SE-4856 ZHE Decision](#)  
SE-4856 PORL  
[SE-4856 Technical Staff Report](#)  
[SE-4856 ZHE Exhibit List](#)  
[SE-4856 Exhibits #1-83](#)  
[SE-4856 ZHE Transcripts 6-21-23](#)  
[SE-4856 ZHE Transcripts 8-2-23](#)  
[SE-4856 ZHE Transcripts 8-30-23](#)  
[PZC Notice of Intention to Participate District  
Council 3-11-2024](#)

**PENDING FINALITY****(a) ZONING HEARING EXAMINER****SE-22006****Dash in Mill Branch**

- Applicant(s):** Dash in Food Stores, Inc.
- Location:** Located on the north side of Saint Chesley Avenue (formerly Mill Branch Road), approximately 1,000 feet east of its planned intersection with Crain Highway (US Route 301)(1.25 Acres; CGO Zone (Prior C-S-C Zone).
- Request:** Requesting approval of a Special Exception (SE) to develop approximately 1.25 acres of a 3.19 acre outlet that is part of the 70.11 Mill Branch Crossing, a mixed-use development, formerly zoned C-S-C (Commercial Shopping Center) and currently zoned CGO (Commercial, General, and Office) for use as a 3,468-square-foot Car Wash.
- Council District:** 4
- Appeal by Date:** 4/4/2024
- Review by Date:** 4/4/2024
- Municipality:** City of Bowie
- Opposition:** Ronald Beverly
- History:**

*Council waived election to review for this item (Vote:9-0; Absent: Council Member Dernoga and Hawkins).*

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

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

**Absent:** Dernoga and Hawkins

- Attachment(s):** [SE-22006 Zoning Agenda Item Summary](#)  
[SE-22006 Declaration of Finality](#)  
[SE-22006 Notice of ZHE Decision](#)  
[SE-22006 ZHE Decision](#)  
 SE-22006 PORL  
[SE-22006 Technical Staff Report](#)  
[SE-22006 ZHE Exhibit List](#)  
[SE-22006 Exhibits #1-53](#)  
[SE-22006 ZHE 12-18-23 \(Transcript\)](#)

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**PENDING FINALITY (continued)****[SE-2022-005](#)****Muirkirk Warehouses**

- Applicant(s):** Muirkirk Enterprises, LLC
- Location:** Located in the southwest quadrant of the intersection of Konterra Drive and MD 200 (intercounty connector) (24.31 Acres; IE Zone (Prior I-3 Zone).
- Request:** Requesting approval of a Special Exception (SE) to use approximately 23.99 acres of land in the IE (Industrial, Employment) Zone for a Distribution Warehouse facility.
- Council District:** 1
- Appeal by Date:** 4/11/2024
- Review by Date:** 4/11/2024

**This Special Exception was deferred.**

- Attachment(s):** [SE-2022-005 Zoning Agenda Item Summary](#)  
[SE-2022-005 ZHE Notice of Decision with Errata](#)  
[SE-2022-005 ZHE Notice of Decision](#)  
[SE-2022-005 ZHE Decision](#)  
SE-2022-005 ZHE POR List  
[SE-2022-005 ZHE Technical Staff Report](#)  
[SE-2022-005 ZHE Exhibit List](#)  
[SE-2022-005 Exhibits #1-52](#)  
[SE-2022-005 ZHE Transcript](#)

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**PENDING FINALITY (continued)****(b) PLANNING BOARD****CSP-23001****7011 Chesapeake Road**

**Applicant(s):** Landover Hills Development Inc.

**Location:** Located approximately 110 feet east of the intersection of MD 450 (Annapolis Road) and Chesapeake Road (3.00 Acres; NAC Zone (Prior M-X-T/D-D-O Zones).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) to develop a mixed-use building with approximately 245 to 300 multifamily dwelling units and approximately 1,300 to 2,500 square feet of office space.

**Council District:** 3

**Appeal by Date:** 4/11/2024

**Review by Date:** 4/11/2024

**This Conceptual Site Plan was deferred.**

**Attachment(s):** [CSP-23001 Zoning Agenda Item Summary](#)  
[CSP-23001 Planning Board Resolution](#)  
CSP-23001 PORL  
[CSP-23001 Technical Staff Report](#)

**PENDING FINALITY (continued)****SDP-1705-02****Locust Hill- Phase I****Applicant(s):** WBLH, LLC.**Location:** Located on the north and south sides of Oak Grove Road and west of MC-600 (Leeland Road), between Church Road and Collington Branch (505.81 Acres; LCD Zone (Prior R-L Zone)).**Request:** Requesting approval of a Specific Design Plan (SDP) to develop 335 units with Phase 1 of Locust Hill, of which 285 are single-family detached homes and 50 are single-family attached carriage houses.**Council District:** 6**Appeal by Date:** 4/11/2024**Review by Date:** 4/11/2024**History:**

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

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

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

**Absent:** Hawkins

**Attachment(s):** [SDP-1705-02 Zoning Agenda Item Summary](#)  
[SDP-1705-02 Planning Board Resolution](#)  
SDP-1705-02 PORL  
[SDP-1705-02 Technical Staff Report](#)

**ADJOURN****ADJ30-24****ADJOURN****History:**

*This meeting adjourned at 10:20 a.m.*

**A motion was made by Council Member Watson, seconded by Council Member Dernoga, that this meeting be adjourned. The motion carried by the following vote:**

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

**Absent:** Hawkins