



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, At-Large
Edward P. Burroughs, III, Vice Chair, District 8
Wala Blegay, District 6
Sydney J. Harrison, District 9
Thomas E. Dernoga, District 1
Wanika Fisher, District 2
Calvin S. Hawkins, II, At-Large
Eric C. Olson, District 3
Krystal Oriadha, District 7
Ingrid S. Watson, District 4
Vacant - District 5 (effective: 12/05/2024)

Jennifer A. Jenkins, Council Administrator

Monday, January 27, 2025

10:00 AM

Council Hearing Room

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 10:07 a.m. with six members present at roll call. Vice Chair Burroughs arrived at 10:08 a.m. (Absent: Council Members Hawkins, Olson, and Oriadha) (Vacant - District 5 (effective: 12/05/2024))

Present: 7 - Chair Jolene Ivey
 Vice Chair Edward Burroughs
 Council Member Sydney Harrison
 Council Member Wala Blegay
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Ingrid Watson

Absent: Council Member Calvin S. Hawkins
 Council Member Eric Olson
 Council Member Krystal Oriadha

Also Present:

Karen T. Zavokas, Associate Council Administrator

Stan Brown, People's Zoning Counsel

Jim Campbell, Land Use & Development Specialist

Rajesh Kumar, Principal Counsel to the District Council

Donna J. Brown, Clerk of the Council

Lennie Moses, Deputy Clerk of the Council

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Burroughs.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 01132025](#)

District Council Minutes Dated January 13, 2025

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

Aye: 7 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher and Watson

Absent: Hawkins, Olson and Oriadha

Attachment(s): [1-13-2025 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT**DSP-20002 Remand****Giac Son Buddhist Temple**

Applicant(s): Giac Son Buddhist Temple Corp

Location: Located in the southeast quadrant of the intersection of MD 197 (Laurel Bowie Road) and Snowden Road (1.64 Acres; RR Zone (Prior; R-R Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for development of a 4,625-square-foot place of worship and will maintain an existing single-family detached dwelling as an accessory parsonage.

Council District: 1

Appeal by Date: 11/7/2024

Review by Date: 11/7/2024

Action by Date: 1/27/2025

History:

Council adopted prepared order of disapproval (Vote:7-0; Absent: Council Members Hawkins, Olson and Oriadha).

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

Aye: 7 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher and Watson

Absent: Hawkins, Olson and Oriadha

Attachment(s): [DSP-20002 Zoning Agenda Item Summary](#)
[DSP-20002 Remand-Notice of Final Decision of the District Council](#)
[DSP-20002 Remand-Presentation Slides](#)
[DSP-20002 Remand-Notice of Oral Arguments](#)
[DSP-20002 Planning Board Resolution](#)
DSP-20002 PORL
[DSP-20002 Technical Staff Report](#)
[DSP-20002 Remand Transcripts 9-26-2024](#)
[DSP-20002 Remand Planning Board Record](#)
[DSP-20002 Remand Scudder to Brown \(Written Testimony\) 1-6-2024](#)

PENDING FINALITY**(a) PLANNING BOARD****DET-2023-011****Addison Park**

Applicant(s): Addison Park, L.P.

Location: Located on the south side of MD 332 (Old Central Avenue), approximately 1,300 feet west of its intersection with Addison Road (4.40 Acres; RSF-65 Zone).

Request: Requesting approval of a Detailed Site Plan (DET) for the development of the physical site improvements for 293 apartment housing for the elderly dwelling units, consisting of 278 one-bedroom and 15 two-bedroom units, in two buildings. As companion to the application, the applicant has requested a major departure from standards in Section 27-4204(b)(1)(B), Section 27-4204(b)(1)(C), and Section 27-4204(b)(1)(F)(iii) of the Prince George's County Zoning Ordinance, which was approved by the Planning Board (PGCPB Resolution No. 2024-135).

Council District: 7

Appeal by Date: 2/13/2025

Review by Date: 2/13/2025

History:

Council waived election to review for this item (Vote: 7-0; Absent: Council Members Hawkins, Olson, Oriadha).

A motion was made by Council Member Blegay, seconded by Vice Chair Burroughs, that council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 7 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher and Watson

Absent: Hawkins, Olson and Oriadha

Attachment(s): [DET-2023-011 Zoning Agenda Item Summary](#)
[DET-2023-011 Planning Board Resolution](#)
DET-2023-011 PORL
[DET-2023-011 Technical Staff Report](#)

PENDING FINALITY (continued)[MJD-2024-002](#)**Addison Park****Companion Case(s):** DET-2023-011**Applicant(s):** Addison Park, L.P.**Location:** Located on the south side of MD 332 (Old Central Avenue), approximately 1,300 feet west of its intersection with Addison Road (4.40 Acres; RSF-65 Zone).**Request:** Requesting approval of a Major Departure (MJD) from standards in Section 27-4204(b)(1)(B), Section 27-4204(b)(1)(C), and Section 27-4204(b)(1)(F) (iii) of the Prince George's County Zoning Ordinance. It is companion to Detailed Site Plan DET-2023-011, which was approved by the Prince George's County Planning Board (Resolution No. 2024-134) for development of the physical site improvements for 293 apartment housing for the elderly dwelling units, consisting of 278 one-bedroom and 15 two-bedroom units, in two buildings.**Council District:** 7**Appeal by Date:** 2/13/2025**Review by Date:** 2/13/2025**History:**

Council waived election to review for this item (Vote: 7-0; Absent: Council Members Hawkins, Olson, Oriadha).

A motion was made by Council Member Blegay, seconded by Council Member Watson, that council waive election to review for this Major Departure. The motion carried by the following vote:

Aye: 7 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher and Watson

Absent: Hawkins, Olson and Oriadha

Attachment(s): [MJD-2024-002 Zoning Agenda Item Summary](#)
[MJD-2024-002 Planning Board Resolution](#)
MJD-2024-002 PORL
[MJD-2024-002 Technical Staff Report](#)

PENDING FINALITY (continued)[DET-2024-004](#)**Harmony Garden****Applicant(s):** Potomac Realty Company**Location:** Located south of the intersection of Old Baltimore Pike and Ammendale Way (7.75 Acres; CGO Zone).**Request:** Requesting approval of a Detailed Site Plan (DET) for the development of the site improvements for 67 single-family attached (townhouse) residential dwelling units.**Council District:** 1**Appeal by Date:** 1/9/2025**Review by Date:** 1/30/2025**Action by Date:** 3/28/2025**History:**

Council elected to review this item (Vote: 7-0; Absent: Council Members Hawkins, Olson and Oriadha).

A motion was made by Council Member Dernoga, seconded by Council Member Watson, that council elect to review this Detailed Site Plan. The motion carried by the following vote:

Aye: 7 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher and Watson

Absent: Hawkins, Olson and Oriadha

Attachment(s): [DET-2024-004-Zoning Agenda Item Summary](#)
[DET-2024-004-Planning Board Resolution](#)
DET-2024-004-PORL
[DET-2024-004-Technical Staff Report](#)
[DET-2024-004 Transcripts 11-14-2024](#)

PENDING FINALITY (continued)[DSP-19031-02](#)**Popeves**[Remand](#)**Applicant(s):**

Three Roads Corner, LLC

Location:

Located on the west side of MD 631 (Old Brandywine Road), in the southeast quadrant of its intersection with the confluence of MD 381 (Brandywine Road) and MD 373 (Accokeek Road) (4.427 Acres; CS/CGO Zones (Prior; C-M/C-S-C Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) to develop Parcels 1 and 4 with a 3,484-square-foot food and beverage store, a gas station, and a 982-square-foot car wash. This resolution approves the addition of Parcels 2 and 3 to DSP-19031 and amends that DSP for development of a 2,923-square-foot building to serve as an eating and drinking establishment with drive-through service on Parcel 3. This resolution does not †[approve] make any changes to the development approved for Parcels 1 and 4, pursuant to DSP-19031.

Council District:

9

Appeal by Date:

1/9/2025

Review by Date:

1/30/2025

Action by Date:

3/28/2025

History:

Council elected to review this item (Vote: 7-0; Absent: Council Members Hawkins, Olson and Oriadha).

A motion was made by Council Member Harrison, seconded by Vice Chair Burroughs, that council elect to review this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:

Aye: 7 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher and Watson

Absent: Hawkins, Olson and Oriadha

Attachment(s):[DSP-19031-02- Zoning Agenda Item Summary](#)[DSP-19031-02 Remand- Planning Board](#)[Resolution](#)[DSP-19031-02 Remand-PORL](#)[DSP-19031-02 Remand Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23003****Penn Place 1**

Applicant(s): Penn Place I Owner LLC

Location: Located on the south side of Penn Crossing Drive, east of its intersection with MD 4 (Pennsylvania Avenue) (7.54 Acres; RMF-48 Zone (Prior; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of four multifamily buildings containing a total of 168 residential units and 767 square feet of office space.

Council District: 7

Appeal by Date: 1/9/2025

Review by Date: 1/30/2025

History:

Council waived election to review for this item (Vote:7-0; Absent: Council Members Hawkins, Olson, Oriadha).

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

Aye: 7 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher and Watson

Absent: Hawkins, Olson and Oriadha

Attachment(s): [DSP-23003-Zoning Agenda Item Summary](#)
[DSP-23003-PLB Memo](#)
[DSP-23003-Planning Board Resolution](#)
DSP-23003-PORL
[DSP-23003-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23006****Clinton Market Place North**

Applicant(s): Piscataway Clinton LLC

Location: Located in the southwest quadrant of the intersection of MD 223 (Piscataway Road) and Brandywine Road (20.38 Acres; RMF-48/MIO Zones (Prior; M-X-T/M-I-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) to develop a mixed-use development, consisting of 191 one-family (townhouse) dwelling units and a food or beverage store of approximately 5,915 square feet, with gas station.

Council District: 9

Appeal by Date: 2/20/2025

Review by Date: 2/20/2025

History:

Council waived election to review for this item (Vote:7-0; Absent: Council Members Hawkins, Olson, Oriadha).

A motion was made by Council Member Harrison, seconded by Council Member Watson, that council waive election to review this Detailed Site Plan (Prior Ordinance).

The motion carried by the following vote:

Aye: 7 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher and Watson

Absent: Hawkins, Olson and Oriadha

Attachment(s): [DSP-23006-Zoning Agenda Item Summary](#)
[DSP-23006-Planning Board Resolution](#)
DSP-23006-PORL
[DSP-23006-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23019****Swann Crossing**

Applicant(s): Swann Road Investors, LLC

Location: Located on the north side of Swann Road, approximately 1,400 feet east of its intersection with Silver Hill Road (12.74 Acres; RSF-65 Zone (Prior; R-55/D-D-O Zones).

Request: Requesting the approval of a Detailed Site Plan (DSP) for the development of 57 single-family detached dwellings.

Council District: 7

Appeal by Date: 1/9/2025

Review by Date: 1/30/2025

History:

Council waived election to review for this item (Vote: 7-0; Absent: Council Members Hawkins, Olson, Oriadha).

A motion was made by Council Member Blegay, seconded by Council Member Watson, that council waive election to review this Detailed Site Plan (Prior Ordinance).

The motion carried by the following vote:

Aye: 7 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher and Watson

Absent: Hawkins, Olson and Oriadha

Attachment(s): [DSP-23019 Zoning Agenda Item Summary](#)
[DSP-23019-PLB Memo](#)
[DSP-23019-Planning Board Resolution](#)
DSP-23019-PORL
[DSP-23019-Technical Staff Report](#)

PENDING FINALITY (continued)[SE-2023-004](#)**First Learning Stages Day Care Center****Applicant(s):** Karen Williamson**Location:** Located on the north side of White Oak Drive, 200 feet west of the intersection with Livingston Road (0.35 Acres; CGO Zone (Prior; C-O Zone).**Request:** Requesting approval of a Special Exception (SE) for a day care center, for up to 20 children, with a fenced outdoor play area.**Council District:** 8**Appeal by Date:** 1/20/2025**Review by Date:** 1/30/2025**History:**

Council waived election to review for this item (Vote: 7-0; Absent: Council Members Hawkins, Olson, Oriadha).

A motion was made by Vice Chair Burroughs, seconded by Council Member Harrison, that council waive election to review this Special Exception (Prior Ordinance). The motion carried by the following vote:

Aye: 7 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher and Watson

Absent: Hawkins, Olson and Oriadha

Attachment(s): [SE-2023-004-Zoning Agenda Item Summary](#)
[SE-2023-004-Declaration of Finality](#)
[SE-2023-004-Notice of ZHE Decision](#)
[SE-2023-004-ZHE Decision](#)
SE-2023-004-PORL
[SE-2023-004-Technical Staff Report](#)
[SE-2023-004-Exhibit List](#)
[SE-2023-004- Exhibits# 1-27](#)
[SE-2023-004-ZHE Transcripts 8-21-2024](#)

ADJOURN[ADJ8-25](#)**ADJOURN****History:**

This meeting adjourned at 10:24 a.m.

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

Aye: 7 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher and Watson

Absent: Hawkins, Olson and Oriadha

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