



Prince George's County Council

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

Zoning Minutes - Draft 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

Monday, May 15, 2023

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 Dernoga at 10:15 a.m. with eight members present at roll call. (Council Member Fisher arrived at 10:39 am)(Absent: Council Members Franklin, Hawkins).

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

Absent: Council Member Calvin S. Hawkins
Council Member Mel Franklin

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

Lenne' White, Zoning Reference Aide, Office of the Clerk

INVOCATION / MOMENT OF SILENCE

Moment of silence led by Chair Dernoga.

PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Council Member Harrison.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05112023](#)

District Council Minutes Dated May 11, 2023

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

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

Absent: Hawkins, Franklin and Fisher

Attachment(s): [5-11-2023 District Council Minutes Draft](#)

ORAL ARGUMENTS[DET-2022-001](#)**Westphalia Business Center 1 and 2****Applicant(s):** Northpoint Realty Partners, LLC**Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (33.17 Acres; TAC-E / MIO Zones).**Request:** Requesting approval of a Detailed Site Plan (DET) for a total of 306,000 square feet of commercial/warehouse uses in two separate buildings on two proposed parcels. A variance to Section 27-4204(d)(3) of the Prince George's County Zoning Ordinance, for the floor area ratio (FAR) requirement for the building on proposed Parcel 32, is also requested.**Council District:** 6**Appeal by Date:** 4/13/2023**Review by Date:** 4/13/2023**Action by Date:** 5/26/2023**History:**

Jill Kosack and James Hunt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Marva Jo Camp, Esq., attorney for applicant spoke in support. Alex Votaw, Esq., attorney for citizen protestants spoke in opposition. Council referred item to staff for preparation of a disapproving document (Vote: 8-0; Absent: Council Members Franklin, Hawkins and Oriadha).

A motion was made by Vice Chair Blegay, seconded by Council Member Olson, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

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

Absent: Hawkins, Franklin and Oriadha

Attachment(s): [DET-2022-001 Zoning Agenda Item Summary](#)
[DET-2022-001 - Presentation Slides](#)
[DET-2022-001 Votaw to Brown \(Testimony
Citizen-Protestants\) 5-5-2023](#)
[DET-2022-001 Votaw to Brown \(Appeal\)
4-13-2023](#)
[DET-2022-001 Notice of Oral Argument
Hearing](#)
[DET-2022-001 Zoning Agenda Item Summary](#)
[DET-2022-001 Planning Board Resolution](#)
DET-2022-001 PORL
[DET-2022-001 Technical Staff Report](#)
[DET-2022-001 Transcripts](#)
[DET-2022-001 Planning Board Record](#)
[DET-2022-001 PZC Notice of Intention to
Participate](#)

DRAFT

ITEM(S) FOR DISCUSSION[SE-4852](#)**Westgate Apartments**

- Applicant(s):** Westgate at Laurel, LLC
- Location:** Located on the north side of Gorman Avenue (MD 198), approximately 600 feet east of its intersection with Van Dusen Road and identified as 8100-8216 Gorman Avenue, Laurel, Maryland (9.22 acres; RMF-20 Zone).
- Request:** Requesting approval of a Special Exception (SE) to alter a certified Nonconforming Use (Multifamily Dwellings known as “Westgate at Laurel Apartments”).
- Council District:** 1
- Appeal by Date:** 3/3/2023
- Review by Date:** 3/3/2023
- Action by Date:** 7/3/2023
- Opposition:** {None}

History:

Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner's decision (Vote: 8-0; Absent: Council Members Franklin, Hawkins and Oriadha).

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

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

Attachment(s): [SE-4852 Zoning Agenda Item Summary](#)
[SE-4852 Presentation Slides](#)
[SE 4852 Notice of Rescheduled Oral Argument Hearing](#)
[SE 4852 Notice of Oral Argument Hearing](#)
[SE 4852 Notice of ZHE Decision](#)
[SE-4852 ZHE Decision](#)
SE-4852_PORL
[SE-4852 Technical Staff Report](#)
[SE-4852 ZHE Exhibit List](#)
[SE-4852 Exhibits #1-35](#)
SE-4852 ZHE Transcripts
[SE-4852 ZHE Transcripts](#)
[PZC Notice of Intention to Participate District Council 5-8-2023](#)

DRAFT

NEW CASE(S)**ZMA-2022-001****Marianne Davies Trust Development**

Applicant(s): Land Development Investors II, LLC and Cottage City Mennonite Church, Inc.

Location: Located on the south side of Greenbelt Road (MD 193), approximately .35 miles west of its intersection with Lanham-Severn Road (MD 564) (12.426 Acres; RR Zone).

Request: Requesting approval of a Zoning Map Amendment (ZMA) for the rezoning of approximately 12.426 acres in the RR (Residential, Rural) Zone to the RMF-48 (Residential, Multifamily-48) Zone.

Council District: 3

Appeal by Date: 5/22/2023

Action by Date: 9/18/2023

Opposition: Wingate Homeowners Association, Inc., et.al.

History:

Exceptions were filed by applicant, case will be scheduled for Oral Argument Hearing.

No action was taken on this Zoning Map Amendment.

Attachment(s): [ZMA-2022-001 Zoning Agenda Item Summary](#)
[ZMA-2022-001- Forman to Brown \(Exceptions 5-14-2023\)](#)
[ZMA-2022-001- Notice of ZHE Decision](#)
[ZMA-2022-001 - ZHE Decision](#)
ZMA-2022-001 - POR List
[ZMA-2022-001 Technical Staff Report](#)
[ZMA-2022-001 - Exhibit List](#)
[ZMA-2022-001- Exhibits #1-41](#)
[ZMA-2022-001-Transcripts 2-8-23](#)
[ZMA-2022-001-Transcripts 2-22-23](#)
[ZMA-2022-001-Transcripts 3-1-23](#)

PENDING FINALITY**(a) PLANNING BOARD**[CSP-87128-02](#)**Penn Place 1**

- Applicant(s):** Northern Real Estate Urban Ventures
- Location:** Located on the south side of Penn Crossing, approximately 800 feet west of its intersection with MD 4 (Pennsylvania Avenue) (7.54 Acres; RMF-48 Zone).
- Request:** Requesting approval of a Conceptual Site Plan (CSP) for a mixed-used development consisting of 168 multifamily units and 767 square feet of commercial space.
- Council District:** 7
- Appeal by Date:** 6/1/2023
- Review by Date:** 6/1/2023

This Conceptual Site Plan was deferred.

- Attachment(s):** [CSP-87128-02 Zoning Agenda Item Summary](#)
[CSP-87128-02 Planning Board Resolution 2023-42 - Signed](#)
CSP-87128-02_PORL
[CSP-87128-02 Technical Staff Report](#)

PENDING FINALITY (continued)**[CDP-0601-02](#)****Woodside Village- Westphalia Meadows**

Applicant(s): Stanley Martin Homes, LLC

Location: Located on the south side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie Marlboro Road, in Upper Marlboro, Maryland (63.30 Acres; LCD / MIO Zone).

Request: Requesting approval of a Comprehensive Design Plan (CDP) amendment proposing to develop a 63.30-acre site with up to 285 residential dwelling units, including 200–257 single-family attached dwellings (townhouses) and 15–28 single-family detached dwellings.

Council District: 6

Appeal by Date: 5/25/2023

Review by Date: 5/25/2023

History:

Council waived election to review for this item (Vote: 8-0; Absent: Council Members Franklin, Hawkins and Oriadha).

A motion was made by Vice Chair Blegay, seconded by Council Member Ivey, that Council waive election to review for this Comprehensive Design Plan. The motion carried by the following vote:

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

Absent: Hawkins, Franklin and Oriadha

Attachment(s): [CDP-0601-02 Zoning Agenda Item Summary](#)
[CDP-0601-02 Planning Board Resolution](#)
CDP-0601-02 PORL
[CDP-0601-02 Technical Staff Report](#)

PENDING FINALITY (continued)[DSP-22022](#)**Hillside at Fort Washington**

- Applicant(s):** BGH Fort Washington, LLC
- Location:** Located in Fort Washington, on the east side of Oxon Hill Road, approximately 200 feet south of its intersection with Joellyn Court (14.11 Acres; RR Zone).
- Request:** Requesting approval of Detailed Site Plan (DSP) for 64 single-family attached dwelling units.
- Council District:** 8
- Appeal by Date:** 5/25/2023
- Review by Date:** 5/25/2023
- History:**

Council elected to review this item (Vote: 8-0; Absent: Council Members Franklin, Hawkins and Oriadha).

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

- Aye:** 8 - Olson, Watson, Harrison, Ivey, Burroughs, Fisher, Dernoga and Blegay
- Absent:** Hawkins, Franklin and Oriadha

- Attachment(s):** [DSP-22022 Zoning Agenda Item Summary](#)
[DSP-22022 Planning Board Resolution](#)
DSP-22022 PORL
[DSP-22022 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-22028****Fairwood Square****Applicant(s):** Timberlake Homes**Location:** Located on the southeast quadrant of the intersection of MD 450 (Annapolis Road) and MD 193 (Enterprise Road) (22.29 Acres; RE Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of 200 single-family attached (townhouse) dwelling units.**Council District:** 6**Appeal by Date:** 5/25/2023**Review by Date:** 5/25/2023**History:**

Council elected to review this item (Vote: 8-0; Absent: Council Members Fisher, Franklin, Hawkins and Oriadha).

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

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

Absent: Hawkins, Franklin and Oriadha

Attachment(s): [DSP-22028 Zoning Agenda Item Summary](#)
[DSP-22028 Planning Board Resolution](#)
DSP-22028 PORL
[DSP-22028 Technical Staff Report](#)

ADJOURN**ADJ53-23****ADJOURN****History:**

Meeting adjourned at 12:03 pm.

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

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

Absent: Hawkins and Franklin