



# 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*

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**Tuesday, April 25, 2023**

**11:30 AM**

**Council Hearing Room**

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### **11:30 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 1:35 p.m. with seven members present at roll call. (Absent: Council Members Harrison, Hawkins, Oriadha and Fisher) (Council Member Hawkins arrived at 1:37 p.m.).*

**Present:**        7 -     Council Member Eric Olson  
                                 Council Member Ingrid Watson  
                                 Council Member Mel Franklin  
                                 Council Member Jolene Ivey  
                                 Council Member Edward Burroughs  
                                 Chair Thomas Dernoga  
                                 Vice Chair Wala Blegay

**Absent:**            Council Member Sydney Harrison  
                                 Council Member Calvin S. Hawkins  
                                 Council Member Krystal Oriadha  
                                 Council Member Wanika Fisher

*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*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 04242024](#)

**District Council Minutes Dated April 24, 2023**

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

**Aye:** 7 - Olson, Watson, Franklin, Ivey, Burroughs, Dernoga and Blegay

**Absent:** Harrison, Hawkins, Oriadha and Fisher

**Attachment(s):** [4-24-2023 District Council Minutes Draft](#)

DRAFT

**REFERRED FOR DOCUMENT****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:**

*(Vote: 7-0 Absent: Council Members Blegay, Fisher, Harrison and Oriadha).*

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

**Aye:** 7 - Olson, Watson, Hawkins, Franklin, Ivey, Burroughs and Dernoga

**Absent:** Harrison, Oriadha, Fisher and Blegay

- 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](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 8, 2023 TIME TO BE DETERMINED**

*Hearing Dates & Times Subject to Change*

**DSP-21001**

**Suffrage 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

**This Detailed Site Plan (Prior Ordinance) hearing date was announced.**

**Attachment(s):** [DSP-21001 Zoning Agenda Item Summary](#)  
[DSP-21001 Presentation Slides](#)  
[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](#)  
[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](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 8, 2023 AT 10:00 A.M.***Hearing Dates & Times Subject to Change***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}

**This Special Exception hearing date was announced.**

**Attachment(s):** [SE-4852 Zoning Agenda Item Summary](#)  
[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](#)

**ADJOURN****ADJ40-23****ADJOURN**

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

**Aye:** 7 - Olson, Watson, Franklin, Ivey, Burroughs, Dernoga and Blegay

**Absent:** Harrison, Hawkins, Oriadha and Fisher