



# Prince George's County Council

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

## Zoning Minutes - Final Sitting as the District Council

*Calvin S. Hawkins, II, Chair, At-Large*

*Edward P. Burroughs, III, District 8*

*Thomas E. Dernoga, District 1*

*Mel Franklin, At-Large*

*Dannielle M. Glaros, District 3*

*Sydney J. Harrison, Vice Chair, District 9*

*Jolene Ivey, District 5*

*Rodney C. Streeter, District 7*

*Deni L. Taveras, District 2*

*Todd M. Turner, District 4*

*Vacant - District 6 (effective: 4/15/2022)*

*Robert J. Williams, Jr., Council Administrator*

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**Monday, April 25, 2022**

**10:00 AM**

**Council Hearing Room**

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**10:00 AM CALL TO ORDER - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)**

*Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened virtually by Council Chair Hawkins at 10:08 a.m. with nine members present at roll call. (Absent: Council Member Streeter).*

**Present:**           9 -     Chair Calvin S. Hawkins  
                                  Council Member Thomas Dernoga  
                                  Council Member Mel Franklin  
                                  Council Member Dannielle Glaros  
                                  Vice Chair Sydney Harrison  
                                  Council Member Jolene Ivey  
                                  Council Member Deni Taveras  
                                  Council Member Todd Turner  
                                  Council Member Edward Burroughs

**Absent:**             Council Member Rodney Streeter

**INVOCATION / MOMENT OF SILENCE**

*Invocation was led by Council Administrator Robert Williams.*

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 04112022](#)

**District Council Minutes Dated April 11, 2022**

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

**Aye:** 8 - Hawkins, Dernoga, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Franklin and Streeter

**Attachment(s):** [4-11-2022 District Council Minutes Draft](#)

**NEW CASE(S)****ERR-285****Kent Village**

**Applicant(s):** Kent Village, LLC

**Location:** Located on West Forest Road, Landover, Maryland, 20785 (45.5 Acres; R-18 / RMF-20 Zone).

**Request:** Request approval for validation of Prince George's County's Multi-Family Rental Housing License No. M-0153, issued in error on August 19, 2020 (Exhibit 3), for 810 apartment units.

**Council District:** 5

**Appeal by Date:** 5/12/2022

**Action by Date:** 9/12/2022

**Opposition:** None

**History:**

*Council referred item to staff for preparation of an approving document (Vote: 9-0; Absent Council Member Streeter).*

**A motion was made by Council Member Ivey, seconded by Council Member Glaros, that this Permit issued in error be referred for document. The motion carried by the following vote:**

**Aye:** 9 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**Attachment(s):** [ERR-285 Zoning Agenda Item Summary](#)  
[ERR-285 - ZHE Notice of Decision](#)  
[ERR-285 - ZHE Decision](#)  
 ERR-285 - PORL  
[ERR-285- Exhibit list](#)  
[ERR-285- Exhibits 1-56](#)  
[ERR-285 Transcripts 01-22-2022](#)  
[ERR-285 Transcripts 11-10-2021](#)

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**REFERRED FOR DOCUMENT**[CDP-9306-05](#)**Preserve At Piscataway (Bailey's Village)**

- Applicant(s):** NVR MS Cavalier Preserve, LLC
- Location:** Located south of Floral Park Road, at its intersection with St. Mary's View Road (19.98 Acres; L-A-C Zone).
- Request:** Requesting approval to amend the previously approved Comprehensive Design Plan (CDP) to remove commercial, retail, office, and multifamily uses and replace with 26 single-family attached dwelling units within the Local Activity Center (L-A-C)- Zone, known as Bailey's Village, Preserve at Piscataway.
- Council District:** 9
- Appeal by Date:** 2/24/2022
- Review by Date:** 2/24/2022
- Action by Date:** 4/25/2022
- History:**

*Council adopted prepared order (Vote: 8-0; Absent: Council Members Franklin and Streeter).*

**A motion was made by Vice Chair Harrison, seconded by Council Member Dernoga, that this Comprehensive Design Plan be adopted. The motion carried by the following vote:**

- Aye:** 8 - Hawkins, Dernoga, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs
- Absent:** Franklin and Streeter

- Attachment(s):** [CDP-9306-05 Notice of District Council Final Decision](#)  
[CDP-9306-05 Zoning Agenda Item Summary](#)  
[CDP-9306-05 Presentation Slides](#)  
[CDP-9306-05 Notice of Oral Argument Hearing](#)  
[CDP-9306-05 Nelson to Brown Appeal 2-24-22](#)  
[CDP-9306-05 Planning Board Resolution](#)  
CDP-9306-05\_PORL  
[CDP-9306-05 Technical Staff Report](#)  
[CDP-9306-05 Transcripts](#)  
[CDP-9306-05 Planning Board Record](#)

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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****DSP-20003****Mill Branch Road Crossing**

**Applicant(s):** Green Branch, LLC

**Location:** Located in the northeast quadrant of the intersection of US 301 (Robert Crain Highway) and Mill Branch Road (70.11 Acres; C-S-C Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of 190 single-family attached (townhouses) and 408 multifamily dwelling units in six buildings as part of an overall mixed-use development. Infrastructure improvements are proposed on the remainder of the site for the future commercial component.

**Council District:** 4

**Appeal by Date:** 5/12/2022

**Review by Date:** 5/12/2022

**Municipality:** Bowie

**History:**

*Deferred to the next District Council meeting on May 9, 2022.*

**This Detailed Site Plan was deferred.**

**Attachment(s):** [DSP-20003 Zoning Agenda Item Summary](#)  
[DSP-20003 Planning Board Resolution 2022-35](#)  
[- Signed](#)  
DSP-20003\_PORL  
[DSP-20003 Technical Staff Report](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 16, 2022 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[CSP-10002 Amend Conditions](#)      **Queens Chapel Town Center**  
**(CSP-10002 / DSP-10011)**

**Companion Case(s):** DSP-10011 Amend Conditions

**Applicant(s):** Queens Chapel Town Center, LLC

**Location:** Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville, Maryland (6.05 Acres; M-X-T / R-55 / T-D-O Zones).

**Request:** Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.

**Council District:** 2

**Appeal by Date:** 4/11/2022

**Action by Date:** 9/22/2022

**Opposition:** The City of Hyattsville, et. al.

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**Attachment(s):**

[CSP-10002 Amend Conditions Zoning Agenda Item Summary](#)  
[CSP-10002 Amend Conditions Notice of Oral Argument Hearing](#)  
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal Letter 04082022](#)  
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown Appeal email 04082022](#)  
[CSP-10002-DSP-10011 Lynch to Brown Appeal Letter 04082022](#)  
[CSP-10002-DSP-10011 Lynch-Spell to Brown Appeal email 04082022](#)  
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZHE Decision](#)  
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decision](#)  
CSP 10002 & DSP-10011 Amend Conditions POR  
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)  
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-22](#)  
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 16, 2022 AT 10:00 A.M.****DSP-10011 Amend  
Conditions****Queens Chapel Town Center  
(CSP-10002 / DSP-10011)****Companion Case(s):** CSP-10002 Amend Conditions**Applicant(s):** Queens Chapel Town Center, LLC**Location:** Located in the northwest quadrant of the intersection of Hamilton Street and Queens Chapel Road in Hyattsville (6.05 Acres; M-X-T / R-55 / T-D-O Zones).**Request:** Requests approval of an Amendment of Condition to amend the Table of Uses therein (CSP-10002 and DSP- 10011) solely for the Queens Chapel Town Center.**Council District:** 2**Appeal by Date:** 4/11/2022**Action by Date:** 9/22/2022**Opposition:** The City of Hyattsville, et. al.**Attachment(s):** [DSP-10011 Amend Conditions Agenda Item Summary](#)  
[DSP-10011 Amend Conditions Notice of Oral Argument Hearing](#)  
[CSP-10002 & DSP-10011 Cornbrooks to Brown Appeal Letter 04082022](#)  
[CSP-10002 & DSP-10011 Cornbrooks-Parkins to Brown Appeal email 04082022](#)  
[CSP-10002 & DSP-10011 Lynch to Brown Appeal Letter 04082022](#)  
[CSP-10002 & DSP-10011 Lynch-Spell to Brown Appeal email 04082022](#)  
[CSP 10002 & DSP-10011 Amend Conditions ZHE Decision](#)  
[CSP 10002 & DSP-10011 Amend Conditions Notice of ZHE Decision](#)  
CSP 10002 & DSP-10011 Amend Conditions POR  
[CSP 10002 & DSP-10011 Amend Conditions Exhibit list](#)  
[CSP 10002 & DSP-10011 Amend Conditions Exhibits #1-22](#)  
[CSP 10002 & DSP-10011 Amend Conditions Transcripts](#)



[ADJ57-22](#)

**ADJOURNED**

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

**Aye:** 9 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, Turner and Burroughs

**Absent:** Streeter

**11:00 AM COMMITTEE OF THE WHOLE - (Accessible in a Hybrid Manner -- Both Virtually and In-Person)**

*(SEE SEPARATE AGENDA)*

**Note**

*Meeting adjourned at 10:30 a.m.*