



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, 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
Calvin S. Hawkins, II, At-Large
Eric C. Olson, District 3
Krystal Oriadha, District 7
Ingrid S. Watson, District 4
Vacant - At-Large (effective: 06/15/2024)

Jennifer A. Jenkins, Council Administrator

Monday, November 18, 2024

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 10:05 a.m. with six members present at roll call. Council Member Olson arrived at 10:06 a.m. and Council member Burroughs arrived at 10:11 a.m. (Absent: Council Members Blegay and Dernoga) (Vacant - At-Large (effective: 06/15/2024)).

Present: 8 - Chair Jolene Ivey
 Vice Chair Sydney Harrison
 Council Member Edward Burroughs
 Council Member Wanika Fisher
 Council Member Calvin S. Hawkins
 Council Member Eric Olson
 Council Member Krystal Oriadha
 Council Member Ingrid Watson

Absent: Council Member Thomas Dernoga
 Council Member Wala Blegay

Also Present:

Jennifer A. Jenkins, Council Administrator

Karen T. Zavokas, Associate Council Administrator

Stan Brown, People's Zoning Counsel

Rajesh Kumar, Principal Counsel to the District Council

Lennie Moses, Deputy Clerk of the Council

James Walker-Bey, Associate 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 Hawkins.

APPROVAL OF DISTRICT COUNCIL MINUTES

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

Aye: 7 - Ivey, Harrison, Fisher, Hawkins, Olson, Oriadha and Watson

Absent: Dernoga, Blegay and Burroughs

[MINDC 11122024](#)

District Council Minutes Dated November 12, 2024

Attachment(s): [11-12-2024 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT**ZMA-2022-005****Hyde Landing**

Applicant(s): Hyde Field Acquisition, LLC

Location: Located in the northwest and northeast quadrants of the intersection of Piscataway Road (MD 223) and Steed Road (425.45 Acres; LCD Zone).

Request: Requesting approval of a Zoning Map Amendment (ZMA) for the rezoning of approximately 425.45 acres of land in the LCD (Legacy Comprehensive Design) Zone to the R-PD (Residential Planned Development) Zone for the development of a maximum of 1,288 single-family attached and two-family dwelling units.

Council District: 9

Appeal by Date: 11/12/2024

Action by Date: 3/10/2025

Opposition: Dominick Camp, et.al

History:

Council adopted prepared order of approval with conditions (Vote: 7-0; Absent: Council Members Blegay, Burroughs and Dernoga).

A motion was made by Vice Chair Harrison, seconded by Council Member Watson, that this Zoning Map Amendment be approved with conditions. The motion carried by the following vote:

Aye: 7 - Ivey, Harrison, Fisher, Hawkins, Olson, Oriadha and Watson

Absent: Dernoga, Blegay and Burroughs

Attachment(s): [ZMA-2022-005 Zoning Agenda Item Summary](#)
[ZMA-2022-005- Notice of Final Decision of the District Council](#)
[ZMA-2022-005 Notice of ZHE Decision Corrected](#)
[ZMA-2022-005-ZHE Decision Corrected](#)
[ZMA-2022-005 POR List](#)
[ZMA-2022-005 Exhibit List](#)
[ZMA-2022-005- Exhibits #1-44](#)
[ZMA-2022-005 Technical Staff Report](#)

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[DDS-24001](#)**New Carrollton Multifamily IV****Companion Case(s):** DSP-22030**Applicant(s):** New Carrollton Developer, LLC**Location:** Located south of the intersection of MD 950 (Garden City Drive) and Corporate Drive (15.79 Acres; RTO-H-C Zone (Prior; M-X-T/T-D-O Zones).**Request:** Requesting approval of a Departure from Design Standards (DDS) for approval of a departure from Section 27-558(a) of the prior Prince George's County Zoning Ordinance, for a reduction in the size of standard parking spaces, from 9.5 feet by 18 feet to 8.5 feet by 18 feet for both structured and surface parking spaces.**Council District:** 5**Appeal by Date:** 11/7/2024**Review by Date:** 1/15/2025**History:**

Council waived election to review for this item (Vote:7-0; Absent: Council Members Blegay, Burroughs and Dernoga).

A motion was made by Chair Ivey, seconded by Council Member Watson, that council waive election to review for this Departure from Design Standards. The motion carried by the following vote:

Aye: 7 - Ivey, Harrison, Fisher, Hawkins, Olson, Oriadha and Watson

Absent: Dernoga, Blegay and Burroughs

Attachment(s): [DDS-24001 Zoning Agenda Item Summary](#)
[DDS-24001 Planning Board Resolution](#)
[Corrected](#)
DDS-24001 PORL
[DDS-24001 Technical Staff Report](#)

PENDING FINALITY (continued)**[DSP-22030](#)****New Carrollton Multifamily IV**

Applicant(s): New Carrollton Developer, LLC

Location: Located south of the intersection of MD 950 (Garden City Drive) and Corporate Drive (15.79 Acres; RTO-H-C Zone (Prior; M-X-T/T-D-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) to develop four multifamily buildings, consisting of 364 units, and one 2-level parking structure on Parcels 11–15.

Council District: 5

Appeal by Date: 11/7/2024

Review by Date: 1/15/2025

History:

Council waived election to review for this item (Vote:8-0; Absent: Council Members Blegay and Dernoga).

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

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

Absent: Dernoga and Blegay

Attachment(s): [DSP-22030 Zoning Agenda Item Summary](#)
[DSP-22030 Planning Board Resolution](#)
DSP-22030 PORL
[DSP-22030 Technical Staff Report](#)

ADJOURN**[ADJ102-24](#)****ADJOURN**

History:

This meeting Adjourned at 10:13 A.M.

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

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

Absent: Dernoga and Blegay