



# 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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**Monday, September 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 11:54 a.m. with nine members present at roll call. (Council Member Blegay arrived at 12:02 p.m. and Council Member Oriadha arrived at 12:29 p.m.)*

**Present:** 11 - Council Member Eric Olson  
Council Member Ingrid Watson  
Council Member Sydney Harrison  
Council Member Calvin S. Hawkins  
Council Member Mel Franklin  
Council Member Krystal Oriadha  
Council Member Jolene Ivey  
Council Member Edward Burroughs  
Council Member Wanika Fisher  
Chair Thomas Dernoga  
Vice Chair Wala Blegay

*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**

*Invocation was led by Chair Dernoga.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Harrison.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 09112023](#)

**District Council Minutes Dated September 11, 2023**

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

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

**Absent:** Oriadha and Blegay

**Attachment(s):** [9-11-2023 District Council Minutes Draft](#)

**MANDATORY REVIEW (Using Oral Argument Procedures)****DDS-22002****Alta Woodmore****Applicant(s):** WS Woodmore, LLC**Location:** Located on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of I-95/495 (Capital Beltway). The subject property is in the southern portion of the overall Woodmore Town Centre site. Specifically, the property is on the west side of Ruby Lockhart Boulevard, approximately 312 feet north of its intersection with St Joseph's Drive (20.28 Acres; TAC-E Zone (prior M-X-T Zone)).**Request:** Requesting approval of a Departure from Design Standards (DDS) for the development of 284 multifamily dwelling units in two, five-story buildings.**Council District:** 5**Appeal by Date:** 8/31/2023**Action by Date:** 10/30/2023**Municipality:** Glenarden**History:**

*Andrew Shelly and James Hunt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan and Departure from Design Standard 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. Edward Gibbs Jr. Esq., attorney for applicant spoke in support. Alex Votaw Esq., spoke in opposition. Council took this case under advisement.*

**This Departure from Design Standards hearing was held; case taken under advisement.**

**Attachment(s):** [DDS-22002 Zoning Agenda Item Summary](#)  
[DDS-22002 Presentation Slides](#)  
[DDS-22002 Gibbs to Brown \(Response to appeal filed by Citizen Protestants 9-20-2023\)](#)  
[DDS-22002 Nelson to Brown \(Appeal and Request for Oral Argument\) 8-29-2023](#)  
[DDS-22002- Notice of Mandatory Review](#)  
[DDS-22002 Planning Board Resolution](#)  
DDS-22002 PORL  
[DDS-22002 Technical Staff Report](#)  
[DDS-22002 Transcripts 7-6-2023](#)  
[DDS-22002 Planning Board Record Part 1](#)  
[DDS-22002 Planning Board Record Part 2](#)  
[PZC Notice of Intention to Participate](#)

**MANDATORY REVIEW (continued)****DSP-22034****Alta Woodmore****Applicant(s):** WS Woodmore, LLC**Location:** Located on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of I-95/495 (Capital Beltway). The subject property is in the southern portion of the overall Woodmore Town Centre site. Specifically, the property is on the west side of Ruby Lockhart Boulevard, approximately 312 feet north of its intersection with St Joseph's Drive (20.28 Acres; TAC-E Zone (prior M-X-T Zone)).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of 284 multifamily dwelling units in two, 5-story buildings.**Council District:** 5**Appeal by Date:** 8/31/2023**Action by Date:** 10/30/2023**Municipality:** Glenarden**History:**

*Andrew Shelly and James Hunt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan and Departure from Design Standard 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. Edward Gibbs Jr. Esq., attorney for applicant spoke in support. Alex Votaw Esq., spoke in opposition. (Council took case under advisement).*

**This Detailed Site Plan (Prior Ordinance) hearing was held; case taken under advisement.**

**Attachment(s):** [DSP-22034 Zoning Agenda Item Summary](#)  
[DSP-22034 Presentation Slides](#)  
[DSP-22034 - Gibbs to Brown \(Response to appeal filed by Citizen Protestants 9-20-2023](#)  
[DSP-22034 Nelson to Brown \(Appeal and Request for Oral Argument\) 8-29-2023](#)  
[DSP-22034- Notice of Mandatory Review](#)  
[DSP-22034 Planning Board Resolution](#)  
DSP-22034 PORL  
[DSP-22034 Technical Staff Report](#)  
[DSP-22034 Transcripts 7-6-2023](#)  
[DSP-22034 Planning Board Record Part 1](#)  
[DSP-22034 Planning Board Record Part 2](#)  
[PZC Notice of Intention to Participate](#)

**MANDATORY REVIEW (continued)****DSP-21032****Arbor Street Property****Applicant(s):** Nabely Family Trust**Location:** Located on the south side of Arbor Street, approximately 250 feet west of its intersection with 59th Avenue in Council District 5. The site address is 5801 Arbor Road, less than a 0.5 mile south of the corporate limits for the Town of Cheverly (0.46 Acres; LTO-C Zone (Prior M-U-I / D-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) to validate the existing "wholesaling or distribution of materials used or produced on the premises," pursuant to Section 27-548.26(b)(1)(B) of the prior Zoning Ordinance, that allows the Prince George's County District Council to approve a change in the list of allowed uses in the D-D-O Zone, as modified by the zone's development district standards.**Council District:** 5**Appeal by Date:** 8/31/2023**Action by Date:** 10/30/2023**History:**

*Dominique Lockhart, 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. Nathaniel Forman Esq., attorney for applicant spoke in support. Council took this case under advisement.*

**This Detailed Site Plan (Prior Ordinance) hearing was held; case taken under advisement**

**Attachment(s):** [DSP-21032 Zoning Agenda Item Summary](#)  
[DSP-21032 Presentation Slides](#)  
[DSP-21032 Forman to Brown \(Appeal\) 8-29-2023](#)  
[DSP-21032- Notice of Mandatory Review](#)  
[DSP-21032 Planning Board Resolution](#)  
 DSP-21032 PORL  
[DSP-21032 Technical Staff Report](#)  
[DSP-21032 Transcripts 1-26-2023](#)  
[DSP-21032 Transcripts 3-16-2023](#)  
[DSP-21032 Transcripts 4-27-2023](#)  
[DSP-21032 Transcripts 6-29-2023](#)  
[DSP-21032 Transcripts 12-8-2022](#)  
[DSP-21032 Planning Board Record](#)  
[PZC Notice of Intention to Participate](#)

**REFERRED FOR DOCUMENT****CSP-21001****Linda Lane Property**

**Applicant(s):** Curtis Investment Group, Inc.

**Location:** Located in the southwest quadrant of the intersection of Linda Lane and MD 5 (Branch Avenue) (5.60 Acres; CN Zone (Prior M-X-T Zone).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 105 multifamily units and 104,600 square feet of commercial/retail space. There are two existing single-family detached dwellings and a commercial / office building on the property, which will be razed.

**Council District:** 8

**Appeal by Date:** 7/24/2023

**Review by Date:** 7/24/2023

**Action by Date:** 10/3/2023

**History:**

*Council adopted prepared order of remand (Vote:8-0 Absent: Council Members Franklin, Harrison, Hawkins).*

**A motion was made by Council Member Burroughs, seconded by Council Member Ivey, that this Conceptual Site Plan be approved. The motion carried by the following vote:**

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

**Absent:** Harrison, Hawkins and Franklin

**Attachment(s):** [CSP-21001 Zoning Agenda Item Summary](#)  
[CSP-21001 Presentation Slides](#)  
[CSP-21001 Notice of Oral Argument Hearing](#)  
[CSP-21001 Planning Board Resolution](#)  
CSP-21001 PORL  
[CSP-21001 Technical Staff Report](#)  
[CSP-21001 Transcripts](#)  
[CSP-21001 Planning Board Record](#)  
[PZC Notice of Intention to Participate](#)

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**ITEM(S) FOR DISCUSSION****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:** 10/18/2023

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

**History:**

*Council referred item to staff for preparation of a disapproving document (Vote: 9-0 Absent: Council Members Franklin, Hawkins).*

**A motion was made by Council Member Olson, seconded by Council Member Ivey, that this Zoning Map Amendment (Prior Ordinance) 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

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**Attachment(s):** [ZMA-2022-001 Zoning Agenda Item Summary](#)  
[ZMA-2022-001 Presentation Slides](#)  
[ZMA-2022-001 - Notice of Oral Argument Hearing](#)  
[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](#)  
[PZC Notice of Intention to Participate](#)

DRAFT



**PENDING FINALITY****(a) PLANNING BOARD****DSP-20003-01****Dash In Mill Branch**

- Applicant(s):** Dash In Food Stores, Inc.
- Location:** Located on the east side of US 301 (Robert Crain Highway), approximately 1,500 feet north of its intersection with Mill Branch Road (3.19 Acres; CGO Zone (Prior C-S-C Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) that amends DSP-20003, for construction of a gas station with a 4,809-square-foot food or beverage store.
- Council District:** 4
- Appeal by Date:** 10/12/2023
- Review by Date:** 10/12/2023
- Municipality:** Bowie

**History:**

*Council waived election to review for this item (Vote: 9-0 Absent: Council Members Franklin, Hawkins).*

**A motion was made by Council Member Watson, seconded by Council Member Ivey, that Council waive election to review for this Detailed Site Plan. 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):** [DSP-20003-01 Zoning Agenda Item Summary](#)  
[DSP-20003-01 Planning Board Resolution](#)  
 DSP-20003-01 PORL  
[DSP-20003-01 Technical Staff Report](#)

