



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, July 17, 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 (Absent: Council Members Fisher, Franklin & Hawkins).

Present: 8 - Council Member Eric Olson
 Council Member Ingrid Watson
 Council Member Sydney Harrison
 Council Member Krystal Oriadha
 Council Member Jolene Ivey
 Council Member Edward Burroughs
 Chair Thomas Dernoga
 Vice Chair Wala Blegay

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

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

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Blegay.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07062023](#)

District Council Minutes Dated July 6, 2023

A motion was made by Council Member Ivey, seconded by Council Member Watson, that these 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): [7-6-2023 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT**[ERR-286](#)****College Park Project, LLC.**

- Applicant(s):** College Park Project, LLC
- Location:** Located at 4604 Knox Road, College Park, Maryland (.25 Acres; R-18 / RMF-20 Zones).
- Request:** Requesting approval of a Permit Issued in Error (ERR) for validation of City of College Park Use and Occupancy Permit No. 19-1301-U, issued in error on June 7, 2018 (Exhibit 7), for 8 apartment units.
- Council District:** 3
- Appeal by Date:** 7/6/2023
- Review by Date:** 7/21/2023
- Opposition:** None
- History:**

Council adopted prepared order of approval (Vote:8-0; Absent: Council Members Fisher, Franklin and Hawkins).

A motion was made by Council Member Olson, seconded by Council Member Harrison, that this Permit issued in error be adopted. 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):** [ERR-286 Zoning Agenda Item Summary](#)
[ERR-286 Notice of Final Decision of the District Council](#)
[ERR-286 Notice of ZHE Decision](#)
[ERR- 286 ZHE Decision](#)
ERR-286 POR List
[ERR- 286 Exhibit List](#)
[ERR- 286 Exhibits #1-27](#)

REFERRED FOR DOCUMENT (continued)**[ERR-287](#)****College Park Project, LLC**

- Applicant(s):** College Park Project, LLC
- Location:** Located at 4812A and 4812B College Avenue, College Park, Maryland (1.1355 Acres; R-18 / RMF-20 Zones).
- Request:** Requesting approval of a Permit Issued in Error (ERR) for validation of the City of College Park Use and Occupancy Permits 20-1299-U and 20-1300-U, issued in error on July 12, 2019 (Exhibit 8), for 32 apartment units.
- Council District:** 3
- Appeal by Date:** 7/6/2023
- Review by Date:** 7/21/2023
- Opposition:** None
- History:**

(Vote:8-0; Absent: Council Members Fisher, Franklin and Hawkins).

A motion was made by Council Member Olson, seconded by Council Member Watson, that this Permit issued in error be adopted. 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):** [ERR-287 Zoning Agenda Item Summary](#)
[ERR-287 Notice of Final Decision of the District Council](#)
[ERR- 287 Notice of ZHE Decision](#)
[ERR-287 ZHE Decision](#)
ERR-287 POR List
[ERR- 287 Exhibit List](#)
[ERR-287 Exhibits #1-24](#)

ITEM(S) FOR DISCUSSION[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:

After procedural and posture orientation by Stan Brown, People's Zoning Counsel, Council denied the request for reconsideration (Vote: 8-0)

A motion was made by Vice Chair Blegay, seconded by Council Member Burroughs, that this Detailed Site Plan be denied for reconsideration. 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): [DET-2022-001 Court Record \(Color\)](#)
[DET-2022-001 Zoning Agenda Item Summary](#)
[DET-2022-001 Votaw to Brown 7-14-2023](#)
[DET-2022-001 Camp to Brown \(Request for reconsideration\) 6-16-2023](#)
[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](#)

PENDING FINALITY**(a) PLANNING BOARD****DSP-22024****Discovery District**

- Applicant(s):** Brandywine MD Discovery District, LLC
- Location:** Located in the southeast quadrant of the intersection of US 1 (Baltimore Avenue) and Campus Drive (11.87 Acres; M-U-I / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for two mixed-use buildings with approximately 286,390 square feet of office space and 28,626 square feet of commercial retail space.
- Council District:** 3
- Appeal by Date:** 8/2/2023
- Review by Date:** 9/5/2023
- Municipality:** College Park

History:

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

A motion was made by Council Member Olson, seconded by Vice Chair Blegay, that Council waive election to review for this Detailed Site Plan. 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):** [DSP-22024 Zoning Agenda Item Summary](#)
[DSP-22024 PLB Memo](#)
[DSP-22024 Planning Board Resolution](#)
 DSP-22024 PORL
[DSP-22024 Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-8419-H8](#)****Enfield Chase, Lot 61, Block A Deck****Applicant(s):** Dean Shillingford**Location:** Located in the larger development known as Enfield Chase on a corner lot, at the intersection of Esquilin Terrace and Emory Court. More specifically, the subject property is located at 1501 Emory Court, Bowie, MD 20716 (0.1260 Acres; LCD Zone).**Request:** Requesting approval of a Specific Design Plan (SDP) to construct a 12-foot by 12-foot, wooden deck that is elevated two feet high with stairs to grade and a 3-foot, 6-inch railing, at the rear of an existing single-family detached dwelling, extending five to eight feet into the rear yard setback, due to the irregular shape of the lot.**Council District:** 4**Appeal by Date:** 8/2/2023**Review by Date:** 9/5/2023**Municipality:** Bowie**History:**

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

A motion was made by Council Member Watson, seconded by Council Member Ivey, that Council waive election to review for this Specific Design Plan. 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): [SDP-8419-H8 Zoning Agenda Item Summary](#)
[SDP-8419-H8 Notice of Final Decision](#)
[SDP-8419-H8 Planning Board Resolution](#)
SDP-8419-H8 PORL
[SDP-8419-H8 Technical Staff Report](#)

