



Prince George's County Council

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

Zoning Minutes - Draft 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

Johnathan M. Medlock, District 6

Rodney C. Streeter, District 7

Deni L. Taveras, District 2

Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Monday, September 19, 2022

10:00 AM

Virtual Meeting

10:00 AM CALL TO ORDER - (VIRTUAL MEETING)

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 10:00 a.m. with six members present at roll call. (Absent: Council Members Burroughs, Glaros, Medlock, Streeter and Taveras). (Council Member sMedlock arrived at 10:14 a.m., Streeter arrived at 10:25 a.m.).

Present: 8 - Chair Calvin S. Hawkins
 Council Member Thomas Dernoga
 Council Member Mel Franklin
 Vice Chair Sydney Harrison
 Council Member Jolene Ivey
 Council Member Rodney Streeter
 Council Member Todd Turner
 Council Member Johnathan Medlock

Absent: Council Member Dannielle Glaros
 Council Member Deni Taveras
 Council Member Edward Burroughs

INVOCATION / MOMENT OF SILENCE

Invocation was led by Council Vice-Chair Harrison.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Mel Franklin.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 09122022](#)

District Council Minutes Dated September 12, 2022

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

Aye: 7 - Hawkins, Dernoga, Franklin, Harrison, Ivey, Turner and Medlock

Absent: Glaros, Streeter, Taveras and Burroughs

Attachment(s): [9-12-2022 District Council Minutes Draft](#)

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ORAL ARGUMENTSA-10059Dobson Ridge (Farms)Applicant(s): D.R. Horton, Inc./ Dobson FarmsLocation: Located south of McKendree Road and west of Timothy Branch, approximately 1400 feet west of Crain Highway. On the south, the Property runs along the north side of Mattawoman Creek to Gardner Road and expands northward, west of McKendree Village (581.06 Acres; R-A / R-E Zones).Request: Request approval of a Zoning Map Amendment for the rezoning of approximately 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.Council District: 9Appeal by Date: 6/24/2022Action by Date: 11/22/2022Opposition: Evelyn WilliamsHistory:

Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment 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. Matthew Tedesco Esq., attorney for applicant spoke in support. Evelyn Spellman Williams person of record spoke in opposition. Hearing Held, Council referred item to staff for preparation of an approving document, (Vote:6-2; Nay: Council Members Dernoga and Ivey; Absent: Council Members Burroughs, Glaros and Taveras).

A motion was made by Vice Chair Harrison, seconded by Council Member Franklin, that this Zoning Map Amendment referred for document. The motion carried by the following vote:

Aye: 6 - Hawkins, Franklin, Harrison, Streeter, Turner and Medlock

Nay: 2 - Dernoga and Ivey

Absent: Glaros, Taveras and Burroughs

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- Attachment(s):** [A-10059 Zoning Agenda Item Summary](#)
[A-10059 Presentation Slides](#)
[A-10059 Tedesco to Brown \(Response to Exception file\) 9-9-2022](#)
[A-10059 Williams to Brown \(Exceptions Letter\) 6-21-22](#)
[A-10059 Notice of Oral Argument Hearing Location Change](#)
[A-10059 Notice of Oral Argument Hearing](#)
[A-10059 Notice of ZHE Decision](#)
[A-10059 ZHE Decision](#)
A-10059 PORL
[A-10059 Technical Staff Report](#)
[A-10059 Exhibit List](#)
[A-10059 Exhibits #1-82](#)
[A-10059 Transcripts 03-02-2022](#)
[7-11-2022 PZC Notice of Intention to Participate District Council 9-19-2022](#)

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ORAL ARGUMENTS (Continued)[A-10060](#)**Saddle Ridge****Applicant(s):** D.R. Horton, Inc. /Saddle Ridge**Location:** Located on the north side of Accokeek Road and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5) / Brandywine Road / Accokeek Road intersection (289.36 Acres; R-E / R-R Zones).**Request:** Requesting approval of a Zoning Map Amendment for the rezoning of approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.**Council District:** 9**Appeal by Date:** 6/2/2022**Action by Date:** 10/31/2022**Opposition:** Mr. Mark Calhoun**History:**

Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment 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. Matthew Tedesco Esq., attorney for applicant spoke in support. Mark Calhoun person of record spoke in opposition. Hearing Held, Council referred item to staff for preparation of an approving document, (Vote:6-2; Nay: Council Members Dernoga and Ivey; Absent: Council Members Burroughs, Glaros and Taveras).

A motion was made by Vice Chair Harrison, seconded by Council Member Turner, that this Zoning Map Amendment be referred for document. The motion carried by the following vote:

Aye: 6 - Hawkins, Franklin, Harrison, Streeter, Turner and Medlock**Nay:** 2 - Dernoga and Ivey**Absent:** Glaros, Taveras and Burroughs

Attachment(s):

- [A-10060 Zoning Agenda Item Summary](#)
- [A-10060 Presentation Slides](#)
- [A-10060 Tedesco to Brown \(Response to Exception file\) 9-9-2022](#)
- [A-10060 Calhoun to Brown \(Appeal Letter\)](#)
- [A-10060 Notice of Oral Argument Hearing Location Change](#)
- [A-10060 Notice of Oral Argument Hearing](#)
- [A-10060 Notice of ZHE Decision](#)
- [A-10060 ZHE Decision](#)
- [A-10060 PORL](#)
- [A-10060 Technical Staff Report](#)
- [A-10060 Exhibits](#)
- [A-10060 Exhibit List](#)
- [A-10060 10-27-2021 Transcript](#)
- [7-11-2022 PZC Notice of Intention to Participate District Council 9-19-2022](#)

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REFERRED FOR DOCUMENT[CDP-0505-02](#)**National Capital Business Park**

Applicant(s): NCBP PROPERTY, LLC

Location: Located on the north side of Leeland Road, approximately 3,178 feet west of the intersection of Leeland Road and US 301 (Robert Crain Highway) (426.52 Acres; LCD (R-S) Zone).

Request: Requesting approval of a Comprehensive Design Plan (CDP) to increase the total gross floor area of the permitted employment and institutional uses from previously approved 3.5 million to 5.5 million square feet.

Council District: 4

Appeal by Date: 6/23/2022

Review by Date: 6/23/2022

Action by Date: 9/20/2022

History:

Council adopted prepared order (Vote: 6-0; Absent: Burroughs, Dernoga, Glaros, Ivey and Taveras).

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

Aye: 6 - Hawkins, Franklin, Harrison, Streeter, Turner and Medlock

Absent: Dernoga, Glaros, Ivey, Taveras and Burroughs

Attachment(s): [CDP-0502-02 Zoning Agenda Item Summary](#)
[CDP-0505-02 Presentation Slides](#)
[CDP-0505-02 Votaw to Brown \(Exhibits\)](#)
[9-07-22](#)
[CDP-0505-02 Horne to Brown \(Response to](#)
[Exceptions\) 9-2-22](#)
[CDP-0505-02 Notice of Oral Argument Hearing](#)
[CDP-0505-02 Nelson to Brown \(Exception &](#)
[Oral Argument Request\) 6-21-22](#)
[CDP-0505-02 Planning Board Resolution](#)
[2022-53 - Signed](#)
[CDP-0505-02_PORL](#)
[CDP-0505-02 Technical Staff Report](#)
[CDP-0505-02 Transcripts](#)
[CDP-0505-02 Planning Board Record](#)
[CDP-0505-02 Alex Votaw Entry of Appearance](#)
[6-29-2022 PZC Notice of Intention to Participate](#)
[District Council 9-12-2022](#)

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REFERRED FOR DOCUMENT (Continued)

[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.

History:

Council adopted order (Vote: 7-0; Absent: Council Members Burroughs, Glaros, Ivey and Taveras).

A motion was made by Chair Hawkins, seconded by Council Member Turner, that this Conceptual Site Plan be adopted. The motion carried by the following vote:

Aye: 7 - Hawkins, Dernoga, Franklin, Harrison, Streeter, Turner and Medlock

Absent: Glaros, Ivey, Taveras and Burroughs

Attachment(s): [CSP-10002 Amend Conditions Zoning Agenda Item Summary](#)
[CSP 10002 & DSP-10011 Presentation Slides](#)
[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](#)

REFERRED FOR DOCUMENT (Continued)

[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.

History:

Council adopted order (Vote: 7-0; Absent: Council Members Burroughs, Glaros, Ivey and Taveras).

A motion was made by Chair Hawkins, seconded by Council Member Medlock, that this Detailed Site Plan be adopted. The motion carried by the following vote:

Aye: 7 - Hawkins, Dernoga, Franklin, Harrison, Streeter, Turner and Medlock

Absent: Glaros, Ivey, Taveras and Burroughs

Attachment(s): [DSP-10011 Amend Conditions Zoning Agenda Item Summary](#)
[CSP 10002 & DSP-10011 Presentation Slides](#)
[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](#)

REFERRED FOR DOCUMENT (Continued)**DSP-21031****Bell Station Center, Parcel B**

Applicant(s): Broglen, LLC

Location: Located in the southeast quadrant of the intersection of MD 193 (Glenn Dale Boulevard) and Bell Station Road (8.99 Acres; CGO Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a 68,475-square-foot commercial shopping center.

Council District: 4

Appeal by Date: 7/21/2022

Action by Date: 9/27/2022

Comment(s): Mandatory Review:
{District Council review of this case is required by conditions imposed by Council on Zoning Case A-9995-C}

History:

Council adopted order (Vote: 8-0; Absent: Council Members Burroughs, Glaros, and Taveras).

A motion was made by Council Member Turner that this Detailed Site Plan be adopted. The motion carried by the following vote:

Aye: 8 - Hawkins, Dernoga, Franklin, Harrison, Ivey, Streeter, Turner and Medlock

Absent: Glaros, Taveras and Burroughs

Attachment(s): [DSP-21031 Zoning Agenda Item Summary](#)
[DSP-21031 Presentation Slides](#)
[DSP-21031 Notice of Mandatory Review Hearing](#)
[DSP-21031 Planning Board Resolution](#)
[DSP-21031_PORL](#)
[DSP-21031 Technical Staff Report](#)
[DSP-21031 Transcripts](#)
[DSP-21031 Planning Board Record](#)
[6-28-2022 PZC Notice of Intention to Participate District Council 9-12-2022](#)

ITEM(S) FOR DISCUSSION**CSP-18002 Remand****Magruder Pointe (Remand Pursuant to Court Order)****Applicant(s):**

Werrlein WSSC, LLC

Location:

Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue, north of Gallatin Street and west of 40th Place. The subject site is also located within the Traditional Residential Neighborhood (TRN) Character Area of the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District (Gateway Arts District Sector Plan and SMA) (8.26 Acres; R-55/O-S/D-D-O Zones).

Request:

Requesting approval of a Conceptual Site Plan (CSP) application proposing to rezone the property from the One-Family Detached Residential (R-55) and Open Space (O-S) Zones to the Mixed Use-Infill (M-U-I) Zone for a future single-family residential development. No site improvements have been proposed in this CSP.

Council District:

2

Municipality:

City of Hyattsville.

History:

Council referred item to staff for preparation of an approving document, with conditions (Vote: 6-2; Nay: Council Members Dernoga and Ivey; Absent: Council Members Burroughs, Glaros and Taveras).

A motion was made by Chair Hawkins, seconded by Council Member Franklin, that this Conceptual Site Plan be referred for document. The motion carried by the following vote:

Aye: 6 - Hawkins, Franklin, Harrison, Streeter, Turner and Medlock

Nay: 2 - Dernoga and Ivey

Absent: Glaros, Taveras and Burroughs

Attachment(s):

[CSP-18002 Remand Zoning Agenda Item](#)

[Summary](#)

[CSP-18002 Presentation Slides](#)

[CSP-18002 Remand Notice of Action](#)

[CSP-18002 City of Hyattsville v. Prince](#)

[George's Cty. Council 25](#)

[CSP-18002 Memorandum Opinion Circuit Court](#)

[CSP-18002 Remand Order remanding case to](#)

[District Council](#)

[CSP-18002 Remand Planning Board Resolution](#)

[18-74\(A\)](#)

[CSP-18002 Remand PORL_searchable](#)

[CSP-18002 Remand Technical Staff Report and](#)

[Memorandum](#)

[CSP-18002 Remand Court Record](#)

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ITEM(S) FOR DISCUSSION (Continued)**DSP-21019****Arcland Self Storage**

Applicant(s): Arcland Property Company

Location: Located on the east side of Dangerfield Road, approximately 350 feet south of its intersection with MD 223 (Woodyard Road) (4.56 Acres; CGO / M-I-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a 116,283-square-foot consolidated storage facility in two buildings within the Military Installation Overlay (M-I-O) Zone.

Council District: 9

Appeal by Date: 7/7/2022

Review by Date: 7/7/2022

Action by Date: 9/27/2022

History:

Council referred item to staff for preparation of an approving document, (Vote: 6-0-2; Abstain: Council Members Dernoga and Ivey; Absent Council Members Burroughs, Glaros and Taveras).

A motion was made by Vice Chair Harrison, seconded by Council Member Franklin, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

Aye: 6 - Hawkins, Franklin, Harrison, Streeter, Turner and Medlock

Absent: Glaros, Taveras and Burroughs

Abstain: 2 - Dernoga and Ivey

Attachment(s): [DSP-21019 Zoning Agenda Item Summary](#)
[DSP-21019 Presentation Slides](#)
[DSP-21019 Notice of Oral Argument Hearing](#)
[DSP-21019 Planning Board Resolution 2022-55](#)
DSP-21019_PORL
[DSP-21019 Technical Staff Report](#)
[DSP-21019 Transcripts 5-12-2022](#)
[DSP-21019 Planning Board Record](#)
[6-29-2022 PZC Notice of Intention to Participate](#)
[District Council 9-12-2022](#)

PENDING FINALITY

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

(a) ZONING HEARING EXAMINER**SE-4859****301 Tobacco (Marlton Plaza)**

- Applicant(s):** 301 Tobacco
- Location:** Located in the southeast quadrant of the intersection of Crain Highway (US Route 301) and Fairhaven Avenue (5.93 Acres; C-G-O / C-S-C / R-P-C Zones).
- Request:** Requesting approval of a Special Exception (SE) to operate a Tobacco Shop in an existing Shopping Center (Marlton Plaza).
- Council District:** 9
- Appeal by Date:** 9/30/2022
- Review by Date:** 9/30/2022
- Opposition:** Adrienne Thomas, et al.
- History:**

Council granted withdrawal request (Vote: 8-0; Absent: Burroughs, Glaros and Taveras).

A motion was made by Vice Chair Harrison, seconded by Council Member Medlock, that this Special Exception be withdrawn. The motion carried by the following vote:

Aye: 8 - Hawkins, Dernoga, Franklin, Harrison, Ivey, Streeter, Turner and Medlock

Absent: Glaros, Taveras and Burroughs

- Attachment(s):** [SE-4859 Notice of Withdrawal](#)
[SE-4895 Zoning Agenda Item Summary](#)
[SE-4859 Notice of ZHE Decision](#)
[SE 4859 ZHE Decision](#)
 SE 4589 PORL
[SE-4859 Exhibit List](#)
[SE-4859 Exhibits #1-33](#)
[SE-4859 Transcripts](#)
[SE-4859 Forman to Brown \(Withdrawal Letter\)](#)
[9-16-2022](#)

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.

(b) PLANNING BOARD

DSP-21033

Metropolitan East at Konterra Town Center

Applicant(s): Konterra Associates, LLC.

Location: Located on the east side of I-95/495 (Capital Beltway), south and west of Konterra Drive, and north of MD 200 (Inter-County Connector)
(Acres:18.39 ; TAC-C Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for 219 single-family attached (townhouses) dwelling units, including two architectural models, in Konterra Town Center.

Council District: 1

Appeal by Date: 8/25/2022

Review by Date: 9/26/2022

History:

Council waived election to review for this item ((Vote: 8-0; Absent: Burroughs, Glaros and Taveras).

A motion was made by Council Member Dernoga, seconded by Council Member Ivey, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 8 - Hawkins, Dernoga, Franklin, Harrison, Ivey, Streeter, Turner and Medlock

Absent: Glaros, Taveras and Burroughs

Attachment(s): [DSP-21033 PLB Memo](#)
[DSP-21033 Zoning Agenda Item Summary](#)
[DSP-21033 Planning Board Resolution](#)
DSP-21033_PORL
[DSP-21033 Technical Staff Report](#)

