



Prince George's County Council

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

Zoning Minutes - Final 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, January 9, 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 virtually by Council Chair Dernoga at 10:02 a.m. with nine members present at roll call. (Absent: Council Members Hawkins and Franklin).

Present: 9 - Council Member Eric Olson
 Council Member Ingrid Watson
 Council Member Sydney Harrison
 Council Member Krystal Oriadha
 Council Member Jolene Ivey
 Council Member Edward Burroughs
 Council Member Wanika Fisher
 Chair Thomas Dernoga
 Vice Chair Wala Blegay

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

INVOCATION / MOMENT OF SILENCE

Moment of Silence led by Chair Dernoga.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Edward Burroughs.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 10312022](#)

District Council Minutes Dated October 31, 2022

A motion was made by Council Member Burroughs, seconded by Council Member Watson, that this Minutes be approval. 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): [10-31-2022 District Council Minutes Draft](#)

PENDING FINALITY**(a) PLANNING BOARD****CDP-9901-01****Forest Hills**

Applicant(s): Quad Construction Corporation

Location: Located on both sides of MD 202 (Largo Road), approximately one mile north of its intersection with MD 725 (167.70 Acres; LCD Zone).

Request: Requesting approval of a Comprehensive Design Plan (CDP) to amend the conditions and plans to reflect the changes made by Zoning Map Amendment (Basic Plan) A-9895-C-01, relative to the removal of the Western Branch Trail through the west side of the property.

Council District: 6

Appeal by Date: 1/12/2023

Review by Date: 1/30/2023

Action by Date: 3/10/2023

History:

Council elects to review for this item (Vote:8-0-1; Absent: Council Members Hawkins and Franklin; Abstain: Council Member Harrison).

A motion was made by Vice Chair Blegay, seconded by Council Member Ivey, that Council elect to review this Comprehensive Design Plan. The motion carried by the following vote:

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

Absent: Hawkins and Franklin

Abstain: 1 - Harrison

Attachment(s): [CDP-9901-01 Zoning Agenda Item Summary](#)
[CDP-9901-01 DRAFT ORDER](#)
[CDP-9901-01 Presentation Slides](#)
[CDP-9901-01 Notice of Oral Argument Hearing](#)
[CDP-9901-01 Planning Board Resolution](#)
[CDP-9901-01 PORL](#)
[CDP-9901-01 Technical Staff Report](#)
[CDP-9901-01 Transcripts](#)
[CDP-9901-01 Planning Board Record](#)

PENDING FINALITY (Continued)[CSP-21003](#)**Upper Marlboro Gateway Property**

- Applicant(s):** Charles P. Johnson & Associates, Inc.
- Location:** Located on the north side of MD 725 (Marlboro Pike), 1,200 feet west of US 301 (Robert Crain Highway) (4.68 Acres; RMF-48 Zone).
- Request:** Requesting approval of a Conceptual Site Plan (CSP) for the development of 153 multifamily dwelling units and 31,678 square feet of commercial/retail space.
- Council District:** 6
- Appeal by Date:** 12/22/2022
- Review by Date:** 1/30/2023
- History:**

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

A motion was made by Vice Chair Blegay, seconded by Council Member Ivey, that Council waive election to review for this Conceptual 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):** [CSP-21003 Zoning Agenda Item Summary](#)
[CSP-21003 PLB Memo](#)
[CSP-21003 Planning Board Resolution](#)
CSP-21003 PORL
[CSP-21003 Technical Staff Report](#)

PENDING FINALITY (Continued)**[DDS-685](#)****The Promise****Companion Case(s):** DSP-19071**Applicant(s):** A Determined Seed, LLC**Location:** Located on the south side of Southern Avenue, 2,100 feet north of its intersection with Wheeler Road (15.10 Acres; NAC Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) for a reduction in the size of standard parking spaces to 9 feet by 18 feet for both structured and surface parking spaces.**Council District:** 7**Appeal by Date:** 12/22/2022**Review by Date:** 1/30/2023**History:**

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

A motion was made by Council Member Oriadha, seconded by Council Member Ivey, that Council waive election to review for this Departure from Design Standards. 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): [DDS-685 PLB Memo](#)
[DDS-685 Zoning Agenda Item Summary](#)
[DDS-685 Planning Board Resolution](#)
DDS-685_PORL
[DDS-685 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-19071](#)**The Promise****(Expedited Transit-Oriented Development Project)****Companion Case(s):** DDS-685**Applicant(s):** A Determined Seed, LLC**Location:** Located on the south side of Southern Avenue, 2,100 feet north of its intersection with Wheeler Road (15.10 Acres; NAC Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for a mixed-use development containing 481 multifamily residential units, 504 units for the elderly or physically handicapped, and 37,810 square feet of commercial space.**Council District:** 7**Appeal by Date:** 12/22/2022**Review by Date:** 1/30/2023**History:**

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

A motion was made by Council Member Oriadha, 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-19071 PLB Memo](#)
[DSP-19071 Zoning Agenda Item Summary](#)
[DSP-19071 Planning Board Resolution](#)
DSP-19071 PORL
[DSP-19071 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-06079-05](#)**Westridge (D'Arcy Park South)****Applicant(s):** CGMG Capital, LLC**Location:** Located in the southeastern quadrant of the intersection of the I-95/I-495 (Capital Beltway) and D'Arcy Road (0.82 Acres; RR / MIO Zones).**Request:** Request approval of a Detailed Site Plan (DSP) that proposes revision to the previous conditions relating to the timing of recreational facilities construction.**Council District:** 6**Appeal by Date:** 1/19/2023**Review by Date:** 1/30/2023**History:**

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

A motion was made by Vice Chair Blegay, 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-06079-05 Zoning Agenda Item Summary](#)
[DSP-06079-05 Planning Board Resolution](#)
DSP-06079-05 PORL
[DSP-06079-05 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-07031-05****Melford Property Pod 6**

Applicant(s): Drewberry Engineers, Inc.

Location: Located on the north side of US 50 (John Hanson Highway) and southeast of the intersection of Melford Boulevard and Tesla Drive (38.88 Acres; TAC-E Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) to replace two single-story flex/office buildings (25,840 square feet each) and one multi-story office building (42,000 square feet) with two one-story flex/research and development (R&D) buildings (36,120 and 23,520 square feet).

Council District: 4

Appeal by Date: 1/5/2023

Review by Date: 1/30/2023

Municipality: Bowie

History:

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

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-07031-05 PLB Memo](#)
[DSP-07031-05 Zoning Agenda Item Summary](#)
[DSP-07031-05 Planning Board Resolution](#)
DSP-07031-05 PORL
[DSP-07031-05 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-22007](#)**Cherry Lane Storage**

- Applicant(s):** Cherry Lane Project, LLC
- Location:** Located in the southwest quadrant of Cherry Lane and Cherry Lane Court (2.33 Acres; IE Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the construction of a 3 story 108,273-square-foot consolidated storage facility with 895 units and a manager's office.
- Council District:** 1
- Appeal by Date:** 12/1/2022
- Review by Date:** 1/30/2023

This Detailed Site Plan was deferred.

- Attachment(s):** [DSP-22007 PLB Memo](#)
[DSP-22007 Planning Board Resolution](#)
[Corrected](#)
[DSP-22007 Zoning Agenda Item Summary](#)
[DSP-22007 Planning Board Resolution](#)
DSP-22007 PORL
[DSP-22007 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-94052-03](#)**Brighton Hills Condominiums**

- Applicant(s):** LaLomita, LLC
- Location:** Located at 1160 Marcy Avenue in Oxon Hill, which is at the terminus of Marcy Avenue, approximately 2,800 feet east of its intersection with Livingston Road (1.99 Acres; R-30C Zone).
- Request:** Requesting approval of Detail Site Plan (DSP) for the development of 24 multifamily dwelling units in a four-story building on Parcel 10.
- Council District:** 8
- Appeal by Date:** 12/22/2022
- Review by Date:** 1/30/2023
- History:**

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

A motion was made by Council Member Burroughs, 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-94052-03 PLB Memo](#)
[DSP-94052-03 Zoning Agenda Item Summary](#)
[DSP-94052-03 Planning Board Resolution](#)
DSP-94052-03 PORL
[DSP-94052-03 Technical Staff Report](#)

PENDING FINALITY (Continued)[SDP-0111-H2](#)**Beechtree East Village, Lot 14 Block L**

Applicant(s): Brandon Kemp

Location: Located at 15432 Symondsburry Way, Upper Marlboro, Maryland (0.21 Acres; LDC Zone).

Request: Requesting approval of a Specific Design Plan (SDP) to construct a 21-foot by 12-foot deck, and a 11-foot by 16-foot screened porch on the rear of the existing single-family detached dwelling and located within the rear yard setback.

Council District: 6

Appeal by Date: 12/22/2022

Review by Date: 1/30/2023

History:

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

A motion was made by Vice Chair Blegay, seconded by Council Member Ivey, that Council waive election to review for this Specific Design 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): [SDP-0111-H2 PLB Memo](#)
[SDP-0111-H2 Zoning Agenda Item Summary](#)
[SDP-0111-H2 Planning Board Resolution](#)
SDP-0111-H2_PORL
[SDP-0111-H2 Technical Staff Report](#)

PENDING FINALITY (Continued)**[SDP-8804-02](#)****Collington Center (NASA Federal Credit Union)**

Applicant(s): NASA Federal Credit Union, Inc.

Location: Located on the eastern side of Prince George's Boulevard, approximately 400 feet north of its intersection with Trade Zone Avenue (90,030 square feet; LCD Zone).

Request: Requesting approval of a Specific Design Plan (SDP) for two four-story office buildings and associated site improvements on proposed Lot 9, and related improvements on proposed Lot 8.

Council District: 4

Appeal by Date: 11/3/2022

Review by Date: 1/30/2023

History:

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

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: 9 - Olson, Watson, Harrison, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Hawkins and Franklin

Attachment(s): [SDP-8804-02 PLB Memo](#)
[SDP-8804-02 Zoning Agenda Item Summary](#)
[SDP-8804-02 Planning Board Resolution](#)
SDP-8804-02_PORL
[SDP-8804-02- Technical Staff Report](#)

ADJOURN**[ADJ5-23](#)****ADJOURNED****History:**

This meeting adjourned at 10:22 a.m.

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

Aye: 9 - Olson, Watson, Harrison, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Hawkins and Franklin