



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, March 13, 2023

11:00 AM

Council Hearing Room

11:00 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 11:07 a.m. with nine members present at roll call (Absent: Council Member Franklin). Council Member Burroughs arrived at 11:08 a.m.

Also Present:

Stan Brown, People's Zoning Counsel
Colette R. Gresham, Associate Council Administrator
Rajesh Kumar, Principal Counsel to the District Council
Donna J. Brown, Clerk of the Council
Leonard Moses, Legislative Assistant, Office of the Clerk
Lenne' White, Zoning Reference Aide, Office of the Clerk

M-NCPPC

James Hunt, Division Chief, Development Review Division
Jeremy Hurlbutt, Planning Supervisor, Development Review Division

Present: 10 - Council Member Eric Olson
Council Member Ingrid Watson
Council Member Sydney Harrison
Council Member Calvin S. Hawkins
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 Mel Franklin

INVOCATION / MOMENT OF SILENCE

Moment of Silence led by Chair Dernoga.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Blegay.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 02272023](#)

District Council Minutes Dated February 27, 2023

A motion was made by Council Member Harrison, seconded by Council Member Olson, that these minutes be approval. The motion carried by the following vote:

Aye: 10 - Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Franklin

Attachment(s): [2-27-2023 District Council Minutes Draft](#)

ORAL ARGUMENTS[SDP-1603-03](#)**National Capital Business Park, Parcel 11**

Applicant(s): NCBP Property, LLC

Location: Located on the north side of Leeland Road, approximately 3,000 feet west of its intersection with US 301 Robert Crain Highway) (26.23 Acres; LCD Zone).

Request: Requesting approval of a Specific Design Plan (SDP) for the development of a 301,392-square-foot warehouse distribution building.

Council District: 4

Appeal by Date: 2/9/2023

Review by Date: 2/9/2023

Action by Date: 4/4/2023

History:

After a preliminary procedural discussion, Council voted to grant Applicant & Appellant's joint request for a continuance and the Oral Argument hearing was continued to March 27, 2023 (Vote: 10-0; Absent: Council Member Franklin).

A motion was made by Council Member Watson, seconded by Council Member Hawkins, that this Specific Design Plan be continued at a later date. The motion carried by the following vote:

Aye: 10 - Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Franklin

Attachment(s): [SDP-1603-03 Zoning Agenda Item Summary](#)
[SDP-1603-03 Votaw to Brown \(Withdrawal of Appeal\) 03-21-2023](#)
[SDP-1603-03 Notice of Oral Argument Hearing Continuance](#)
[SDP-1603-03 Horne & Votaw to Brown \(Consent Request for Continuance of Oral Argument\) 3-10-2023](#)
[SDP-1603-03 Horne to Brown \(Opposition to Exceptions and Request for Oral Argument\) 3-3-2023](#)
[SDP-1603-03 Notice of Oral Argument Hearing](#)
[SDP-1603-03 Presentation Slides](#)
[SDP-1603-03 Votaw to Brown \(Exceptions & Request for Oral Argument\) 2-3-23](#)
[SDP-1603-03 Planning Board Resolution](#)
[SDP-1603-03_PORL](#)
[SDP-1603-03 Technical Staff Report](#)
[SDP-1603-03 Transcripts 12-15-2022](#)
PZC Notice of Intention to Participate District Council 3-13-2023

ITEM(S) FOR DISCUSSION**DSP-20030****Livingston of Fort Washington**

Applicant(s): Livingston of Fort Washington, LLC

Location: Located at the northeast corner of Livingston Road, at its intersection with MD 210 (12.27 Acres; CGO Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for construction of a 78,812-square-foot integrated shopping center.

Council District: 8

Appeal by Date: 2/9/2023

Action by Date: 3/27/2023

History:

Council referred item to staff for preparation of an approving document with conditions in accordance with the Planning Board's decision. (Vote: 10-0; Absent: Council Member Franklin).

A motion was made by Council Member Burroughs, seconded by Vice Chair Blegay, that this Detailed Site Plan (Prior Ordinance) be referred for document. The motion carried by the following vote:

Aye: 10 - Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Franklin

Attachment(s): [DSP-20030 Zoning Agenda Item Summary](#)
[DSP-20030 - Presentation Slides](#)
[DSP-20030 Notice of Mandatory Review Hearing](#)
[DSP-20030 Planning Board Resolution](#)
DSP-20030 PORL
[DSP-20030 Technical Staff Report](#)
[DSP-20030 Transcripts 12-15-2022](#)
[DSP-20030 Planning Board Record](#)

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**CSP-22001****Carozza Property**

- Applicant(s):** Global City Communities, LLC
- Location:** Located on the southwest quadrant of the interchange of MD 4 (Pennsylvania Avenue) and MD 223 (Woodyard Road), and the north side of Marlboro Pike (59.93 Acres; M-X-T / M-I-O Zones).
- Request:** Requesting approval of a Conceptual Site Plan (CSP) for development of a mixed-used development consisting of 199 townhouse units, 401 multifamily units, and 50,000 square feet of commercial space.
- Council District:** 9
- Appeal by Date:** 3/30/2023
- Review by Date:** 3/30/2023

History:

Council waived election to review for this item (Vote: 10-0; Absent: Council Member Franklin).

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

Aye: 10 - Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Franklin

- Attachment(s):** [CSP-22001 Zoning Agenda Item Summary](#)
[CSP-22001 Planning Board Resolution](#)
 CSP-22001_PORL
[CSP-22001 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-19057****LIW Ironworks**

Applicant(s): LIW Ironworks, Inc.

Location: Located on the west side of MD 210, at Cornett Street, approximately 1,400 feet north of Aragona Boulevard (1.50 Acres; IE Zone).

Request: Request approval of a Detailed Site Plan (DSP) for the development of a contractor's office, with indoor storage and accessory fabrication.

Council District: 8

Appeal by Date: 3/30/2023

Review by Date: 3/30/2023

History:

Council deferred this item.

This Detailed Site Plan (Prior Ordinance) was deferred.

Attachment(s): [DSP-19057 Zoning Agenda Item Summary](#)
[DSP-19057 Planning Board Resolution](#)
DSP-19057_PORL
[DSP-19057 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-21001****Suffrage Point**

- Applicant(s):** Werrlein WSSC, LLC
- Location:** Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue (4.66 Acres; RSF-65 Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to develop 41 single-family attached dwelling units on the lower parcel of the project formerly known as Magruder Pointe.
- Council District:** 2
- Appeal by Date:** 4/6/2023
- Review by Date:** 4/6/2023
- Action by Date:** 5/12/2023
- Municipality:** Hyattsville
- History:**

Council elected to review this item (Vote: 10-0; Absent: Council Member Franklin).

A motion was made by Council Member Fisher, seconded by Council Member Olson, that Council elect to review this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:

Aye: 10 - Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Franklin

Attachment(s): [DSP-21001 Notice of Oral Argument Hearing](#)
[DSP-21001 Zoning Agenda Item Summary](#)
[DSP-21001 Planning Board Resolution](#)
DSP-21001_PORL
[DSP-21001 Technical Staff Report](#)
[DSP-21001 Transcripts](#)
[DSP-21001 Planning Board Record](#)

PENDING FINALITY (Continued)**[SDP-0318-H2](#)****The Preserve at Piscataway**

Applicant(s): Edva Sanchez- Contractor

Location: Located in the in the Legacy Comprehensive Design (LCD) Zone, previously the Residential Low Development (R-L) Zone, in the larger development known as The Preserve at Piscataway Edelen Village North, which is on the north side of Doctor Edelen Drive, approximately 180 feet from its intersection with Brentland Court (.15 Acres; LCD Zone).

Request: Request approval of a minor amendment to a Specific Design Plan (SDP) to construct a 12-foot by 20-foot elevated deck, with a landing and steps leading to a 5-foot by 20-foot ground level, concrete pad at the rear of an existing single-family detached dwelling within the rear yard setback.

Council District: 9

Appeal by Date: 4/6/2023

Review by Date: 4/6/2023

History:

Council waived election to review for this item (Vote: 10-0; Absent: Council Member Franklin).

A motion was made by Council Member Harrison, seconded by Council Member Watson, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:

Aye: 10 - Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Franklin

Attachment(s): [SDP-0318-H2 Zoning Agenda Item Summary](#)
[SDP-0318-H2 Planning Board Resolution](#)
SDP-0318-H2_PORL
[SDP-0318-H2 Technical Staff Report](#)

[ADJ27-23](#)**ADJOURN****History:**

This meeting was adjourned at 11:19 a.m.

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

Aye: 10 - Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent:

Franklin