



# 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*

---

Tuesday, April 25, 2023

11:30 AM

Council Hearing Room

---

**9:00 AM COMMITTEE OF THE WHOLE - (COUNCIL HEARING ROOM)**

**11:00 AM COUNTY COUNCIL - (COUNCIL HEARING ROOM)**

**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 1:35 p.m. with seven members present at roll call. (Absent: Council Members Harrison, Oriadha and Fisher) (Council Member Hawkins arrived at 1:37 p.m.).*

**Present:**           8 -     Council Member Eric Olson  
                                  Council Member Ingrid Watson  
                                  Council Member Calvin S. Hawkins  
                                  Council Member Mel Franklin  
                                  Council Member Jolene Ivey  
                                  Council Member Edward Burroughs  
                                  Chair Thomas Dernoga  
                                  Vice Chair Wala Blegay

---

**Absent:** Council Member Sydney Harrison  
Council Member Krystal Oriadha  
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*

*Leonard Moses, Legislative Assistant, Office of the Clerk*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 04242024](#)

**District Council Minutes Dated April 24, 2023**

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

**Aye:** 7 - Olson, Watson, Franklin, Ivey, Burroughs, Dernoga and Blegay

**Absent:** Harrison, Hawkins, Oriadha and Fisher

**Attachment(s):** [4-24-2023 District Council Minutes Draft](#)

---

**REFERRED FOR DOCUMENT**

[DSP-22015](#)

**9113 Baltimore Avenue**

- Applicant(s):** RST Development, LLC
- Location:** Located in the northeast quadrant of the intersection of US 1(Baltimore Avenue) and Cherokee Street (3.82 acres; LTO-E Zone).
- Request:** Requesting approval of a Detailed Site Plan for one mixed-use building with 317 multifamily dwelling units and 3,296 square feet of ground-floor commercial retail space.
- Council District:** 3
- Appeal by Date:** 3/2/2023
- Review by Date:** 3/2/2023
- Action by Date:** 5/1/2023
- Municipality:** College Park
- History:**

*(Vote: 7-0 Absent: Council Members Blegay, Fisher, Harrison and Oriadha).*

**A motion was made by Council Member Olson, seconded by Council Member Ivey, that this Detailed Site Plan (Prior Ordinance) be adopted. The motion carried by the following vote:**

- Aye:** 7 - Olson, Watson, Hawkins, Franklin, Ivey, Burroughs and Dernoga
- Absent:** Harrison, Oriadha, Fisher and Blegay

---

**Attachment(s):**     [DSP-22015 Zoning Agenda Item Summary](#)  
                                 [DSP-22015 Presentation Slides](#)  
                                 [DSP-22015 Blumenthal to Brown \(Written  
                                 \[Testimony\\) 4-3-2023\]\(#\)  
                                 \[DSP-22015 Haller to Brown \\(Response to  
                                 \\[Appeal\\\) 3-31-2023\\]\\(#\\)  
                                 \\[DSP-22015 Blumenthal to Brown \\\(Appeal letter\\\)  
                                 \\\[2-28-23\\\]\\\(#\\\)  
                                 \\\[DSP-22015 Notice of Oral Argument Hearing\\\]\\\(#\\\)  
                                 \\\[DSP-22015 Planning Board Resolution\\\]\\\(#\\\)  
                                 DSP-22015 PORL  
                                 \\\[DSP-22015 Technical Staff Report\\\]\\\(#\\\)  
                                 \\\[DSP-22015 Transcripts\\\]\\\(#\\\)  
                                 \\\[PZC Notice of Intention to Participate District  
                                 \\\\[Council 4-10-2023\\\\]\\\\(#\\\\)  
                                 DSP-22019 PLB Memo  
                                 DSP-22015 Notice of Final Decision of the  
                                 District Council\\\]\\\(#\\\)\\]\\(#\\)\]\(#\)](#)

---

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 8, 2023 TIME TO BE DETERMINED**

*Hearing Dates & Times Subject to Change*

[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

**This Detailed Site Plan (Prior Ordinance) hearing date was announced.**

---

**Attachment(s):** [DSP-21001 Zoning Agenda Item Summary](#)  
[DSP-21001 Notice of Decision of the District Council](#)  
[DSP-21001 Presentation Slides](#)  
[DSP-21001 Kole to Brown \(Testimony\) 5-1-2023](#)  
[DSP-21001 Marsh to Brown \(Testimony\) 5-1-2023](#)  
[DSP-21001 Broder to Brown \(Testimony\) 4-30-2023](#)  
[DSP-21001 City of Hyattsville to Brown 4-20-2023](#)  
[DSP-21001 Sustainable Hyattsville to Brown \(Exceptions & Testimony\) 4-17-2023](#)  
[DSP 21001 Smith to Brown \(Request to Reschedule Oral Argument\) 4-16-2023](#)  
[DSP-21001 Wolf to Brown \(Testimony\) 4-16-2023](#)  
[DSP-21001 Notice of Oral Argument Hearing Continuance](#)  
[DSP-21001 Notice of Oral Argument Hearing](#)  
[DSP-21001 Planning Board Resolution](#)  
[DSP-21001\\_PORL](#)  
[DSP-21001 Technical Staff Report](#)  
[DSP-21001 Transcripts 2-2-2023](#)  
[DSP-21001 Transcripts 1-12-2023](#)  
[DSP-21001 Transcripts 1-5-2023](#)  
[DSP-21001 Planning Board Record](#)  
[PZC Notice of Intention to Participate District Council 5-8-2023](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MAY 8, 2023 AT 10:00 A.M.***Hearing Dates & Times Subject to Change***SE-4852****Westgate Apartments**

- Applicant(s):** Westgate at Laurel, LLC
- Location:** Located on the north side of Gorman Avenue (MD 198), approximately 600 feet east of its intersection with Van Dusen Road and identified as 8100-8216 Gorman Avenue, Laurel, Maryland (9.22 acres; RMF-20 Zone).
- Request:** Requesting approval of a Special Exception (SE) to alter a certified Nonconforming Use (Multifamily Dwellings known as “Westgate at Laurel Apartments”).
- Council District:** 1
- Appeal by Date:** 3/3/2023
- Review by Date:** 3/3/2023
- Action by Date:** 7/3/2023
- Opposition:** {None}

**This Special Exception hearing date was announced.**

- Attachment(s):** [SE-4852 Zoning Agenda Item Summary](#)  
[SE-4852 Presentation Slides](#)  
[SE 4852 Notice of Rescheduled Oral Argument Hearing](#)  
[SE 4852 Notice of Oral Argument Hearing](#)  
[SE 4852 Notice of ZHE Decision](#)  
[SE-4852 ZHE Decision](#)  
 SE-4852\_PORL  
[SE-4852 Technical Staff Report](#)  
[SE-4852 ZHE Exhibit List](#)  
[SE-4852 Exhibits #1-35](#)  
 SE-4852 ZHE Transcripts  
[SE-4852 ZHE Transcripts](#)  
[PZC Notice of Intention to Participate District Council 5-8-2023](#)  
 SE 4852 Notice of Final Decision of the District Council

**ADJOURN**

[ADJ40-23](#)

**ADJOURN**

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

**Aye:**                   7 -     Olson, Watson, Franklin, Ivey, Burroughs, Dernoga and Blegay

**Absent:**                   Harrison, Hawkins, Oriadha and Fisher