



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, October 10, 2023

9:45 AM

Council Hearing Room

9:45 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 10:02 a.m. with nine members present at roll call. (Absent: Council Member Franklin) (Council Member Oriadha arrived at 10:06 a.m.).

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

Also Present:

Colette Gresham, Acting Deputy Council Administrator

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/Zoning Assistant

MOMENT OF SILENCE

Moment of silence led by Chair Dernoga.

APPROVAL OF DISTRICT COUNCIL MINUTES

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

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

Absent: Franklin and Oriadha

[MINDC 09252023](#)

District Council Minutes Dated September 25, 2023

Attachment(s): [9-25-2023 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT[ZMA-2022-001](#)**Marianne Davies Trust Development**

- Applicant(s):** Land Development Investors II, LLC and Cottage City Mennonite Church, Inc.
- Location:** Located on the south side of Greenbelt Road (MD 193), approximately .35 miles west of its intersection with Lanham-Severn Road (MD 564) (12.426 Acres; RR Zone).
- Request:** Requesting approval of a Zoning Map Amendment (ZMA) for the rezoning of approximately 12.426 acres in the RR (Residential, Rural) Zone to the RMF-48 (Residential, Multifamily-48) Zone.
- Council District:** 3
- Appeal by Date:** 5/22/2023
- Action by Date:** 10/18/2023
- Opposition:** Wingate Homeowners Association, Inc., et.al.
- History:**

Council adopted prepared order of denial (Vote:9-0; Absent: Council Members Franklin and Oriadha).

A motion was made by Council Member Olson, seconded by Council Member Watson, that this Zoning Map Amendment (Prior Ordinance) be adopted. The motion carried by the following vote:

- Aye:** 9 - Olson, Watson, Harrison, Hawkins, Ivey, Burroughs, Fisher, Dernoga and Blegay
- Absent:** Franklin and Oriadha

-
- Attachment(s):** [ZMA-2022-001 Zoning Agenda Item Summary](#)
[ZMA-2022-001 Presentation Slides](#)
[ZMA-2022-001 - Notice of Oral Argument Hearing](#)
[ZMA-2022-001- Forman to Brown \(Exceptions 5-14-2023\)](#)
[ZMA-2022-001- Notice of ZHE Decision](#)
[ZMA-2022-001 - ZHE Decision](#)
ZMA-2022-001 - POR List
[ZMA-2022-001 Technical Staff Report](#)
[ZMA-2022-001 - Exhibit List](#)
[ZMA-2022-001- Exhibits #1-41](#)
[ZMA-2022-001-Transcripts 2-8-23](#)
[ZMA-2022-001-Transcripts 2-22-23](#)
[ZMA-2022-001-Transcripts 3-1-23](#)
[PZC Notice of Intention to Participate](#)

ITEM(S) FOR DISCUSSION[DDS-22002](#)**Alta Woodmore****Applicant(s):** WS Woodmore, LLC**Location:** Located on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of I-95/495 (Capital Beltway). The subject property is in the southern portion of the overall Woodmore Town Centre site. Specifically, the property is on the west side of Ruby Lockhart Boulevard, approximately 312 feet north of its intersection with St Joseph's Drive (20.28 Acres; TAC-E Zone (prior M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) for the development of 284 multifamily dwelling units in two, five-story buildings.**Council District:** 5**Appeal by Date:** 8/31/2023**Action by Date:** 10/30/2023**Municipality:** Glenarden**History:**

Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Members Franklin and Oriadha).

A motion was made by Council Member Ivey, seconded by Council Member Burroughs, that this Departure from Design Standards be referred for document. The motion carried by the following vote:

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

Absent: Franklin and Oriadha

Attachment(s): [DDS-22002 Zoning Agenda Item Summary](#)
[DDS-22002 Presentation Slides](#)
[DDS-22002 Gibbs to Brown \(Response to
appeal filed by Citizen Protestants 9-20-2023](#)
[DDS-22002 Nelson to Brown \(Appeal and
Request for Oral Argument\) 8-29-2023](#)
[DDS-22002- Notice of Mandatory Review](#)
[DDS-22002 Planning Board Resolution](#)
DDS-22002 PORL
[DDS-22002 Technical Staff Report](#)
[DDS-22002 Transcripts 7-6-2023](#)
[DDS-22002 Planning Board Record Part 1](#)
[DDS-22002 Planning Board Record Part 2](#)
[PZC Notice of Intention to Participate](#)

ITEM(S) FOR DISCUSSION (continued)[DSP-22034](#)**Alta Woodmore****Applicant(s):** WS Woodmore, LLC**Location:** Located on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of I-95/495 (Capital Beltway). The subject property is in the southern portion of the overall Woodmore Town Centre site. Specifically, the property is on the west side of Ruby Lockhart Boulevard, approximately 312 feet north of its intersection with St Joseph's Drive (20.28 Acres; TAC-E Zone (prior M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of 284 multifamily dwelling units in two, 5-story buildings.**Council District:** 5**Appeal by Date:** 8/31/2023**Action by Date:** 10/30/2023**Municipality:** Glenarden**History:**

Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Members Franklin and Oriadha).

A motion was made by Council Member Olson that this Detailed Site Plan (Prior Ordinance) be amended (1). 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-22034 Zoning Agenda Item Summary](#)
[DSP-22034 Presentation Slides](#)
[DSP-22034 - Gibbs to Brown \(Response to appeal filed by Citizen Protestants 9-20-2023](#)
[DSP-22034 Nelson to Brown \(Appeal and Request for Oral Argument\) 8-29-2023](#)
[DSP-22034- Notice of Mandatory Review](#)
[DSP-22034 Planning Board Resolution](#)
DSP-22034 PORL
[DSP-22034 Technical Staff Report](#)
[DSP-22034 Transcripts 7-6-2023](#)
[DSP-22034 Planning Board Record Part 1](#)
[DSP-22034 Planning Board Record Part 2](#)
[PZC Notice of Intention to Participate](#)

ITEM(S) FOR DISCUSSION (continued)[DSP-21032](#)**Arbor Street Property****Applicant(s):** Nabely Family Trust**Location:** Located on the south side of Arbor Street, approximately 250 feet west of its intersection with 59th Avenue in Council District 5. The site address is 5801 Arbor Road, less than a 0.5 mile south of the corporate limits for the Town of Cheverly (0.46 Acres; LTO-C Zone (Prior M-U-I / D-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) to validate the existing "wholesaling or distribution of materials used or produced on the premises," pursuant to Section 27-548.26(b)(1)(B) of the prior Zoning Ordinance, that allows the Prince George's County District Council to approve a change in the list of allowed uses in the D-D-O Zone, as modified by the zone's development district standards.**Council District:** 5**Appeal by Date:** 8/31/2023**Action by Date:** 10/30/2023**History:**

Council referred item to staff for preparation of an disapproving document (Vote: 9-0; Absent: Council Members Franklin and Oriadha).

A motion was made by Council Member Ivey, seconded by Council Member Burroughs, that this Detailed Site Plan (Prior Ordinance) be referred for document.

The motion carried by the following vote:

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

Absent: Franklin and Oriadha

Attachment(s): [DSP-21032 Zoning Agenda Item Summary](#)
[DSP-21032 Presentation Slides](#)
[DSP-21032 Forman to Brown \(Appeal\)](#)
[8-29-2023](#)
[DSP-21032- Notice of Mandatory Review](#)
[DSP-21032 Planning Board Resolution](#)
DSP-21032 PORL
[DSP-21032 Technical Staff Report](#)
[DSP-21032 Transcripts 1-26-2023](#)
[DSP-21032 Transcripts 3-16-2023](#)
[DSP-21032 Transcripts 4-27-2023](#)
[DSP-21032 Transcripts 6-29-2023](#)
[DSP-21032 Transcripts 12-8-2022](#)
[DSP-21032 Planning Board Record](#)
[PZC Notice of Intention to Participate](#)

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) PLANNING BOARD**SDP-0609-H8****Balmoral, Lot 13 Block A**

Applicant(s): Michelle Clancy

Location: Located in the larger development known as Balmoral Phase 2 on the west side of US 301 (Robert Crain Highway) and Perthshire Place, approximately 250 feet northwest of its intersection with Governors Park Lane. More specifically, the subject property is located at 3803 Perthshire Place, Upper Marlboro, MD 20774 (.17 Acres; LCD Zone (Prior R-S Zone).

Request: Requesting approval of a Specific Design Plan (SDP) for the construction of a 12-foot by 20-foot enclosed screened porch that is elevated 8 feet high from the grade, with a 5-foot by 5-foot landing and stairs at the rear of an existing single-family detached dwelling, extending 5 feet into the rear yard setback.

Council District: 6

Appeal by Date: 10/26/2023

Review by Date: 10/26/2023

History:

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

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, Hawkins, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: Franklin and Oriadha

Attachment(s): [SDP-0609-H8 Zoning Agenda Item Summary](#)
[SDP-0609-H8 Planning Board Resolution](#)
 SDP-0609-H8 PORL
[SDP-0609-H8 Technical Staff Report](#)

ADJOURN

