



Prince George's County Council

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

Zoning Minutes - Final Sitting as the District Council

Jolene Ivey, Chair, District 5
Sydney J. Harrison, Vice Chair, District 9
Wala Blegay, District 6
Edward P. Burroughs, III, District 8
Thomas E. Dernoga, District 1
Wanika Fisher, District 2
Mel Franklin, At-Large
Calvin S. Hawkins, II, At-Large
Eric C. Olson, District 3
Krystal Oriadha, District 7
Ingrid S. Watson, District 4

Jennifer A. Jenkins, Council Administrator

Monday, February 26, 2024

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 by Council Chair Ivey at 10:11 a.m. with nine members present at roll call (Council Members Oriadha and Franklin at 10:28 a.m.).

Present: 11 - Chair Jolene Ivey
 Vice Chair Sydney Harrison
 Council Member Thomas Dernoga
 Council Member Wala Blegay
 Council Member Edward Burroughs
 Council Member Wanika Fisher
 Council Member Mel Franklin
 Council Member Calvin S. Hawkins
 Council Member Eric Olson
 Council Member Krystal Oriadha
 Council Member Ingrid Watson

Also Present:

Jennifer A. Jenkins, Council Administrator

Karen T. Zavokas, Acting Associate 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, Associate Clerk of the Council

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Council Member Dernoga.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 02122024](#)

District Council Minutes Dated February 12, 2024

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

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

Absent: Franklin and Oriadha

Attachment(s): [2-12-2024 District Council Minutes Draft](#)

ORAL ARGUMENTS**DSP-21001 Remand****Suffrage Point**

Applicant(s): Werrlein WSSC, LLC

Location: Located on the west side of 40th Place, at its intersection with Gallatin Street. (4.66 Acres; RSF-65 Zone (Prior R-55 and D-D-O Zones).

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: 1/4/2024

Review by Date: 1/30/2024

Action by Date: 3/18/2024

Municipality: Hyattsville

History:

Stan Brown, People's Zoning Counsel, provided a procedural overview of the case. Case was continued to the March 11, 2024, District Council Hearing. (Vote: 9-0; Absent: Council Members Franklin and Oriadha).

A motion was made by Council Member Fisher, seconded by Council Member Watson, that this Detailed Site Plan (Prior Ordinance) be continued at a later date. The motion carried by the following vote:

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

Absent: Franklin and Oriadha

Attachment(s): [DSP-21001 Remand Zoning Agenda Item Summary](#)
[DSP-21001 Remand Presentation Slides](#)
[DSP-21001 Remand Smith to Brown \(Response to applicants 3-4-2024 letter\) 3-7-2024](#)
[DSP-21001 Remand Maloney to Brown \(Testimony\) 3-4-2024](#)
[DSP-21001 Remand Smith to Brown \(Testimony\)\(Supplemental Comments Regarding Climate Change and Floodplains Part 2\) 3-4-2024](#)
[DSP-21001 Remand Smith to Brown \(Testimony\)\(Supplemental Comments Regarding Climate Change and Floodplains\) 3-4-2024](#)
[DSP-21001 Remand Smith to Brown \(Testimony\)\(Supplemental Comments Regarding Density\) 3-4-2024](#)
[DSP-21001 Remand Veigas to Brown \(Testimony\) 3-4-2024](#)
[DSP-21001 Remand Fricklas to Brown \(Testimony\) 3-4-2024](#)
[DSP-21001 Remand Eisen to Brown \(Testimony\) 3-4-2024](#)
[DSP-21001 Remand Graham to Brown \(Testimony\) 3-4-2024](#)
[DSP-21001 Remand Broder to Brown \(Testimony\) 3-4-2024](#)
[DSP-21001 Remand Corrected Notice of Oral Argument Hearing Continuance](#)
[DSP-21001 Remand Smith to Brown \(Corrected Revised Testimony\) 2-19-2024](#)
[DSP-21001 Remand Smith to Brown \(Revised Testimony\) 2-19-2024](#)
[DSP-21001 Remand Davis to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-19-2024](#)
[DSP-21001 Remand Wolf to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-19-2024](#)

[DSP-21001 Remand Blackerby to Brown
\(Request to Reschedule Oral Argument &
Testimony\) 2-18-2024](#)

[DSP-21001 Remand Smith to Brown
\(Testimony\) 2-16-2024](#)

[DSP-21001 Remand Kole to Brown
\(Testimony\) 2-16-2024](#)

[DSP-21001 Remand Immordino to Brown
\(Request to Reschedule Oral Argument &
Testimony\) 2-16-2024](#)

[DSP-21001 Remand Gingold to Brown
\(Testimony\) 2-16-2024](#)

[DSP-21001 Remand Butt to Brown \(Request to
Reschedule Oral Argument & Testimony\)
2-16-2024](#)

[DSP-21001 Remand Graham \(Request to
Reschedule Oral Argument & Testimony\)
2-16-2024](#)

[DSP-21001 Remand Simasek & Swisher to
Brown \(Testimony\) 2-16-2024](#)

[DSP-21001 Remand Butt to Brown \(Request to
Reschedule Oral Argument & Testimony\)
2-15-2024](#)

[DSP-21001 Remand Boucher to Brown
\(Request to Reschedule Oral Argument &
Testimony\) 2-15-2024](#)

[DSP-21001 Remand Marsh to Brown \(Request
to Reschedule Oral Argument & Testimony\)
2-15-2024](#)

[DSP 21001 Remand City of Hyattsville to
Brown \(Request to Reschedule Oral Argument\)
2-12-2024](#)

[DSP-21001 Remand Waszczak \(Request to
Reschedule Oral Argument & Testimony\)
2-12-2024](#)

[DSP-21001 Remand Smith to Brown \(Request
to Reschedule Oral Argument\) 2-9-2024](#)

[DSP-21001 Remand Notice of Oral Argument
Hearing](#)

[DSP-21001 Remand Planning Board Resolution](#)

DSP-21001 Remand PORL

[DSP-21001 Remand Technical Staff Report](#)

[DSP-21001 Remand Transcripts 11-2-2023](#)

[DSP-21001 Remand Transcripts 10-5-2023](#)

[PZC Notice of Intention to Participate District
Council 2-26-2024](#)

[PZC Notice of Intention to Participate District
Council 3-11-2024](#)

ORAL ARGUMENTS (continued)**CSP-21001 Remand****Linda Lane Property**

Applicant(s): Curtis Investment Group, Inc.

Location: Located in the southwest quadrant of the intersection of Linda Lane and MD 5 (Branch Avenue) (5.60 Acres; CN Zone (Prior M-X-T/ M I O Zones).

Request: Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 105 multifamily units and 104,600 square feet of commercial/retail space.

Council District: 8

Appeal by Date: 2/8/2024

Review by Date: 2/8/2024

Action by Date: 3/22/2024

History:

Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan 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. Monique Taylor, Shenyatta Rivers, Janna Parker and Antonio Wilson, spoke in opposition. Council took this case under advisement.

This Conceptual Site Plan was taken under advisement.

Attachment(s): [CSP-21001 Remand Zoning Agenda Item Summary](#)
[CSP-21001 Remand Presentation Slides](#)
[CSP-21001 Remand Notice of Oral Argument Hearing](#)
[CSP-21001 Remand Planning Board Resolution](#)
CSP-21001 Remand PORL
[CSP-21001 Remand Technical Staff Report](#)
[CSP-21001 Remand Transcripts 12-7-2023](#)
[CSP-21001 Remand Planning Board Record](#)

ORAL ARGUMENTS (continued)**DDS-649****Riverdale Laundromat (Wildercroft)**

Applicant(s): NPKS LLC

Location: Located on the south side of Riverdale Road, approximately 1,000 feet east of its intersection with US 295 (Baltimore-Washington Parkway) (.629 Acres; CGO Zone (Prior C-A Zone).

Request: Requesting approval of a Departure from Design Standards (DDS) for a 37.2-foot departure for a 12.8-foot offset from a residential zone (Multifamily Medium Density Residential (R-18) located to the west of the property.

Council District: 3

Appeal by Date: 2/8/2024

Review by Date: 2/8/2024

Action by Date: 3/18/2024

History:

Todd Price, M-NCPPC planning staff, provided an overview of the Departure from Design Standards 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. Traci Scudder Esq., attorney for applicant spoke in support. Council referred item to staff for preparation of an approving document, with conditions (Vote: 10-0-1; Abstain: Council Member Oriadha).

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

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

Abstain: 1 - Oriadha

Attachment(s): [DDS-649 Zoning Agenda Item Summary](#)
[DDS-649 Presentation Slides](#)
[DDS-649 Notice of Oral Argument Hearing](#)
[DDS-649 Planning Board Resolution](#)
DDS-649 PORL
[DDS-649 Technical Staff Report](#)
[DDS-649 Transcripts 12-7-2023](#)

NEW CASE(S)**ZMA-2022-003****Smith Lake Estates****Applicant(s):**

DR Horton, Inc.

Location:

Located approximately 800 feet southwest of the intersection of Commo Road and Frank Tippet Road in Upper Marlboro, Maryland. (62.52 Acres; RR Zone (Prior R-R Zone).

Request:

Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 62.52 acres in the RR (Residential, Rural) Zone to the R-PD (Residential Planned Development) Zone for the development of a maximum of 150 single-family detached and townhouse dwelling units.

Council District:

9

Appeal by Date:

2/26/2024

Action by Date:

5/24/2024

History:

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

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

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

Absent: Franklin and Hawkins

Attachment(s):[ZMA-2022-003 Zoning Agenda Item Summary](#)[ZMA-2022-003 Notice of ZHE Decision](#)[ZMA-2022-003 ZHE Decision](#)[ZMA-2022-003 PORL](#)[ZMA-2022-003 Technical Staff Report](#)[ZMA 2022-003 ZHE Exhibit List](#)[ZMA-2022-003 Exhibits 1-35](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 11, 2024 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

SE-4856

Alexander Landing

Applicant(s): ESC 9401 Westphalia L.C.

Location: Located on the south side of Westphalia Road, approximately 300 feet east of its intersection with Rock Spring Drive (10.00 Acres; RR/ MIO Zones (Prior R-R Zone).

Request: Requesting approval of a Special Exception (SE) to develop approximately 10.00 acres of land in the RR (Residential, Rural) /MIO (Military Installation Overlay) Zones as 61 One -Family Attached Housing for the Elderly.

Council District: 6

Appeal by Date: 1/22/2024

Review by Date: 1/30/2024

Action by Date: 5/29/2024

Opposition: Wanda Collins, et. al.

This Special Exception hearing date was announced.

Attachment(s): [SE-4856 Zoning Agenda Item Summary](#)
[SE-4856 Presentation Slides](#)
[SE-4856 Notice of Oral Argument Hearing](#)
[SE-4856 Notice of ZHE Decision](#)
[SE-4856 ZHE Decision](#)
SE-4856 PORL
[SE-4856 Technical Staff Report](#)
[SE-4856 ZHE Exhibit List](#)
[SE-4856 Exhibits #1-83](#)
[SE-4856 ZHE Transcripts 6-21-23](#)
[SE-4856 ZHE Transcripts 8-2-23](#)
[SE-4856 ZHE Transcripts 8-30-23](#)
[PZC Notice of Intention to Participate District Council 3-11-2024](#)

ADJOURN

Aye: 11 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson