



Prince George's County Council

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

Zoning Minutes - Final Sitting as the District Council

Calvin S. Hawkins, II, Chair, At-Large

Edward P. Burroughs, III, District 8

Thomas E. Dernoga, District 1

Mel Franklin, At-Large

Dannielle M. Glaros, District 3

Sydney J. Harrison, Vice Chair, District 9

Jolene Ivey, District 5

Johnathan M. Medlock, District 6

Rodney C. Streeter, District 7

Deni L. Taveras, District 2

Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Monday, October 17, 2022

10:00 AM

Virtual Meeting

10:00 AM CALL TO ORDER - (Virtual Meeting)

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 Hawkins at 10:04 a.m. with ten members present at roll call. (Council Member Franklin arrived at 10:10 a.m.)

Present: 11 - Chair Calvin S. Hawkins
 Council Member Thomas Dernoga
 Council Member Mel Franklin
 Council Member Dannielle Glaros
 Vice Chair Sydney Harrison
 Council Member Jolene Ivey
 Council Member Rodney Streeter
 Council Member Deni Taveras
 Council Member Todd Turner
 Council Member Edward Burroughs
 Council Member Johnathan Medlock

INVOCATION / MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Streeter

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 09192022](#) **District Council Minutes Dated September 19, 2022**

Attachment(s): [9-19-2022 District Council Minutes Draft](#)

[MINDC 09202022](#) **District Council Minutes Dated September 20, 2022**

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

Aye: 10 - Hawkins, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Absent: Franklin

Attachment(s): [9-20-2022 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT[A-10059](#)**Dobson Ridge (Farms)****Applicant(s):** D.R. Horton, Inc./ Dobson Farms**Location:** Located south of McKendree Road and west of Timothy Branch, approximately 1400 feet west of Crain Highway. On the south, the Property runs along the north side of Mattawoman Creek to Gardner Road and expands northward, west of McKendree Village (581.06 Acres; R-A / R-E Zones).**Request:** Request approval of a Zoning Map Amendment for the rezoning of approximately 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.**Council District:** 9**Appeal by Date:** 6/24/2022**Action by Date:** 11/22/2022**Opposition:** Evelyn Williams**History:**

Council adopted order (Vote:7-3-1; Nay: Council Members Burroughs, Dernoga and Ivey; Abstain: Council Member Glaros).

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

Aye: 7 - Hawkins, Franklin, Harrison, Streeter, Taveras, Turner and Medlock

Nay: 3 - Dernoga, Ivey and Burroughs

Abstain: 1 - Glaros

Attachment(s): [A-10059 Zoning Agenda Item Summary](#)
[A-10059 Presentation Slides](#)
[A-10059 Tedesco to Brown \(Response to
Exception file\) 9-9-2022](#)
[A-10059 Williams to Brown \(Exceptions Letter\)
6-21-22](#)
[A-10059 Notice of Oral Argument Hearing
Location Change](#)
[A-10059 Notice of Oral Argument Hearing](#)
[A-10059 Notice of ZHE Decision](#)
[A-10059 ZHE Decision](#)
A-10059 PORL
[A-10059 Technical Staff Report](#)
[A-10059 Exhibit List](#)
[A-10059 Exhibits #1-82](#)
[A-10059 Transcripts 03-02-2022](#)
[7-11-2022 PZC Notice of Intention to Participate
District Council 9-19-2022](#)

REFERRED FOR DOCUMENT (Continued)[A-10060](#)**Saddle Ridge**

- Applicant(s):** D.R. Horton, Inc. /Saddle Ridge
- Location:** Located on the north side of Accokeek Road and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5) / Brandywine Road / Accokeek Road intersection (289.36 Acres; R-E / R-R Zones).
- Request:** Requesting approval of a Zoning Map Amendment for the rezoning of approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.
- Council District:** 9
- Appeal by Date:** 6/2/2022
- Action by Date:** 10/31/2022
- Opposition:** Mr. Mark Calhoun

History:

Council adopted order (Vote:7-3-1; Nay: Council Members Burroughs, Dernoga and Ivey; Abstain: Council Member Glaros).

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

- Aye:** 7 - Hawkins, Franklin, Harrison, Streeter, Taveras, Turner and Medlock
- Nay:** 3 - Dernoga, Ivey and Burroughs
- Abstain:** 1 - Glaros

Attachment(s): [A-10060 Zoning Agenda Item Summary](#)
[A-10060 Presentation Slides](#)
[A-10060 Tedesco to Brown \(Response to Exception file\) 9-9-2022](#)
[A-10060 Calhoun to Brown \(Appeal Letter\)](#)
[A-10060 Notice of Oral Argument Hearing Location Change](#)
[A-10060 Notice of Oral Argument Hearing](#)
[A-10060 Notice of ZHE Decision](#)
[A-10060 ZHE Decision](#)
A-10060 PORL
[A-10060 Technical Staff Report](#)
[A-10060 Exhibits #1-49](#)
[A-10060 Exhibit List](#)
[A-10060 10-27-2021 Transcript](#)
[7-11-2022 PZC Notice of Intention to Participate District Council 9-19-2022](#)

REFERRED FOR DOCUMENT (Continued)**CSP-18002 Remand****Magruder Pointe (Remand Pursuant to Court Order)****Applicant(s):** Werrlein WSSC, LLC**Location:** Located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue, north of Gallatin Street and west of 40th Place. The subject site is also located within the Traditional Residential Neighborhood (TRN) Character Area of the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District (Gateway Arts District Sector Plan and SMA) (8.26 Acres; R-55/O-S/D-D-O Zones).**Request:** Requesting approval of a Conceptual Site Plan (CSP) application proposing to rezone the property from the One-Family Detached Residential (R-55) and Open Space (O-S) Zones to the Mixed Use-Infill (M-U-I) Zone for a future single-family residential development. No site improvements have been proposed in this CSP.**Council District:** 2**Municipality:** City of Hyattsville.**History:***Council adopted order (Vote:8-3; Nay: Council Members Burroughs, Dernoga and Ivey).***A motion was made by Council Member Taveras, seconded by Council Member Turner, that this Conceptual Site Plan be adopted. The motion carried by the following vote:**

Aye: 8 - Hawkins, Franklin, Glaros, Harrison, Streeter, Taveras, Turner and Medlock

Nay: 3 - Dernoga, Ivey and Burroughs

Attachment(s):

- [CSP-18002 Remand Zoning Agenda Item Summary](#)
- [CSP-18002 Presentation Slides](#)
- [CSP-18002 Remand Notice of Action](#)
- [CSP-18002 City of Hyattsville v. Prince George's Cty. Council 25](#)
- [CSP-18002 Memorandum Opinion Circuit Court](#)
- [CSP-18002 Remand Order remanding case to District Council](#)
- [CSP-18002 Remand Planning Board Resolution 18-74\(A\)](#)
- [CSP-18002 Remand PORL_searchable](#)
- [CSP-18002 Remand Technical Staff Report and Memorandum](#)
- [CSP-18002 Remand Court Record](#)

REFERRED FOR DOCUMENT (Continued)**SDP-1603-02****National Capital Business Park**

Applicant(s): AMS 2022 BTS – Upper Marlboro MD, LLC

Location: Located on the north side of Leland Road, approximately 3,178 feet west of intersection of Leeland Road and southbound US 301 (Robert Crain Highway) (90.11 Acres; LCD Zone).

Request: Requesting approval of a Specific Design Plan (SDP) for the development of a 3,428,985-square-foot warehouse / distribution facility, with on-site parking spaces and a trailer and loading area.

Council District: 4

Appeal by Date: 8/8/2022

Review by Date: 9/6/2022

Action by Date: 11/4/2022

History:

Council adopted order (Vote: 10-0; Absent: Council Member Dernoga).

A motion was made by Council Member Turner, seconded by Council Member Medlock, that this Specific Design Plan be adopted. The motion carried by the following vote:

Aye: 10 - Hawkins, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Absent: Dernoga

Attachment(s): [SDP-1603-02 Zoning Agenda Item Summary](#)
[SDP-1603-02 Presentation Slides](#)
[SDP-1603-02 Votaw to Brown \(Exhibits\)](#)
[9-07-22](#)
[SDP 1603-02 Lynch to Brown \(Response to](#)
[Exception Filed\) 9-2-2022](#)
[SDP-1603-02 Notice of Oral Argument Hearing](#)
[SDP-1603-02 Votaw to Brown \(Exceptions and](#)
[Request for Oral Argument\) 8-5-2022](#)
[SDP-1603-02 Planning Board Resolution](#)
[2022-76 - Signed](#)
[SDP-1603-02_PORL](#)
[SDP-1603-02 Technical Staff Report](#)
[SDP-1603-02 Transcripts](#)
[SDP-1603-02 Alex Votaw Entry of Appearance](#)
[8-8-2022 PZC Notice of Intention to Participate](#)
[District Council 9-12-2022](#)
[SDP-1603-02 Planning Board Record](#)

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) ZONING HEARING EXAMINER[SE-4846](#)**Royal Farms #393**

Applicant(s): RF East-West Hyattsville, LLC

Location: Located in the southwest quadrant of the intersection of East-West Highway (MD 410) and Riggs Road (1.90 Acres; CGO Zone).

Request: Requesting approval of a Special Exception (SE) to construct a Gas Station and a Food or Beverage Store on 1.90 acres of land in the CGO (Commercial General and Office) Zone.

Council District: 2

Appeal by Date: 11/7/2022

Review by Date: 1/6/2023

Action by Date: 5/8/2023

Opposition: Donna Nelms, Chris Watling, et. al.

History:

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

A motion was made by Council Member Taveras, seconded by Council Member Burroughs, that this Special Exception be elected to review. The motion carried by the following vote:

Aye: 10 - Hawkins, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Absent: Franklin

Attachment(s): [SE-4846 Zoning Agenda Item Summary](#)
[SE-4846 Notice of ZHE Decision](#)
[SE-4846 ZHE Decision](#)
 SE-4846 PORL
[SE-4846 Technical Staff Report](#)
[SE-4846 ZHE Exhibit List](#)
[SE-4846 Exhibits #1-91](#)
[SE-4846 ZHE Transcripts](#)
[SE-4846 Appeal and Request for Oral Argument](#)

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.

(b) PLANNING BOARD

PENDING FINALITY (Continued)

[DPLS-22002](#)

The Cassidy

Companion Case(s): DSP-21045

Applicant(s): KCG SSP Capitol Heights GP, LLC

Location: Located approximately 70 feet east of the intersection of Ronald Road and Karen Boulevard (13.14 Acres; RMF-20 / MIO Zones).

Request: Requesting approval of a Departure of Parking and Loading Standards (DPLS) for a reduction of 168 parking spaces to allow 263 spaces.

Council District: 6

Appeal by Date: 11/10/2022

Review by Date: 1/10/2023

History:

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

A motion was made by Council Member Medlock, seconded by Council Member Turner, that Council waive election to review for this Departure from Parking and Loading Standards. The motion carried by the following vote:

Aye: 10 - Hawkins, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Absent: Franklin

Attachment(s): [DPLS-22002 PLB Memo](#)
[DPLS-22002 Zoning Agenda Item Summary](#)
[DPLS-22002 Planning Board Resolution](#)
 DPLS-22002 PORL
[DPLS-22002 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-21045](#)**The Cassidy****Companion Case(s):** DPLS-22002**Applicant(s):** KCG SSP Capitol Heights GP, LLC**Location:** Located approximately 70 feet east of the intersection of Ronald Road and Karen Boulevard (13.14 acres; RMF-20 / MIO Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of 175 multifamily dwelling units within 3 buildings.**Council District:** 6**Appeal by Date:** 11/10/2022**Review by Date:** 1/10/2023**History:**

Council waived election to review this item (Vote:9-0-1; Abstain: Council Member Burroughs; Absent: Council Member Taveras).

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

Aye: 9 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Turner and Medlock

Absent: Taveras

Abstain: 1 - Burroughs

Attachment(s): [DSP-21045 PLB Memo](#)
[DSP-21045 Zoning Agenda Item Summary](#)
[DSP-21045 Planning Board Resolution](#)
DSP-21045 PORL
[DSP-21045 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-21014](#)**4100 Laurel Road Property****Applicant(s):** Wave Civil, LLC**Location:** Located on the north end of Laurel Road, approximately 340 feet north of its intersection with Beech Road (0.896 Acres; IE Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of an industrial storage yard, with no buildings.**Council District:** 7**Appeal by Date:** 11/3/2022**Review by Date:** 1/3/2023**History:**

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

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

Aye: 10 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Turner, Burroughs and Medlock

Absent: Taveras

Attachment(s): [DSP-21014 PLB Memo](#)
[DSP-21014 Zoning Agenda Item Summary](#)
[DSP-21014 Planning Board Resolution](#)
DSP-21014_PORL
[DSP-21014- Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-21024****Ecograds**

- Applicant(s):** Manzo Development
- Location:** Located in the southeast quadrant of the intersection of US 1 (Baltimore Avenue) and Quebec Street in the M-U-I Zone and the Development District Overlay (D-D-O) Zone of the Central US 1 Corridor Sector Plan and SMA (0.49 Acres; M-U-I / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to construct one mixed-use building with a total of 123 multifamily dwelling units and 2,314 square feet of ground floor commercial retail.
- Council District:** 3
- Appeal by Date:** 11/10/2022
- Review by Date:** 1/10/2023
- Municipality:** College Park
- History:**

Council waived election to review this item (Vote: 11-0).

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

Aye: 11 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Attachment(s): [DSP-21024 Zoning Agenda Item Summary](#)
[DSP-21024 Planning Board Resolution](#)
DSP-21024 PORL
[DSP-21024 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-22009****Vista 95 Logistics Center**

Applicant(s): FV Flowers Road, LLC

Location: Located on the north side of Westphalia Road, at its intersection with Flowers Road (53.21 Acres; IE / MIO Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of 373,835 square feet of warehouse distribution use in two buildings within the Military Installation Overlay (M-I-O) Zone.

Council District: 6

Appeal by Date: 11/10/2022

Review by Date: 1/10/2023

History:

Council waived election to review for this item (Vote:11-0).

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

Aye: 11 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Attachment(s): [DSP-22009 PLB Memo](#)
[DSP-22009 Zoning Agenda Item Summary](#)
[DSP-22009 Planning Board Resolution](#)
DSP-22009 PORL
[DSP-22009 Technical Staff Report](#)

PENDING FINALITY (Continued)[DSP-90001-02](#)**Alta New Carrollton-Wood Partners (ETOD)****Expedited Transit-Oriented Development Project**

Applicant(s): Wood Partners

Location: Located on the south side of Ellin Road, just southeast of its intersection with Hanson Oaks Drive (3.72 Acres; RTO-H-C Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of 320 multifamily dwelling units in one building complex.

Council District: 3

Appeal by Date: 11/10/2022

Review by Date: 1/10/2023

Comment(s): Expedited TOD:
{This case is designated for expedited review in accordance with Section 27-107.01(a)(242.2)(B) and 27-290.01 }

History:

Council waived election to review for this item (Vote:11-0).

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

Aye: 11 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

Attachment(s): [DSP-90001-02 PLB Memo](#)
[DSP-90001-02 Zoning Agenda Item Summary](#)
[DSP-90001-02 Planning Board Resolution](#)
 DSP-90001-02 PORL
[DSP-90001-02 Technical Staff Report](#)

ADJOURN[ADJ107-22](#)**ADJOURNED**

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

Aye: 11 - Hawkins, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner, Burroughs and Medlock

10:30 A.M. COMMITTEE OF THE WHOLE - (Virtual Meeting)

1:30 P.M. EDUCATION & WORKFORCE DEVELOPMENT COMMITTEE - (Virtual Meeting)

(SEE SEPARATE AGENDA)