



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-23020 **Councilmanic District:** 6
Meeting Date: 5/13/2025 **Zone(s):** LTO-E/MIO (Prior; I-1/D-D-O/M-I-O)
Case Name: Central Industrial Park
Applicant: American Resource Management Group Limited Partnership
Location: Located on the east side of Westhampton Avenue, approximately 200 feet south of its intersection with MD 214 (Central Avenue) (1.63 Acres; LTO-E/MIO Zones (Prior; I-1/D-D-O/M-I-O Zones).
Request: Requesting approval of a Detailed Site Plan (DSP) to change to the list of permitted uses for the subject property, within the Light Industrial (I-1) and Development District Overlay (D-D-O) Zones.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 4/24/2025

Review date:

Action date: 5/27/2025

Comments:

Staff: Dexter E. Cofield

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	02/12/2025	approval with conditions
M-NCPPC Planning Board	03/20/2025	approval with conditions
Clerk of the Council	03/28/2025	mailed
Notes: Notice of Mandatory Review Hearing was mailed to Persons of Record.		
Sitting as the District Council	04/14/2025	announced hearing date
Sitting as the District Council	04/22/2025	announced hearing date
Sitting as the District Council	04/28/2025	hearing held; case taken under advisement
Notes: Dexter Cofield, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) 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. Thomas Haller Esq., attorney for the applicant spoke in support. Council took this case under advisement.

Sitting as the District Council 05/05/2025 referred for document

Notes: *Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Member Dernoga, Harrison and Hawkins).*

Aye: 7 Blegay, Fisher, Olson, Watson, Burroughs, Oriadha and Ivey

Absent: 3 Harrison, Dernoga and Hawkins

Sitting as the District Council 05/13/2025

Document(s): DSP-23020-Notice of Mandatory Review Notice, DSP-23020-Presentation Slides, DSP-23020-Planning Board Resolution, DSP-23020-PORL, DSP-23020-Technical Staff Report, DSP-23020-Planning Board Record, DSP-23020-Transcripts 2-27-2025, DSP-23020-PZC Notice of Intention to Participate District Council 4-28-2025