



Prince George's County Council

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

Zoning Minutes - Final Sitting as the District Council

Edward P. Burroughs, III, Chair, District 8

Krystal Oriadha, Vice Chair, District 7

Wala Blegay, District 6

Thomas E. Dernoga, District 1

Wanika Fisher, District 2

Sydney J. Harrison, District 9

Calvin S. Hawkins, II, At-Large

Jolene Ivey, At-Large

Eric C. Olson, District 3

Ingrid S. Watson, District 4

Vacant - District 5 (effective: 12/05/2024)

Jennifer A. Jenkins, Council Administrator

Tuesday, April 22, 2025

12:45 PM

Council Hearing Room

12:45 PM 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 Burroughs at 1:05 p.m. with eight members present at roll call. Council Member Fisher arrived at 1:11 p.m. (Absent: Council Member Hawkins) (Vacant - District 5 (effective: 12/05/2024)).

Present: 9 - Council Member Sydney Harrison
 Council Member Wala Blegay
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Eric Olson
 Council Member Ingrid Watson
 Chair Edward Burroughs
 Vice Chair Krystal Oriadha
 Council Member Jolene Ivey

Absent: Council Member Calvin S. Hawkins

Also Present:

Karen T. Zavokas, Associate Council Administrator

Rajesh Kumar, Principal Counsel to the District Council

Jim Campbell, Land and Zoning Use Specialist

Donna J. Brown, Clerk of the Council

James Walker-Bey, Associate Clerk of the Council

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 04142025](#)

District Council Minutes Dated April 14, 2025

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

Aye: 8 - Harrison, Blegay, Dernoga, Olson, Watson, Burroughs, Oriadha and Ivey

Absent: Fisher and Hawkins

Attachment(s): [4-14-2025 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT**DSP-13008-02****Gilpin Property, Phase III**

Applicant(s): Arcland Property Company, LLC

Location: Located in the southeast quadrant of the intersection of Southern Avenue and Wheeler Road (14.44 Acres; IE Zone (Prior; I-1 Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) to develop a four-story 115,364-square-foot consolidated storage facility with 1,103 units as Phase III of an existing facility.

Council District: 7

Appeal by Date: 3/13/2025

Review by Date: 3/13/2025

Action by Date: 4/25/2025

History:

Council adopted prepared order of approval with conditions (Vote:9-0; Absent: Council Member Hawkins).

A motion was made by Vice Chair Oriadha, seconded by Council Member Harrison, that this Detailed Site Plan (Prior Ordinance) be approved. The motion carried by the following vote:

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

Absent: Hawkins

Attachment(s): [DSP-13008-02-Zoning Agenda Item Summary](#)
[DSP-13008-02-Notice of Final Decision of the District Council](#)
[DSP-13008-02-Presentation Slides](#)
[DSP-13008-02-Notice of Oral Argument](#)
[DSP-13008-02-Planning Board Resolution](#)
DSP-13008-02-PORL
[DSP-13008-02-Technical Staff Report](#)
[DSP-13008-02-Planning Board Record](#)
[DSP-13008-02-Transcripts 1-16-2025](#)
[DSP-13008-02-PZC Notice of Intention to Participate District Council 4-1-2025](#)

REFERRED FOR DOCUMENT (continued)**DSP-22001****McDonalds Ager Road**

Applicant(s): MCDONALDS USA, LLC

Location: Located in the northeast quadrant of the intersection of MD 410 (East West Highway) and Van Buren Street, and on the south of Ager Road (4.17 Acres; CGO Zone (Prior; C-S-C Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a 3,683-square-foot eating and drinking establishment with drive-through service.

Council District: 2

Appeal by Date: 3/13/2025

Review by Date: 3/13/2025

Action by Date: 4/25/2025

History:

Council adopted prepared order of remand (Vote:9-0; Absent: Council Member Hawkins).

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

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

Absent: Hawkins

Attachment(s): [DSP-22001-Zoning Agenda Item Summary](#)
[DSP-22001-Administrative Correction Memo](#)
[DSP-22001-Notice of Decision of the District Council](#)
[DSP-22001-Presentation Slides](#)
[DSP-22001-Gibbs Response to Request to Reschedule Oral Arguments \(03-27-2025\)](#)
[DSP-22001-Smith Written Testimony \(03-26-2025\)](#)
[DSP 22001-Smith et al. Request to Reschedule Oral Arguments \(03-25-2025\)](#)
[DSP-22001-Smith et al. Written Testimony \(03-25-2025\)](#)
[DSP-22001-Catalan Written Testimony \(03-25-2025\)](#)
[DSP-22001-Gibbs Written Testimony \(03-25-2025\)](#)
[DSP-22001-Entzminger Written Testimony \(03-25-2025\)](#)
[DSP-22001-Schweisguth Written Testimony \(03-25-2025\)](#)
[DSP-22001-Notice of Oral Argument](#)
[DSP-22001-Planning Board Resolution](#)
[DSP-22001-PORLrv](#)
[DSP-22001-Technical Staff Report](#)
[DSP-22001-Transcripts 1-16-2025](#)
[DSP-22001-Transcripts 11-21-2024](#)
[DSP-22001-Transcripts 10-24-2024](#)
[DSP-22001-Transcripts 10-17-2024](#)
[DSP-22001-Transcripts 10-3-2024](#)
[DSP-22001-Transcripts 9-26-2024](#)
[DSP-22001-Planning Board Record - Part 1](#)
[DSP-22001-Planning Board Record - Part 2](#)
[DSP-22001-PZC Notice of Intention to Participate District Council 4-1-2025](#)

ITEM(S) FOR DISCUSSION**DSP-24003****Space Maker Self Storage**

Applicant(s): Layton Warehouse LLC

Location: Located on the east side of Westhampton Avenue, approximately 500 feet south of its intersection with MD 214 (Central Avenue) (3.30 Acres; IE/LTO-E/MIO Zones (Prior; I-1/M-I-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for the physical site improvements necessary to convert an existing 72,114-square-foot building (Building A, with rehabilitation) for use as a consolidated storage facility and the construction of a new 58,165-square-foot building, which also will be used as a consolidated storage facility (Building B).

Council District: 6

Appeal by Date: 3/27/2025

Review by Date: 3/27/2025

Action by Date: 5/9/2025

History:

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

A motion was made by Council Member Blegay, seconded by Council Member Olson, that this Detailed Site Plan (Prior Ordinance) be referred for document. The motion carried by the following vote:

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

Absent: Hawkins

Attachment(s): [DSP-24003-Zoning Agenda Item Summary](#)
[DSP-24003-Presentation Slides](#)
[DSP-24003-Notice of Oral Argument Hearing](#)
[DSP-24003-Planning Board Resolution](#)
DSP-24003-PORL
[DSP-24003-Technical Staff Report](#)
[DSP-24003-Transcripts 1-30-2025](#)
[DSP-24003- Planning Board Record](#)
[DSP-24003-PZC Notice of Intention to Participate District Council 4-14-2025](#)

ITEM(S) FOR DISCUSSION**DSP-21013****Broad Creek Townhouses at Henson Creek**

Applicant(s): Abdolhossein Ejtemal, Hossein Ejtemai, and Mahmoud Pirzadeh

Location: Located in the northwest of the intersection of Livingston Road and Oxon Hill Road (14.87 Acres; RSF-A / AG Zones (Prior R-T / O-S Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of 80 single-family attached dwelling (townhouse) units with associated infrastructure and amenities.

Council District: 8

Appeal by Date: 5/1/2025

Review by Date: 5/1/2025

Action by Date: 6/13/2025

A motion was made by Chair Burroughs, seconded by Council Member Watson, that this Detailed Site Plan (Prior Ordinance) be approved for reconsideration. The motion carried by the following vote:

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

Absent: Hawkins

Council waived election to review for this item (Vote:9-0; Absent: Council Member Hawkins).

A motion was made by Chair Burroughs, seconded by Vice Chair Oriadha, that Council waive election to review for this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:

Attachment(s): [DSP-21013-Zoning Agenda Item Summary](#)
[DSP-21013-Planning Board Resolution](#)
DSP-21013-PORL
[DSP-21013-Technical Staff Report](#)
[DSP-21013-Transcripts 3-6-2025](#)
[DSP-21013-Planning Board Record](#)

CASE(S) SCHEDULED FOR MANDATORY REVIEW HEARING ON APRIL 28, 2025 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-23020

Central Industrial Park

Applicant(s): 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.

Council District: 6

Appeal by Date: 4/24/2025

Action by Date: 5/27/2025

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

Attachment(s): [DSP-23020- Zoning Agenda Item Summary](#)
[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](#)

ADJ39-25

ADJOURN

History:

This meeting adjourned at 1:15 p.m.

A motion was made by Council Member Watson, seconded by Vice Chair Oriadha, that this meeting be adjourned. The motion carried by the following vote:

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

Absent: Hawkins