



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** SE-2022-015 **Councilmanic District:** 4  
**Meeting Date:** 4/27/2026 **Zone(s):** C S (Prior C-M)  
**Case Name:** South Bowie Self-Storage Zone  
**Applicant:** SSZ Bowie Self Storage LLC  
**Location:** Located southwest of the intersection of US 301 (Robert Crain Highway) and MD 214 (Central Avenue) (7.93 Acres; C S Zone (Prior C-M Zone)).  
**Request:** Requesting approval of a Special Exception (SE) for the use of a 118,573 square foot building for consolidated storage and 117,680 square feet for outdoor storage accessory use.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approved with conditions  
**Planning Board:** No motion to consider  
**Zoning Hearing Examiner:** Approved with conditions

#### LEGAL DEADLINES:

**Appeal date:** 2/2/2024  
**Review date:** 2/2/2024  
**Action date:**

**Municipality:**

*Comments:*

**Opposition:** Terry Nuriddin

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**Staff:** Todd Price

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	08/31/2023	approval with conditions
M-NCPPC Planning Board	09/14/2023	no motion to consider
Zoning Hearing Examiner	01/03/2024	approval with conditions
Sitting as the District Council	01/16/2024	waived election to review

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

Aye: 9 Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins,  
Olson and Watson  
Absent: 2 Franklin and Oriadha

Clerk of the Council 02/12/2024 mailed

**Notes:** *The Notice of Declaration of Finality of the Zoning Hearing Examiner Decision was mailed to Persons of Record.*

Applicant 04/13/2026 filed

**Notes:** *Arthur Horne Esq., attorney for the applicant submitted a Community Benefit Agreement (CBA) executed by the property owner/applicant and CASA / Prince George's County, Inc., a Maryland non-profit corporation, in accordance with Section (Section 27-5102(f)(4)(A)(vii)(bb)) of the Prince George's County Zoning Ordinance.*

Sitting as the District Council 04/27/2026

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**Document(s):** SE-2022-015 Horne to Brown (Community Benefit Agreement) 4-13-2026, SE-2022-015 Declaration of Finality, SE-2022-015 Notice of Decision, SE-2022-015 ZHE Decision, SE-2022-015 PORL, SE 2022-015 Technical Staff Report, SE-2022-015 Exhibit List, SE 2022-015 Exhibits #1-81, SE-2022-015 ZHE Transcripts 11-1-23, SE-2022-015 ZHE Transcripts 12-4-23