



# Prince George's County Council

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

## Zoning Minutes - Draft 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*

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**Monday, April 28, 2025**

**10:00 AM**

**Council Hearing Room**

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### **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 Burroughs at 10:15 a.m. with nine members present at roll call. Council Member Fisher arrived at 10:23 a.m. (Vacant - District 5 (effective: 12/05/2024)).*

**Present:** 10 - Council Member Sydney Harrison  
Council Member Wala Blegay  
Council Member Thomas Dernoga  
Council Member Wanika Fisher  
Council Member Calvin S. Hawkins  
Council Member Eric Olson  
Council Member Ingrid Watson  
Chair Edward Burroughs  
Vice Chair Krystal Oriadha  
Council Member Jolene Ivey

*Colette Gresham, Deputy Council Administrator*  
*Stan Brown, People's Zoning Counsel*  
*Jim Campbell, Land Use & Development Specialist*  
*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**

*The Pledge of Allegiance was led by Council Member Blegay.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 04222025](#)

**District Council Minutes Dated April 22, 2025**

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

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

**Absent:** Fisher and Olson

**Attachment(s):** [4-22-2025 District Council Minutes Draft](#)

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**MANDATORY REVIEW (Using Oral Argument Procedures)****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

**History:**

*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.*

**This Detailed Site Plan (Prior Ordinance) hearing was held; case taken under advisement.**

**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](#)

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**PENDING FINALITY****(a) PLANNING BOARD****DET-2023-005****Communicare Health****Applicant(s):**

Marlboro Leasing Co., LLC

**Location:**

Located in the northwest intersection of Marlboro Pike and Ritchie Road (3.55 Acres; CGO/RSF-65/MIO Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DET) for development of a 33,000-square-foot addition to an existing nursing home building of 45,034 square feet, which results in a total gross floor area of 78,034 square feet. The addition would increase the number of beds in the facility from 162 to 199. There will be no change in use on the property. As part of the DET, the applicant has filed an Alternative Compliance request, ACL-2025-001, from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2018 Prince George's County Landscape Manual (Landscape Manual).

**Council District:**

6

**Appeal by Date:**

5/19/2025

**Review by Date:**

5/19/2025

**History:**

*Council waived election to review for this item (Vote: 10-0).*

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

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

**Attachment(s):**[DET-2023-005 Zoning Agenda Item Summary](#)[DET-2023-005-Planning Board Resolution](#)

DET-2023-005-POR List

[DET-2023-005-Technical Staff Report](#)

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**PENDING FINALITY (continued)****DSP-20003-04****Mill Branch Crossing Inline Retail**

**Applicant(s):** Green Branch LLC

**Location:** Located On the east side of US 301 (Robert Crain Highway), approximately 550 feet north of its intersection with Mill Branch Road (1.36 Acres; CGO Zone (Prior; C-S-C).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of a 10,237-square-foot multi-tenant commercial retail building on Parcel 7 of the Mill Branch Crossing subdivision.

**Council District:** 4

**Appeal by Date:** 5/19/2025

**Review by Date:** 5/19/2025

**Municipality:** Bowie

**History:**

*Council waived election to review for this item (Vote:10-0).*

**A motion was made by Council Member Watson, seconded by Council Member Hawkins, that Council waive election to review for this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:**

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

**Attachment(s):** [DSP-20003-04-Zoning Agenda Item Summary](#)

[DSP-20003-04-Planning Board Resolution](#)

[DSP-20003-04-POR List](#)

[DSP-20003-04-Technical Staff Report](#)

**ADJ40-25****ADJOURN**

**History:**

*This meeting adjourned at 10:38 a.m.*

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

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