



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

Shayla D. Adams-Stafford, District 5

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

Colette R. Gresham, Acting Council Administrator

Monday, September 8, 2025

10:00 AM

Council Hearing Room

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 Vice-Chair Burroughs at 10:23 a.m. with ten members present at roll call. (Absent: Council Member Blegay).

Present: 10 - Council Member Sydney Harrison
 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
 Council Member Shayla Adams-Stafford

Absent: Council Member Wala Blegay

Also Present:

Karen T. Zavakos, Associate 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 Dernoga.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07082025](#)

District Council Minutes Dated July 8, 2025

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

Aye: 10 - Harrison, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Absent: Blegay

Attachment(s): [7-8-2025 District Council Minutes Draft](#)

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-22007](#)****Gas Light III Surface Mine**

Applicant(s): Holcim-MAR, INC.

Location: Located on the south side of MD 373 (Accokeek Road), approximately 6,260 feet west of its intersection with McKendree Road (328.02 Acres; A R Zone (Prior; R-A Zone).

Request: Requesting approval of a Special Exception (SE) for the purpose of expanding an existing surface mining operation (SE-4651) of sand and gravel.

Council District: 9

Appeal by Date: 8/18/2025

Review by Date: 9/18/2025

History:

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

A motion was made by Council Member Harrison, seconded by Council Member Fisher, that Council waive election to review for this Special Exception (Prior Ordinance). The motion carried by the following vote:

Aye: 10 - Harrison, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Absent: Blegay

Attachment(s): [SE-22007- Zoning Agenda Item Summary](#)
[SE-22007-Notice of Decision](#)
[SE-22007-ZHE Decision](#)
[SE-22007-PORL](#)
[SE-22007-Technical Staff Report](#)
[SE-22007-Exhibit List](#)
[SE-22007-Transcripts 4-9-2025](#)
[SE-22007 - Exhibits # 1-60](#)

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)

[DSP-16039](#)

Forestville Center

Applicant(s): NSR Petro Services, LLC

Location: Located on the south side of Marlboro Pike, approximately 200 feet north of its intersection with Pumphrey Drive (1.37 Acres; CGO/MIO Zones (Prior; C-S-C/R-55/M-I-O Zones)

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of an 8,674-square-foot building and associated site improvements for a commercial shopping center on the Commercial Shopping Center (C-S-C) -zoned portion of the site.

Council District: 6

Appeal by Date: 8/21/2025

Review by Date: 9/22/2025

History:

Council deferred item to next District Council Meeting.

This Detailed Site Plan (Prior Ordinance) was deferred.

Attachment(s): [DSP-16039-Zoning Agenda Item Summary](#)
[DSP-16039-Planning Board Resolution](#)
DSP-16039-PORL
[DSP-16039-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-19021-02****South Lake Commercial- Phase 1**

Applicant(s): South Lake Commercial LLC

Location: Located on the west side of US 301 (Robert Crain Highway), at its intersection with Marketplace Boulevard (59.83 Acres; LCD Zone (Prior; E-I-A Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) proposing an amendment to the approved DSP for additional signage, revised architecture including a reduction in gross floor area, and additional site details.

Council District: 4

Appeal by Date: 9/4/2025

Review by Date: 9/30/2025

Municipality: City of Bowie

History:

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

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

Aye: 10 - Harrison, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Absent: Blegay

Attachment(s): [DSP-19021-02-Zoning Agenda Item Summary](#)
[DSP-19021-02-Planning Board Resolution](#)
DSP-19021-02-PORL
[DSP-19021-02-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-22043-03****Melford Mansions**

Applicant(s): St. John Properties, Inc.

Location: Located in the northeast quadrant of the intersection of Curie Drive and Lake Melford Avenue (10.49 Acres; TAC-E Zone (Prior; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) to revise Condition 5 of DSP-22043, in order to change the construction timing of the plaza amenity at the intersection of Curie Drive and Lake Melford Avenue, from prior to approval of the fourth residential building permit to prior to approval of the fifth residential building permit.

Council District: 4

Appeal by Date: 9/4/2025

Review by Date: 9/30/2025

Municipality: City of Bowie

History:

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

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

Aye: 10 - Harrison, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Absent: Blegay

Attachment(s): [DSP-22043-03-Zoning Agenda Item Summary](#)
[DSP-22043-03-Planning Board Resolution](#)
DSP-22043-03-PORL
[DSP-22043-03-Technical Staff Report](#)

PENDING FINALITY (continued)**[DSP-23018](#)****Royal USA Tours**

Applicant(s): El Samahy Hazem M

Location: Located On the east side of Hazelwood Drive, approximately 1,500 feet north of its intersection with MD 458 (Walker Mill Road) (1.17 Acres; I E Zone (Prior; I-1 Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for development of a 12,795-square-foot building and associated site improvements for a bus maintenance and operation facility. The bus maintenance and operation facility will include: (1) four fully enclosed service and repair bays, one of which is also used for washing buses; (2) an external diesel pump; and (3) company offices. The facility will not be open to the general public and will not offer services to any outside party. No parts or fuel will be sold on-site. Hours of operation will be limited from 6:00 a.m. to 9:00 p.m. Monday through Friday, and 6:00 a.m. to 7:00 p.m. Saturday and Sunday. Buses will be parked on-site overnight while the facility is closed.

Council District: 7

Appeal by Date: 8/21/2025

Review by Date: 9/22/2025

Municipality: Capitol Heights

History:

Council deferred item to next District Council Meeting.

This Detailed Site Plan (Prior Ordinance) was deferred.

Attachment(s): [DSP-23018-Zoning Agenda Item Summary](#)
[DSP-23018-Planning Board Resolution](#)
DSP-23018-PORL
[DSP-23018-Technical Staff Report](#)

PENDING FINALITY (continued)**[DSP-25007](#)****Walker Mill Business Park Lot 15 Block B**

Applicant(s): A & A Rochell, LLC

Location: Located in the southwest quadrant of the intersection of Rochelle Avenue and Hazelwood Drive (1.73 Acres; I E Zone (Prior; I-1 Zone)).

Request: Requesting approval of a Detailed Site Plan (DSP) for the construction of approximately 17,725 -square-foot building for industrial uses to include a contractor's office, with outdoor storage and contractor's storage yard. More specifically, the applicant requests two phases of development. Phase 1 will include construction of a contractor's storage yard, including a landscape buffer along Hazelwood Drive and Rochell Avenue. Phase 2 will include three contractor office buildings with outdoor storage.

Council District: 7

Appeal by Date: 8/14/2025

Review by Date: 9/15/2025

Municipality: Capitol Heights

History:

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

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

Aye: 10 - Harrison, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Absent: Blegay

Attachment(s): [DSP-25007- Zoning Agenda Item Summary](#)
[DSP-25007-Planning Board Resolution](#)
DSP-25007-PORL
[DSP-25007-Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 6, 2025 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

DSP-22001 Remand**McDonald's Ager Road****Applicant(s):**

McDonald's 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 on the southern portion of Parcel 23.

Council District:

2

Appeal by Date:

8/14/2025

Action by Date:

10/30/2025

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

Attachment(s):

[DSP-22001 Remand-Zoning Agenda Item](#)

[Summary](#)

[DSP-22001 Remand-Notice of Oral Argument](#)

[DSP 22001 Remand - Alexi Boado et al. to](#)

[Brown Appeal Letter \(08-14-2025\)](#)

[DSP-22001 Remand- Planning Board Resolution](#)

DSP-22001 Remand- PORL

[DSP-22001 Remand- Technical Staff Report](#)

[DSP-22001 Remand- Transcripts 6-12-2025](#)

[DSP-22001 Remand - Planning Board Record](#)

[Part 1](#)

[DSP-22001 Remand - Planning Board Record](#)

[Part 2](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 6, 2025 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

SE-22002 Remand**Stewart Property**

- Applicant(s):** ESC 8215 Springfield, L.C.
- Location:** Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).
- Request:** Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings and a variance for removal of four specimen trees on approximately 12.01 acres of RR (Rural Residential) zoned land.
- Council District:** 4
- Appeal by Date:** 8/11/2025
- Review by Date:** 9/12/2025
- Action by Date:** 2/9/2026
- Opposition:** Howard Aldag, Charles Holman, et. al.

This Special Exception (Prior Ordinance) hearing date was announced.

- Attachment(s):** [SE-22002 Remand-Zoning Agenda Item Summary](#)
[SE-22002 Remand-Notice of Oral Argument](#)
[SE-22002 Remand - Suhar to Brown \(Exceptions & Request for Oral Argument hearing\) 8-8-2025](#)
[SE-22002 Remand - Hatcher to Brown \(Exceptions & Request for Oral Argument hearing\) 8-8-2025](#)
[SE-22002 Remand - Notice of ZHE Decision](#)
[SE-22002 Remand - ZHE Decision](#)
SE-22002 Remand - PORL
[SE-22002 Remand - Technical Staff Report](#)
[SE-22002 Remand - Exhibit List](#)
[SE-22002 Remand - Transcripts 3-12-2025](#)
[SE-22002 Remand - Transcripts 4-30-2025](#)
[SE-22002 Remand - Transcripts 5-07-2025](#)
[SE-22002 Remand - Exhibits #1-29](#)

ADJOURN

[ADJ64-25](#)

ADJOURN

History:

This meeting adjourned at 10:39 a.m.

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

Aye: 10 - Harrison, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs,
Oriadha, Ivey and Adams-Stafford

Absent: Blegay

DRAFT