



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

May 23, 2025

**RE: DSP-23020 Central Industrial Park
American Resource Management Group Limited Partnership, Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on May 13, 2025.

CERTIFICATE OF SERVICE

This is to certify that on May 23, 2025, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in black ink, reading "Donna J. Brown", is positioned above a horizontal line.

Donna J. Brown
Clerk of the Council

Case No.: DSP-23020
Central Industrial Park

Applicant: American Resource Management
Group Limited Partnership

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

On April 28, 2025, this matter was considered by the District Council, on mandatory review from Planning Board, pursuant to Section 27-548.26(b) of the Zoning Ordinance, without any opposition, using oral argument procedures. Having reviewed the record and the Planning Board's decision to recommend approval of Detailed Site Plan (DSP) 23020, a request for approval to amend the list of permitted uses for the subject property, within the Light Industrial (I-1) and Development District Overlay (D-D-O) Zones, 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), in Council District 6, the District Council finds that the Planning Board's recommendation is supported by substantial evidence in the record, is not arbitrary, capricious, or otherwise illegal.

IT IS HEREBY ORDERED that the District Council APPROVE DSP-23020, based on the findings of facts and conclusions set forth in Planning Board Resolution No. 2025-017, for the land described above, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Revise the plan to include a required and provided parking schedule on the site plan.
 - b. Provide standard general notes on the site plan, as indicated below:
 - (1) Existing uses.

- (2) Existing green area.
- c. Label the height on the existing canopies.
- d. Label the proposed pedestrian pathway.
- e. Label the setbacks for all existing buildings.
- f. Revise the street connection driveway to a minimum 22 feet wide.

ORDERED this 13th day of May 2025, by the following vote:

In Favor: Council Members Blegay, Burroughs, Dernoga, Fisher, Ivey, Olson, and Watson.

Opposed:

Abstained:

Absent: Council Members Harrison, Hawkins and Oriadha.

Vote: 7-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: 
Edward P. Burroughs, III, Chair

ATTEST:



Donna J. Brown
Clerk of the Council