



# 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, May 5, 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 10:23 a.m. with seven members present at roll call. (Absent: Council Members Dernoga, Harrison, and Hawkins) (Vacant - District 5 (effective: 12/05/2024)).*

**Present:**        7 -     Council Member Wala Blegay  
                                 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 Sydney Harrison  
                                 Council Member Thomas Dernoga  
                                 Council Member Calvin S. Hawkins

*Also Present:*

*Karen T. Zavakos, Associate Council Administrator*

*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 Olson.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 04282025](#)

**District Council Minutes Dated April 28, 2025**

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

**Aye:** 7 - Blegay, Fisher, Olson, Watson, Burroughs, Oriadha and Ivey

**Absent:** Harrison, Dernoga and Hawkins

**Attachment(s):** [4-28-2025 District Council Minutes Draft](#)

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**ITEM(S) FOR DISCUSSION****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:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Member Dernoga, Harrison and Hawkins).*

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

**Aye:** 7 - Blegay, Fisher, Olson, Watson, Burroughs, Oriadha and Ivey

**Absent:** Harrison, Dernoga and Hawkins

**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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**REFERRED FOR DOCUMENT****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 adopted prepared order of approval with conditions (Vote: 7-0; Absent: Council Member Dernoga, Harrison and Hawkins).*

**A motion was made by Council Member Blegay, seconded by Council Member Watson, that this Detailed Site Plan (Prior Ordinance) be approved with conditions.**

**The motion carried by the following vote:**

**Aye:** 7 - Blegay, Fisher, Olson, Watson, Burroughs, Oriadha and Ivey

**Absent:** Harrison, Dernoga and 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](#)

[ADJ46-25](#)

**ADJOURN**

**History:**

*THIS MEETING ADJOURNED AT 10:31 A.M.*

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

**Aye:**                    7 -        Blegay, Fisher, Olson, Watson, Burroughs, Oriadha and Ivey

**Absent:**                    Harrison, Dernoga and Hawkins

DRAFT