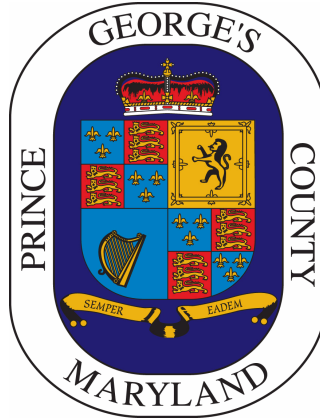


# Prince George's County Council

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



## **Zoning Agenda - Final**

**Tuesday, October 28, 2025  
9:45 AM**

**Council Hearing Room**

### **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*

**RULES OF COURTESY**

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

**ORAL ARGUMENT HEARINGS**

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

**EVIDENTIARY HEARINGS**

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

**ORDER OF PRESENTATION AT HEARINGS**

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

**PARTICIPATION IN ZONING MEETINGS**

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language and interpreters for non-english speakers are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

**9:45 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 10212025](#)

**District Council Minutes Dated October 21, 2025**

**Attachment(s):**

[10-21-2025 District Council Minutes Draft](#)

**REFERRED FOR DOCUMENT****CSP-23002****Signature Club East****Applicant(s):**

WP East Acquisitions, L.L.C.

**Location:**

Located in the northeast quadrant of the intersection of MD 228 (Berry Road) and Manning Road East (16.90 Acres; RMF-48 Zone (Prior; M-X-T Zone).

**Request:**

Requesting approval of a Conceptual Site Plan (CSP) for the development of up to 300 multifamily dwelling units and 12,600 square feet of commercial/retail space.

**Council District:**

9

**Appeal by Date:**

9/4/2025

**Action by Date:**

11/3/2025

**History:**

06/26/2025 M-NCPPC Technical Staff approval with conditions

07/31/2025 M-NCPPC Planning Board approval with conditions

09/03/2025 Person of Record filed

*Alex Votaw Esq., Persons of Record, filed an appeal of the Planning Boards Decision.*

09/10/2025 Clerk of the Council mailed

*Notice of Oral Argument Hearing was mailed to Persons of Record.*

10/14/2025 Applicant filed

*Edward C. Gibbs Jr. Esq., attorney for the applicant, filed a response to the appeal filed and request for limited Remand.*

10/21/2025 Sitting as the District Council hearing held; referred for document

*Emery Huang, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan (CSP) 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. Edward Gibbs Esq., attorney for applicant spoke in support. Alex Votaw, Esq. spoke in opposition. Council referred item to staff for preparation of a document of remand to the Planning Board.*

**Attachment(s):**

[CSP-23002-Zoning Agenda Item Summary](#)

[CSP-23002-Presentation Slides](#)

[CSP-23002-Notice of Oral Argument](#)

[CSP-23002-Gibbs to Brown written response to the appeal](#)

[CSP-23002-Votaw to Brown Appeal Letter \(9-3-2025\)](#)

[CSP-23002-Planning Board Resolution](#)

CSP-23002-PORL

[CSP-23002-Technical Staff Report](#)

[CSP-23002-Transcripts](#)

[CSP-23002-Planning Board Record](#)

[CSP-23002-PZC Notice of Intention to Participate District](#)

**REFERRED FOR DOCUMENT (continued)****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

**History:**

09/12/2024 M-NCPPC Technical Staff approval with conditions

02/06/2025 M-NCPPC Planning Board approval with conditions

02/24/2025 Sitting as the District Council elected to review

*Council elected to review this item (Vote: 7-0; Absent: Council Members Blegay, Harrison, and Olson).*

02/28/2025 Office of the Clerk of the Council mailed

*Notice of Oral Argument Hearing was mailed to Persons of Record.*

03/25/2025 Person of Record filed

*Greg Smith, Lisa Entzminger, Alexi Sanchez Boado, Jeff Cronin, Melissa Schweisguth, Daniel Broder, Persons of Record, filed request to reschedule Oral Argument Hearing.*

03/25/2025 Person of Record filed

*Greg Smith, Lisa Entzminger, Alexi Sanchez Boado, Jeff Cronin, Melissa Schweisguth, Daniel Broder, Persons of Record, filed written testimony.*

03/25/2025 Person of Record filed

*Melissa Schweisguth, Person of Record, filed written testimony.*

03/25/2025 Person of Record filed

*Lisa Entzminger, Person of Record, filed written testimony.*

03/25/2025	Applicant	filed	<i>Edward C. Gibbs Jr. Esq., attorney for the applicant filed written testimony.</i>
03/25/2025	Person of Record	filed	<i>Ilse Catalan, Person of Record, filed written testimony.</i>
03/26/2025	Person of Record	filed	<i>Greg Smith, Person of Record, filed written testimony.</i>
03/27/2025	Applicant	filed	<i>Edward C. Gibbs Jr. Esq., attorney for the applicant filed a Response to the Request to Reschedule Oral Arguments filed by Persons of Record.</i>
04/01/2025	Sitting as the District Council	hearing held; case taken under advisement	<i>Jill Kosack, 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. Edward Gibbs Esq., attorney for applicant spoke in support. Ilse Catalan, Alexi Boado, Jeff Cronin and Greg Smith spoke in opposition. Council took this case under advisement.</i>
04/14/2025	Sitting as the District Council	referred for document	<i>Council referred item to staff for preparation of a document of remand to the Planning Board (Vote: 9-0; Absent: Council Member Fisher).</i>
04/22/2025	Sitting as the District Council	remanded	<i>Council adopted prepared order of remand (Vote:9-0; Absent: Council Member Hawkins).</i>
04/25/2025	Clerk of the Council	mailed	<i>The Notice of Final Decision of the District Council was mailed to Persons of Record.</i>
04/28/2025	Clerk of the Council	transmitted	<i>Memo transmitted to Sherri Conner, Acting Division Chief, M-NCPPC Development Review Division, that District Council voted to remand the case to the Planning Board.</i>

04/28/2025	Clerk of the Council	mailed
	<i>The Notice of Administrative Correction was mailed to Persons of Record.</i>	
05/28/2025	M-NCPPC Technical Staff	approval with conditions
07/10/2025	M-NCPPC Planning Board	approval with conditions
08/14/2025	Person of Record	filed
	<i>Alexi Sanchez Boado, Greg Smith, Lisa Entzminger, Jeff Cronin, Melissa Schweisguth, Daniel Broder, Shantha Ready Alonso, Marybeth Shea, Rebeca Rios, Persons of Record, filed an appeal of the Planning Boards Decision.</i>	
08/22/2025	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/08/2025	Sitting as the District Council	announced hearing date
09/25/2025	Person of Record	filed
	<i>Rachel Mulford, Person of Record, filed written testimony.</i>	
09/29/2025	Applicant	filed
	<i>Edward C. Gibbs Jr. Esq., attorney for the applicant, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Jeff Cronin, Person of Record, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Greg Smith, Person of Record, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Irene Marsh, Person of Record, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Becky Livingston, Person of Record, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Rachel Mulford, Person of Record, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Melissa Schweisguth, Person of Record, filed written testimony.</i>	



09/29/2025	Person of Record	filed
	<i>Marybeth Shea, Person of Record, filed written testimony.</i>	
09/29/2025	Person of Record	filed
	<i>Doris Bartel, Person of Record, filed written testimony.</i>	
10/06/2025	Sitting as the District Council	hearing held; case taken under advisement
	<i>Hyojung Garland, 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. Edward Gibbs Esq., attorney for applicant spoke in support. Greg Smith, Alexi Boado, Melissa Schweisguth, Rebeca Rios, and Rachel Mulford spoke in opposition. Council took this case under advisement.</i>	
10/15/2025	Applicant	filed
	<i>Edward C. Gibbs Jr. Esq., attorney for Applicant, filed a request to formally withdraw DSP-22001 Remand McDonald's Ager Road.</i>	
10/21/2025	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of a document of dismissal pursuant to the applicant's request for administrative withdrawal in accordance with Section 27-299. (Vote:9-0; Absent: Council Members Adams-Stafford and Ivey).</i>	

**Attachment(s):**

[DSP-22001 Remand - Zoning Agenda Item Summary](#)  
[DSP-22001 Remand - Gibbs to Brown \(withdrawal letter 1](#)  
[DSP-22001 Remand - Presentation Slides](#)  
[DSP-22001 Remand - Smith to Brown \(written testimony 1](#)  
[DSP-22001 Remand - Shea to Brown \(written testimony 9](#)  
[DSP-22001 Remand - Schweisguth to Brown \(written testi](#)  
[DSP-22001 Remand - Mulford \(PTO\) to Brown \(written te](#)  
[DSP-22001 Remand - Livingston to Brown \(written testim](#)  
[DSP-22001 Remand Bartel to Brown \(written testimony e](#)  
[DSP-22001 Remand - Marsh to Brown \(written testimony](#)  
[DSP-22001 Remand - Cronin to Brown \(written testimony](#)  
[DSP-22001 Remand - Gibbs to Brown Written Testimony](#)  
[DSP-22001 Remand - Mulford to Brown Written Testimon](#)  
[DSP-22001 Remand - Notice of Oral Argument](#)  
[DSP 22001 Remand - Alexi Boado et al. to Brown Appeal](#)  
[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](#)  
[DSP-22001 Remand PZC - Notice of Intention to Participa](#)

[ADJ81-25](#)

**ADJOURN**

**10:00 AM COUNTY COUNCIL - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*