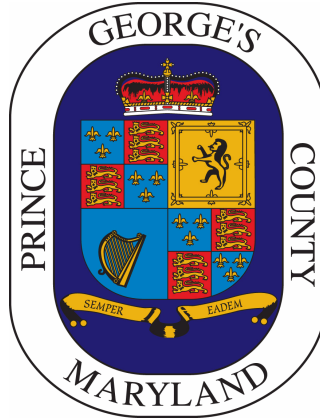


# Prince George's County Council

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



## **Zoning Agenda - Final**

**Tuesday, September 16, 2025  
11:45 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.

**11:45 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 09082025](#)

**District Council Minutes Dated September 8, 2025**

**Attachment(s):**

[9-8-2025 District Council Minutes Draft](#)

**REFERRED FOR DOCUMENT**[DET-2022-001](#)**Westphalia Business Center 1 and 2****Applicant(s):**

Northpoint Realty Partners, LLC

**Location:**

Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (33.17 Acres; TAC-E / MIO Zones).

**Request:**

Requesting approval of a Detailed Site Plan (DET) for a total of 306,000 square feet of commercial/warehouse uses in two separate buildings on two proposed parcels. A variance to Section 27-4204(d)(3) of the Prince George's County Zoning Ordinance, for the floor area ratio (FAR) requirement for the building on proposed Parcel 32, is also requested.

**Council District:**

6

**Appeal by Date:**

4/13/2023

**Review by Date:**

4/13/2023

**Action by Date:**

5/26/2023

**History:**

02/16/2023	M-NCPPC Technical Staff	approval with conditions
03/09/2023	M-NCPPC Planning Board	approval with conditions
03/27/2023	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 8-0-1; Abstain: Council Member Franklin; Council Members Burroughs and Hawkins).</i>	
04/04/2023	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
04/13/2023	Person of Record	filed
	<i>Alex Votaw Esq. attorney for Citizen-Protestants filed Exceptions and Request Oral Argument Hearing.</i>	
05/05/2023	Person of Record	filed
	<i>Alex Votaw Esq., attorney for Citizen-Protestants filed written testimony.</i>	
05/08/2023	Sitting as the District Council	announced hearing date

05/15/2023	Sitting as the District Council	hearing held; referred for document
	<i>Jill Kosack and James Hunt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan 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. Marva Jo Camp, Esq., attorney for applicant spoke in support. Alex Votaw, Esq., attorney for citizen protestants spoke in opposition. Council referred item to staff for preparation of a disapproving document (Vote: 8-0; Absent: Council Members Franklin, Hawkins and Oriadha).</i>	
05/16/2023	Sitting as the District Council	adopted
	<i>Council adopted the prepared Order of disapproval (Vote 10-0; Absent: Council Member Hawkins).</i>	
06/16/2023	Applicant	filed
	<i>Marva Jo Camp Esq. attorney for the applicant, filed a request for Reconsideration and Amendment of Final Decision.</i>	
07/14/2023	Person of Record	filed
	<i>Alex Votaw Esq., attorney for Citizens Protestant filed opposition to applicants motion for reconsideration</i>	
07/17/2023	Sitting as the District Council	denied for reconsideration
	<i>After procedural and posture orientation by Stan Brown, People's Zoning Counsel, Council denied the request for reconsideration (Vote: 8-0)</i>	
07/18/2023	Clerk of the Council	mailed
	<i>Notice of Decision on Reconsideration request was mailed to Persons of Record.</i>	
05/02/2025	Court of Appeals	remanded
	<i>The Appellate Court of Maryland affirmed the circuit court which held that the District Council erred as a matter of law when it found that the Planning Board's approval of DET-2022-001 and TCP2-029-12-16 was arbitrary, capricious, or otherwise illegal. As a result, the Appellate Court of Maryland remanded this matter to the District Council for a decision regarding approval of the DET and TCP consistent with its opinion.</i>	
07/08/2025	Sitting as the District Council	referred for document

**Attachment(s):**

[DET-2022-001 - Zoning Agenda Item Summary](#)

[DET-2022-001 The Appellate Court of Maryland Opinion](#)

[DET-2022-001 Notice of Final Decision of the District Co](#)

[DET-2022-001 Court Record \(Color\)](#)

[DET-2022-001 Votaw to Brown 7-14-2023](#)

[DET-2022-001 Camp to Brown \(Request for reconsiderati](#)

[DET-2022-001 - Presentation Slides](#)

[DET-2022-001 Votaw to Brown \(Testimony Citizen-Prote](#)

[DET-2022-001 Votaw to Brown \(Appeal\) 4-13-2023](#)

[DET-2022-001 Notice of Oral Argument Hearing](#)

[DET-2022-001 Planning Board Resolution](#)

[DET-2022-001 Technical Staff Report](#)

[DET-2022-001 Transcripts](#)

[DET-2022-001 Planning Board Record](#)

[DET-2022-001 PZC Notice of Intention to Participate](#)

**PENDING FINALITY**

*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.*

**(a) PLANNING BOARD**[DSP-16037-03](#)**Zaxby's Brooks Drive****Applicant(s):**

Alma M&amp;L INC.

**Location:**

Located In the northwest quadrant of the intersection of Brooks Drive and MD 4 (Pennsylvania Avenue) (1.01 Acres; RMF-48 Zone (Prior; R-10 Zone).

**Request:**

Requesting approval of a Detailed Site Plan (DSP) to amend the development of a 2,064-square-foot eating or drinking establishment with drive-through service on Parcel 4, within the 11.04-acre Brooks Drive South subdivision, as part of a Business Advancement and Food Access Infill use per Prince George's County Council Bills CB-62-2015 and CB-83-2018.

**Council District:**

7

**Appeal by Date:**

10/9/2025

**Review by Date:**

10/9/2025

**History:**

07/10/2025

M-NCPPC Technical Staff

approval with conditions

09/04/2025

M-NCPPC Planning Board

approval with conditions

**Attachment(s):**[DSP-16037-03-Zoning Agenda Item Summary](#)[DSP-16037-03-Planning Board Resolution](#)

DSP-16037-03-PORL

[DSP-16037-03-Technical Staff Report](#)

**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:**

06/12/2025	M-NCPPC Technical Staff	approval with conditions
07/17/2025	M-NCPPC Planning Board	approval with conditions
09/08/2025	Sitting as the District Council	deferred

*Council deferred item to next District Council Meeting.*

**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-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:**

06/12/2025	M-NCPPC Technical Staff	approval with conditions
07/17/2025	M-NCPPC Planning Board	approval with conditions
09/08/2025	Sitting as the District Council	deferred

*Council deferred item to next District Council Meeting.*

**Attachment(s):**[DSP-23018-Zoning Agenda Item Summary](#)[DSP-23018-Planning Board Resolution](#)

DSP-23018-PORL

[DSP-23018-Technical Staff Report](#)**ADJ68-25****ADJOURN**