



Prince George's County Council

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

Zoning Minutes - Final 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

Tuesday, September 16, 2025

11:45 AM

Council Hearing Room

11:45 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 12:08 p.m. with eleven members present at roll call.

Present: 11 - Council Member Sydney Harrison
 Council Member Wala Blegay
 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

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:

Council adopted the prepared order of approval with conditions (Vote: 11-0).

A motion was made by Council Member Blegay, seconded by Council Member Fisher, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:

Aye: 11 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Attachment(s): [DET-2022-001- Zoning Agenda Item Summary](#)
[DET-2022-001 Notice of Final Decision of the](#)
[District Council \(Court Remand\)](#)
[DET-2022-001 The Appellate Court of](#)
[Maryland Opinion](#)
[DET-2022-001 Notice of Final Decision of the](#)
[District Council](#)
[DET-2022-001 Court Record \(Color\)](#)
[DET-2022-001 Votaw to Brown 7-14-2023](#)
[DET-2022-001 Camp to Brown \(Request for](#)
[reconsideration\) 6-16-2023](#)
[DET-2022-001 - Presentation Slides](#)
[DET-2022-001 Votaw to Brown \(Testimony](#)
[Citizen-Protestants\) 5-5-2023](#)
[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&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:

Council waived election to review for this item (Vote:11-0).

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: 11 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Attachment(s): [DSP-16037-03-Zoning Agenda Item Summary](#)
[DSP-16037-03-PLB Memo](#)
[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:

Council waived election to review for this item (Vote:11-0).

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

Aye: 11 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Attachment(s): [DSP-16039-Zoning Agenda Item Summary](#)
[DSP-16039-PLB Memo](#)
[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:

Council waived election to review for this item (Vote:11-0).

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

Aye: 11 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Attachment(s): [DSP-23018-Zoning Agenda Item Summary](#)

[DSP-23018-PLB Memo](#)

[DSP-23018-Planning Board Resolution](#)

DSP-23018-PORL

[DSP-23018-Technical Staff Report](#)

ADJ68-25**ADJOURN**

History:

This meeting adjourned at 12:18 P.M.

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

Aye: 11 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson,
 Burroughs, Oriadha, Ivey and Adams-Stafford