



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-22001 Remand **Councilmanic District:** 2
Meeting Date: 10/27/2025 **Zone(s):** CGO (Prior; C-S-C)
Case Name: McDonald's Ager Road
Applicant: 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.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 8/14/2025

Review date:

Action date: 10/30/2025

Comments:

Staff: Jill Kosack

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	09/12/2024	approval with conditions
M-NCPPC Planning Board	02/06/2025	approval with conditions
Sitting as the District Council	02/24/2025	elected to review

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

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

Notes: Notice of Oral Argument Hearing was mailed to Persons of Record.

Person of Record 03/25/2025 filed

Notes: Greg Smith, Lisa Entzminger, Alexi Sanchez Boado, Jeff Cronin, Melissa

Schweisguth, Daniel Broder, Persons of Record, filed request to reschedule Oral Argument Hearing.

Person of Record 03/25/2025 filed

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

Person of Record 03/25/2025 filed

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

Person of Record 03/25/2025 filed

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

Applicant 03/25/2025 filed

Notes: *Edward C. Gibbs Jr. Esq., attorney for the applicant filed written testimony.*

Person of Record 03/25/2025 filed

Notes: *Ilse Catalan, Person of Record, filed written testimony.*

Person of Record 03/26/2025 filed

Notes: *Greg Smith, Person of Record, filed written testimony.*

Applicant 03/27/2025 filed

Notes: *Edward C. Gibbs Jr. Esq., attorney for the applicant filed a Response to the Request to Reschedule Oral Arguments filed by Persons of Record.*

Sitting as the District Council 04/01/2025 hearing held; case taken under advisement

Notes: *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.*

Sitting as the District Council 04/14/2025 referred for document

Notes: *Council referred item to staff for preparation of a document of remand to the Planning Board (Vote: 9-0; Absent: Council Member Fisher).*

Sitting as the District Council 04/22/2025 remanded

Notes: *Council adopted prepared order of remand (Vote: 9-0; Absent: Council Member Hawkins).*

Clerk of the Council 04/25/2025 mailed

Notes: *The Notice of Final Decision of the District Council was mailed to Persons of Record.*

Clerk of the Council 04/28/2025 transmitted

Notes: *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.

Clerk of the Council	04/28/2025	mailed
Notes: <i>The Notice of Administrative Correction was mailed to Persons of Record.</i>		
M-NCPPC Technical Staff	05/28/2025	approval with conditions
M-NCPPC Planning Board	07/10/2025	approval with conditions
Person of Record	08/14/2025	filed
Notes: <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>		
Clerk of the Council	08/22/2025	mailed
Notes: <i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>		
Sitting as the District Council	09/08/2025	announced hearing date
Person of Record	09/25/2025	filed
Notes: <i>Rachel Mulford, Person of Record, filed written testimony.</i>		
Person of Record	09/29/2025	filed
Notes: <i>Greg Smith, Person of Record, filed written testimony.</i>		
Person of Record	09/29/2025	filed
Notes: <i>Irene Marsh, Person of Record, filed written testimony.</i>		
Person of Record	09/29/2025	filed
Notes: <i>Becky Livingston, Person of Record, filed written testimony.</i>		
Person of Record	09/29/2025	filed
Notes: <i>Rachel Mulford, Person of Record, filed written testimony.</i>		
Person of Record	09/29/2025	filed
Notes: <i>Melissa Schweisguth, Person of Record, filed written testimony.</i>		
Person of Record	09/29/2025	filed
Notes: <i>Marybeth Shea, Person of Record, filed written testimony.</i>		
Person of Record	09/29/2025	filed
Notes: <i>Doris Bartel, Person of Record, filed written testimony.</i>		
Applicant	09/29/2025	filed
Notes: <i>Edward C. Gibbs Jr. Esq., attorney for the applicant, filed written testimony.</i>		
Person of Record	09/29/2025	filed
Notes: <i>Jeff Cronin, Person of Record, filed written testimony.</i>		
Sitting as the District Council	10/06/2025	hearing held; case taken under advisement
Notes: <i>Hyojung Garland, M-NCPPC planning staff, provided an overview of the Detailed</i>		

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.

Applicant 10/15/2025 filed

Notes: *Edward C. Gibbs Jr. Esq., attorney for Applicant, filed a request to formally withdraw DSP-22001 Remand McDonald's Ager Road.*

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

Notes: *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).*

Aye: 9 Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs and Oriadha

Excused: 1 Ivey

Absent: 1 Adams-Stafford

Sitting as the District Council 10/28/2025

Document(s): DSP-22001 Remand - Gibbs to Brown (withdrawal letter 10-15-2025), DSP-22001 Remand - Presentation Slides, DSP-22001 Remand - Smith to Brown (written testimony 9-29-2025), DSP-22001 Remand - Shea to Brown (written testimony 9-29-2025), DSP-22001 Remand - Schweisguth to Brown (written testimony email 9-29-2025), DSP-22001 Remand - Mulford (PTO) to Brown (written testimony 9-29-2025), DSP-22001 Remand - Livingston to Brown (written testimony email 9-29-2025), DSP-22001 Remand Bartel to Brown (written testimony email 9-29-2025), DSP-22001 Remand - Marsh to Brown (written testimony email 9-29-2025), DSP-22001 Remand - Cronin to Brown (written testimony 9-29-2025), DSP-22001 Remand - Gibbs to Brown Written Testimony (9-29-2025), DSP-22001 Remand - Mulford to Brown Written Testimony (9-25-2025), DSP-22001 Remand - Notice of Oral Argument, DSP 22001 Remand - Alexi Boado et al. to Brown Appeal Letter (08-14-2025), 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 Participate District Council 10-6-2025