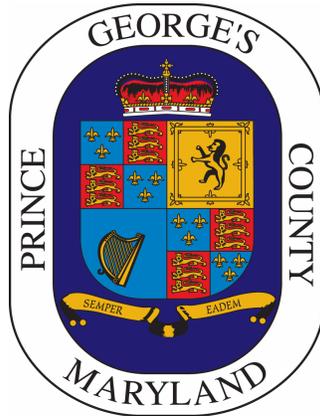


Prince George's County Council

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



Zoning Agenda - Revised*

**Monday, September 8, 2025
10:00 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.

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07082025](#)

District Council Minutes Dated July 8, 2025

Attachment(s):

[7-8-2025 District Council Minutes Draft](#)

PENDING FINALITY

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

(a) ZONING HEARING EXAMINER**SE-22007****Gas Light III Surface Mine****Applicant(s):**

Holcim-MAR, INC.

Location:

Located on the south side of MD 373 (Accokeek Road), approximately 6,260 feet west of its intersection with McKendree Road (328.02 Acres; A R Zone (Prior; R-A Zone).

Request:

Requesting approval of a Special Exception (SE) for the purpose of expanding an existing surface mining operation (SE-4651) of sand and gravel.

Council District:

9

Appeal by Date:

8/18/2025

Review by Date:

9/18/2025

History:

02/12/2025

M-NCPPC Technical Staff

approval with conditions

07/18/2025

Zoning Hearing Examiner

approval with conditions

Attachment(s):[SE-22007-Zoning Agenda Item Summary](#)[SE-22007-Notice of Decision](#)[SE-22007-ZHE Decision](#)

SE-22007-PORL

[SE-22007-Exhibit List](#)[SE-22007-Transcripts 4-9-2025](#)[SE-22007 - Exhibits # 1-60](#)

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.

(b) PLANNING BOARD

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

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-19021-02](#)**South Lake Commercial- Phase 1****Applicant(s):**

South Lake Commercial LLC

Location:

Located on the west side of US 301 (Robert Crain Highway), at its intersection with Marketplace Boulevard (59.83 Acres; LCD Zone (Prior; E-I-A Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) proposing an amendment to the approved DSP for additional signage, revised architecture including a reduction in gross floor area, and additional site details.

Council District:

4

Appeal by Date:

9/4/2025

Review by Date:

9/30/2025

Municipality:

City of Bowie

History:

06/26/2025

M-NCPPC Technical Staff

approval with conditions

07/31/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-19021-02-Planning Board Resolution](#)

DSP-19021-02-PORL

[DSP-19021-02-Technical Staff Report](#)[DSP-19021-02-Zoning Agenda Item Summary](#)

PENDING FINALITY (continued)**DSP-22043-03****Melford Mansions****Applicant(s):**

St. John Properties, Inc.

Location:

Located in the northeast quadrant of the intersection of Curie Drive and Lake Melford Avenue (10.49 Acres; TAC-E Zone (Prior; M-X-T Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) to revise Condition 5 of DSP-22043, in order to change the construction timing of the plaza amenity at the intersection of Curie Drive and Lake Melford Avenue, from prior to approval of the fourth residential building permit to prior to approval of the fifth residential building permit.

Council District:

4

Appeal by Date:

9/4/2025

Review by Date:

9/30/2025

Municipality:

City of Bowie

History:

07/17/2025

M-NCPPC Technical Staff

approval with conditions

07/31/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-22043-03-Zoning Agenda Item Summary](#)[DSP-22043-03-Planning Board Resolution](#)

DSP-22043-03-PORL

[DSP-22043-03-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

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

DSP-23018-PORL

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

PENDING FINALITY (continued)[DSP-25007](#)**Walker Mill Business Park Lot 15 Block B****Applicant(s):**

A & A Rochell, LLC

Location:

Located in the southwest quadrant of the intersection of Rochelle Avenue and Hazelwood Drive (1.73 Acres; I E Zone (Prior; I-1 Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the construction of approximately 17,725 -square-foot building for industrial uses to include a contractor's office, with outdoor storage and contractor's storage yard. More specifically, the applicant requests two phases of development. Phase 1 will include construction of a contractor's storage yard, including a landscape buffer along Hazelwood Drive and Rochelle Avenue. Phase 2 will include three contractor office buildings with outdoor storage.

Council District:

7

Appeal by Date:

8/14/2025

Review by Date:

9/15/2025

Municipality:

Capitol Heights

History:

05/28/2025

M-NCPPC Technical Staff

approval with conditions

07/10/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-25007- Zoning Agenda Item Summary](#)[DSP-25007-Planning Board Resolution](#)

DSP-25007-PORL

[DSP-25007-Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 6, 2025 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

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

03/25/2025	Person of Record	filed
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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
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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
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Melissa Schweisguth, Person of Record, filed written testimony.

03/25/2025	Person of Record	filed
	<i>Lisa Entzminger, Person of Record, filed written testimony.</i>	
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	appealed
	<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>	

Attachment(s):

[DSP-22001 Remand-Zoning Agenda Item Summary](#)
[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](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON OCTOBER 6, 2025 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

SE-22002 Remand

Stewart Property

Applicant(s):

ESC 8215 Springfield, L.C.

Location:

Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).

Request:

Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings and a variance for removal of four specimen trees on approximately 12.01 acres of RR (Rural Residential) zoned land.

Council District:

4

Appeal by Date:

8/11/2025

Review by Date:

9/12/2025

Action by Date:

2/9/2026

Opposition:

Howard Aldag, Charles Holman, et. al.

History:

09/20/2023	M-NCPPC Technical Staff	approval with conditions
03/26/2024	Zoning Hearing Examiner	remanded
04/08/2024	Sitting as the District Council	elected to make the final decision
	<i>Council elected to make final decision on this item (Vote:8-0; Absent: Council Members Blegay, Burroughs and Franklin).</i>	
04/19/2024	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
04/24/2024	Applicant	filed
	<i>Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.</i>	
04/25/2024	Person of Record	filed
	<i>Sean Suhar Esq., Persons of Record filed Exceptions and Request for Oral Argument Hearing.</i>	

05/09/2024	Person of Record	filed
	<i>Howard Adlag, Person of Record filed written testimony.</i>	
05/13/2024	Sitting as the District Council	announced hearing date
05/31/2024	Applicant	filed
	<i>Christopher L. Hatcher Esq., attorney for the applicant filed Notice of Death and Estate of Property Owner - Appointment of Personal Representative.</i>	
06/03/2024	Sitting as the District Council	hearing held; case taken under advisement
	<i>Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Special Exception (SE) 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. Chris L. Hatcher Esq., attorney for applicant spoke in support. Sean Suhar Esq., Howard Aldag, Tatjana Aldag, Charles Holman and Andrew Fontanella spoke in opposition. Council took this case under advisement.</i>	
07/08/2024	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of an order of remand (Vote:6-0 Absent: Council Members Blegay, Burroughs, Harrison and Oriadha).</i>	
07/15/2024	Sitting as the District Council	remanded
	<i>Council adopted prepared order of remand (Vote:8-0; Absent: Council Member Fisher and Oriadha).</i>	
07/19/2024	Clerk of the Council	mailed
	<i>The Notice of Decision of the District Council was mailed to Persons of Record.</i>	
07/22/2024	Clerk of the Council	transmitted
	<i>Memo transmitted to Maurene E. McNeil, Chief Zoning Hearing Examiner, that the District Council voted to remand the case to the Zoning Hearing Examiner.</i>	
07/10/2025	Zoning Hearing Examiner	approval with conditions

08/08/2025 Applicant filed
Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.

08/08/2025 Person of Record filed
Sean Suhar Esq., Persons of Record filed Exceptions and Request for Oral Argument Hearing.

08/22/2025 Office of the Clerk of the Council mailed
Notice of Oral Argument Hearing was mailed to Persons of Record.

Attachment(s):

[SE-22002 Remand-Zoning Agenda Item Summary](#)
[SE-22002 Remand-Notice of Oral Argument](#)
[SE-22002 Remand - Suhar to Brown \(Exceptions & Request\)](#)
[SE-22002 Remand - Hatcher to Brown \(Exceptions & Request\)](#)
[SE-22002 Remand - Notice of ZHE Decision](#)
[SE-22002 Remand - ZHE Decision](#)
SE-22002 Remand - PORL
[SE-22002 Remand - Technical Staff Report](#)
[SE-22002 Remand - Exhibit List](#)
[SE-22002 Remand - Transcripts 3-12-2025](#)
[SE-22002 Remand - Transcripts 4-30-2025](#)
[SE-22002 Remand - Transcripts 5-07-2025](#)
[SE-22002 Remand - Exhibits #1-29](#)

ADJOURN[ADJ64-25](#)**ADJOURN**