



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

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

Vacant - District 5 (effective: 12/05/2024)

Jennifer A. Jenkins, Council Administrator

Monday, April 28, 2025

10:00 AM

Council Hearing Room

10:00 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 10:15 a.m. with nine members present at roll call. Council Member Fisher arrived at 10:23 a.m. (Vacant - District 5 (effective: 12/05/2024)).

Present: 10 - 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

Colette Gresham, Deputy Council Administrator
Stan Brown, People's Zoning Counsel
Jim Campbell, Land Use & Development Specialist
Rajesh Kumar, Principal Counsel to the District Council
Donna J. Brown, Clerk of the Council
James Walker-Bey, Associate Clerk of the Council
Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Blegay.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 04222025](#)

District Council Minutes Dated April 22, 2025

A motion was made by Council Member Harrison, seconded by Council Member Watson, that these Minutes be approved. The motion carried by the following vote:

Aye: 8 - Harrison, Blegay, Dernoga, Hawkins, Watson, Burroughs, Oriadha and Ivey

Absent: Fisher and Olson

Attachment(s): [4-22-2025 District Council Minutes Draft](#)

MANDATORY REVIEW (Using Oral Argument Procedures)**DSP-23020****Central Industrial Park**

- Applicant(s):** American Resource Management Group Limited Partnership
- Location:** Located on the east side of Westhampton Avenue, approximately 200 feet south of its intersection with MD 214 (Central Avenue) (1.63 Acres; LTO-E/MIO Zones (Prior; I-1/D-D-O/M-I-O Zones).
- Request:** Requesting approval of a Detailed Site Plan (DSP) to change to the list of permitted uses for the subject property, within the Light Industrial (I-1) and Development District Overlay (D-D-O) Zones.
- Council District:** 6
- Appeal by Date:** 4/24/2025
- Action by Date:** 5/27/2025
- History:**

Dexter Cofield, 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. Thomas Haller Esq., attorney for the applicant spoke in support. Council took this case under advisement.

This Detailed Site Plan (Prior Ordinance) hearing was held; case taken under advisement.

- Attachment(s):** [DSP-23020-Zoning Agenda Item Summary](#)
[DSP-23020-Notice of Mandatory Review Notice](#)
[DSP-23020-Presentation Slides](#)
[DSP-23020-Planning Board Resolution](#)
DSP-23020-PORL
[DSP-23020-Technical Staff Report](#)
[DSP-23020-Planning Board Record](#)
[DSP-23020-Transcripts 2-27-2025](#)
[DSP-23020-PZC Notice of Intention to Participate District Council 4-28-2025](#)

PENDING FINALITY**(a) PLANNING BOARD****DET-2023-005****Communicare Health**

Applicant(s): Marlboro Leasing Co., LLC

Location: Located in the northwest intersection of Marlboro Pike and Ritchie Road (3.55 Acres; CGO/RSF-65/MIO Zones).

Request: Requesting approval of a Detailed Site Plan (DET) for development of a 33,000-square-foot addition to an existing nursing home building of 45,034 square feet, which results in a total gross floor area of 78,034 square feet. The addition would increase the number of beds in the facility from 162 to 199. There will be no change in use on the property. As part of the DET, the applicant has filed an Alternative Compliance request, ACL-2025-001, from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2018 Prince George's County Landscape Manual (Landscape Manual).

Council District: 6

Appeal by Date: 5/19/2025

Review by Date: 5/19/2025

History:

Council waived election to review for this item (Vote:10-0).

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

Aye: 10 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha and Ivey

Attachment(s): [DET-2023-005 Zoning Agenda Item Summary](#)
[DET-2023-005-Planning Board Resolution](#)
DET-2023-005-POR List
[DET-2023-005-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-20003-04****Mill Branch Crossing Inline Retail**

Applicant(s): Green Branch LLC

Location: Located On the east side of US 301 (Robert Crain Highway), approximately 550 feet north of its intersection with Mill Branch Road (1.36 Acres; CGO Zone (Prior; C-S-C).

Request: Requesting approval of a Detailed Site Plan (DSP) for development of a 10,237-square-foot multi-tenant commercial retail building on Parcel 7 of the Mill Branch Crossing subdivision.

Council District: 4

Appeal by Date: 5/19/2025

Review by Date: 5/19/2025

Municipality: Bowie

History:

Council waived election to review for this item (Vote:10-0).

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

Aye: 10 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha and Ivey

Attachment(s): [DSP-20003-04-Zoning Agenda Item Summary](#)

[DSP-20003-04-Planning Board Resolution](#)

[DSP-20003-04-POR List](#)

[DSP-20003-04-Technical Staff Report](#)

ADJ40-25**ADJOURN**

History:

This meeting adjourned at 10:38 a.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: 10 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha and Ivey