



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

Tuesday, May 13, 2025

11:30 AM

Council Hearing Room

11:30 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 1:42 p.m. with seven members present at roll call. Council Member Harrison has an excused absence (Absent: Council Member Hawkins and Oriadha) (Vacant - District 5 (effective: 12/05/2024)).

Present: 7 - Council Member Wala Blegay
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Eric Olson
 Council Member Ingrid Watson
 Chair Edward Burroughs
 Council Member Jolene Ivey

Excused: 1 - Council Member Sydney Harrison

Absent: Council Member Calvin S. Hawkins
 Vice Chair Krystal Oriadha

Also Present:

Jennifer A. Jenkins, Council Administrator

Colette Gresham, Deputy Council Administrator

Karen T. Zavokas, Associate Council Administrator

Rajesh Kumar, Principal Counsel to the District Council

Donna J. Brown, Clerk of the Council

James Walker-Bey, Associate Clerk of the Council

Sakinda Skinner, Council Liaison, Office of the County Executive

Dinora Hernandez, Associate County Attorney, Office of Law

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05052025](#)

District Council Minutes Dated May 5, 2025

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

Aye: 7 - Blegay, Dernoga, Fisher, Olson, Watson, Burroughs and Ivey

Excused: 1 - Harrison

Absent: Hawkins and Oriadha

Attachment(s): [5-5-2025 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT**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:

Council adopted prepared order of approval with conditions (Vote: 7-0; Absent: Council Member Harrison, Hawkins and Oriadha).

A motion was made by Council Member Blegay, seconded by Council Member Watson, that this Detailed Site Plan (Prior Ordinance) be approved with conditions.

The motion carried by the following vote:

Aye: 7 - Blegay, Dernoga, Fisher, Olson, Watson, Burroughs and Ivey

Excused: 1 - Harrison

Absent: Hawkins and Oriadha

Attachment(s): [DSP-23020-Zoning Agenda Item Summary](#)
[DSP-23020-Notice of Final Decision of the District Council](#)
[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'S REPRESENTATIVE**[CNU-00558-2024-U](#)**6313 Rhode Island Ave Riverdale****Applicant(s):** Gregory S. Pendable**Location:** Located within the town of Riverdale Park on the west side of Rhode Island Avenue, just north of an overpass for East West Highway (MD 410) (.72 Acres; LMUTC Zone (Prior; I-1 Zone).**Request:** Requesting Certification of Nonconforming Use (CNU) for an auto towing station. Certification of existing auto towing station is required pursuant to 2004 Riverdale Park Mixed-Use Town Center Zone Development Plan which rezoned the property from I-1 to M-UTC.**Council District:** 3**Review by Date:** 6/9/2025**This Certification of a Nonconforming Use was deferred.****Attachment(s):** [CNU 00558-2024 PLB Memo](#)
[CNU-00558-2024-U Zoning Agenda Item](#)
[Summary](#)
[CNU-00558-2024-U Casefile](#)[ADJ47-25](#)**ADJOURN****History:***Meeting adjourned at 1:47 p.m.***A motion was made by Council Member Watson, seconded by Council Member Olson, that this meeting be adjourned. The motion carried by the following vote:****Aye:** 7 - Blegay, Dernoga, Fisher, Olson, Watson, Burroughs and Ivey**Excused:** 1 - Harrison**Absent:** Hawkins and Oriadha