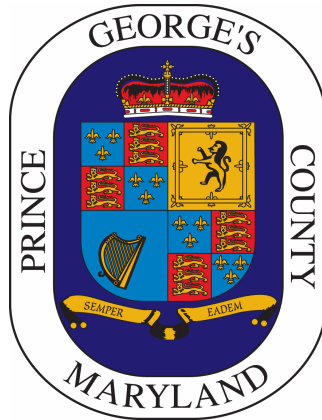


Prince George's County Council

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



Zoning Agenda - Revised*

**Monday, April 14, 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

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

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.

9:30 AM AGENDA BRIEFING - (ROOM 2027)

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

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 04012025](#)

District Council Minutes Dated April 1, 2025

Attachment(s):

[4-1-2025 District Council Minutes Draft](#)

ORAL ARGUMENTS**DSP-24003****Space Maker Self Storage****Applicant(s):**

Layton Warehouse LLC

Location:

Located on the east side of Westhampton Avenue, approximately 500 feet south of its intersection with MD 214 (Central Avenue) (3.30 Acres; IE/LTO-E/MIO Zones (Prior; I-1/M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the physical site improvements necessary to convert an existing 72,114-square-foot building (Building A, with rehabilitation) for use as a consolidated storage facility and the construction of a new 58,165-square-foot building, which also will be used as a consolidated storage facility (Building B).

Council District:

6

Appeal by Date:

3/27/2025

Review by Date:

3/27/2025

Action by Date:

5/9/2025

History:

01/15/2025	M-NCPPC Technical Staff	approval with conditions
02/20/2025	M-NCPPC Planning Board	approval with conditions
03/10/2025	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote:8-0; Absent: Council Members Fisher and Watson).</i>	
04/01/2025	Sitting as the District Council	announced hearing date

Attachment(s):[DSP-24003-Zoning Agenda Item Summary](#)[DSP-24003-Presentation Slides](#)[DSP-24003-Notice of Oral Argument Hearing](#)[DSP-24003-Planning Board Resolution](#)

DSP-24003-PORL

[DSP-24003-Technical Staff Report](#)[DSP-24003-Transcripts 1-30-2025](#)[DSP-24003- Planning Board Record](#)

REFERRED FOR DOCUMENT

[A-9973-03](#)

Woodside Village

Applicant(s):

Woodside Land Investments, LLC

Location:

Located on the southern side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road. (100.84 acres; LDC / MIO Zones (Prior R-M / M-I-O Zones).

Request:

Requesting approval to amend the Woodside Village Basic Plan that currently includes approximately 381.95 acres of land (with multiple owners) in order to separate out Applicant’s approximately 100.84 acre property (consisting of a portion of the former Suit Property and all of the former Wholey farm) and create a separate Basic Plan, pursuant to Section 27-197(c) of the prior Edition of the Zoning Ordinance, as allowed by Section 27-1704 of the current Edition of the Zoning Ordinance. If approved, Applicant will develop the property with 359-369 single-family detached dwelling units.

Council District:

6

Appeal by Date:

4/7/2025

Action by Date:

5/9/2025

History:

12/31/2024	M-NCPPC Technical Staff	approval with conditions
03/21/2025	Zoning Hearing Examiner	approval with conditions
04/01/2025	Sitting as the District Council	referred for document

Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner's decision (Vote: 7-0; Absent: Council Members Fisher, Hawkins and Watson).

Attachment(s):

- [A-9973-03 Zoning Agenda Item Summary](#)
- [A-9973-03- Notice of Decision with Errata](#)
- A-9973-03 POR List
- [A-9973-03-ZHE Exhibit List](#)
- [A-9973-03- Exhibits #1-81](#)
- [A-9973-03 Transcripts](#)
- [A-9973-03 Technical Staff Report](#)

ITEM(S) FOR DISCUSSION**DSP-13008-02****Gilpin Property, Phase III****Applicant(s):**

Arcland Property Company, LLC

Location:

Located in the southeast quadrant of the intersection of Southern Avenue and Wheeler Road (14.44 Acres; IE Zone (Prior; I-1 Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) to develop a four-story 115,364-square-foot consolidated storage facility with 1,103 units as Phase III of an existing facility.

Council District:

7

Appeal by Date:

3/13/2025

Review by Date:

3/13/2025

Action by Date:

4/25/2025

History:

01/02/2025

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

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

04/01/2025

Sitting as the District Council

hearing held; case taken under advisement

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. Matthew Tedesco Esq., attorney for applicant spoke in support. Council took this case under advisement.

Attachment(s):

[DSP-13008-02- Zoning Agenda Item Summary](#)

[DSP-13008-02-Presentation Slides](#)

[DSP-13008-02-Notice of Oral Argument](#)

[DSP-13008-02-Planning Board Resolution](#)

DSP-13008-02-PORL

[DSP-13008-02-Technical Staff Report](#)

[DSP-13008-02-Planning Board Record](#)

[DSP-13008-02-Transcripts 1-16-2025](#)

ITEM(S) FOR DISCUSSION (continued)

DSP-22001

McDonalds Ager Road

Applicant(s):

MCDONALDS 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.

Council District:

2

Appeal by Date:

3/13/2025

Review by Date:

3/13/2025

Action by Date:

4/25/2025

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
	<i>Council elected to review this item (Vote:7-0; Absent: Council Members Blegay, Harrison, and Olson).</i>	
02/28/2025	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
03/25/2025	Person of Record	filed
	<i>Melissa Schweisguth, Person of Record, filed written testimony.</i>	
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>Greg Smith, Lisa Entzminger, Alexi Sanchez Boado, Jeff Cronin, Melissa Schweisguth, Daniel Broder, Persons of Record, filed request to reschedule Oral Argument Hearing.</i>	

03/25/2025	Person of Record	filed
	<i>Greg Smith, Lisa Entzminger, Alexi Sanchez Boado, Jeff Cronin, Melissa Schweisguth, Daniel Broder, Persons of Record, 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>	

Attachment(s):

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

[DSP-22001-Presentation Slides](#)

[DSP-22001-Gibbs Response to Request to Reschedule Ora](#)

[DSP-22001-Smith Written Testimony \(03-26-2025\)](#)

[DSP 22001-Smith et al. Request to Reschedule Oral Argu](#)

[DSP-22001-Smith et al. Written Testimony \(03-25-2025\)](#)

[DSP-22001-Catalan Written Testimony \(03-25-2025\)](#)

[DSP-22001-Gibbs Written Testimony \(03-25-2025\)](#)

[DSP-22001-Entzminger Written Testimony \(03-25-2025\)](#)

[DSP-22001-Schweigsuth Written Testimony \(03-25-2025\)](#)

[DSP-22001-Notice of Oral Argument](#)

[DSP-22001-Planning Board Resolution](#)

DSP-22001-PORLrv

[DSP-22001-Technical Staff Report](#)

[DSP-22001-Transcripts 1-16-2025](#)

[DSP-22001-Transcripts 11-21-2024](#)

[DSP-22001-Transcripts 10-24-2024](#)

[DSP-22001-Transcripts 10-17-2024](#)

[DSP-22001-Transcripts 10-3-2024](#)

[DSP-22001-Transcripts 9-26-2024](#)

[DSP-22001-Planning Board Record - Part 1](#)

[DSP-22001-Planning Board Record - Part 2](#)

ITEM(S) FOR DISCUSSION (continued)

[SE-2022-002](#)

Glenn Dale Self Storage (Arland Duvall Street)

Applicant(s):

Arland Property Company, LLC

Location:

Located in the southwest quadrant of the intersection of Glenn Dale Boulevard and MD 564 (Lanham-Severn Road) (3.34 Acres; CS Zone (Prior C-M Zone).

Request:

Requesting approval of a Special Exception (SE) to use approximately 3.34 acres of land in the CS (Commercial Service) Zone located at 10810 and 10812 Duvall Street, Glenn Dale, Maryland for a Consolidated Storage facility.

Council District:

4

Appeal by Date:

2/20/2024

Review by Date:

2/20/2024

Action by Date:

6/7/2024

Opposition:

Sean Suhar

History:

09/21/2023

M-NCPPC Technical Staff

approval with conditions

01/18/2024

Zoning Hearing Examiner

approval with conditions

02/12/2024

Sitting as the District Council

elected to make the final decision

Council elected to review this item (Vote: 10-0-1; Abstain: Council Member Franklin).

02/15/2024

Clerk of the Council

mailed

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

02/22/2024

Applicant

filed

Matthew Tedesco Esq., attorney for the applicant filed a request to extend the 70-day Oral Argument Hearing action period in order to reschedule the Oral Argument Hearing pursuant to Section 27-3604(d) (10)(F) of the Zoning Ordinance.

03/05/2024

Sitting as the District Council

granted hearing extension date

Council extended the time to hold a hearing for up to 45 additional days (Vote: 7-0; (Absent: Council Member Blegay, Fisher, Franklin and Harrison).

04/08/2024	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 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. Matthew Tedesco Esq., attorney for applicant spoke in support. Council took case under advisement.</i>	
04/30/2024	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of an approving document with conditions (Vote: 10-0; Absent: Council Member Ivey).</i>	
06/03/2024	Sitting as the District Council	approval with conditions
	<i>Council adopted prepared order of approval with conditions (Vote: 8-0; Absent: Council Members Burroughs, Hawkins and Oriadha).</i>	
06/10/2024	Office of the Clerk of the Council	mailed
	<i>The Notice of Final Decision of the District Council was mailed to Persons of Record.</i>	
03/31/2025	Applicant	filed
	<i>Matthew Tedesco Esq., attorney for the applicant submitted a Community Benefit Agreement (CBA) executed by the property owner/applicant and The Arc of Prince George's County, Inc., a Community Non-Profit Organization, in accordance with Section 27-5402(4)(1)(I) of the Prince George's County Zoning Ordinance.</i>	

Attachment(s):

[SE-2022-002-Zoning Agenda Item Summary](#)

[SE 2022-002 Tedesco to Brown \(Community Benefit Agr](#)

[SE-2022-002 Notice of Final Decision of District Council](#)

[SE-2022-002 Presentation Slides](#)

[SE-2022-002 Rescheduled Notice of Oral Argument Heari](#)

[SE 2022-002 Tedesco to Brown \(Request for extension &](#)

[SE-2022-002 Notice of Oral Argument Hearing](#)

[SE 2022-002 Notice of ZHE Decision](#)

[SE 2022-002 ZHE Decision](#)

SE-2022-002 PORL

[SE-2022-002 Technical Staff Report](#)

[SE-2022-002 Exhibit List](#)

[SE-2022-002 Transcripts](#)

[PZC Notice of Intention to Participate District Council 4-8](#)

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) PLANNING BOARD**DSP-21013****Broad Creek Townhouses at Henson Creek****Applicant(s):**

Abdolhossein Ejtemal, Hossein Ejtamai, and Mahmoud Pirzadeh

Location:

Located in the northwest of the intersection of Livingston Road and Oxon Hill Road (14.87 Acres; RSF-A / AG Zones (Prior R-T / O-S Zones)).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the development of 80 single-family attached dwelling (townhouse) units with associated infrastructure and amenities.

Council District:

8

Appeal by Date:

5/1/2025

Review by Date:

5/1/2025

History:

02/20/2025

M-NCPPC Technical Staff

approval with conditions

03/27/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-21013-Zoning Agenda Item Summary](#)[DSP-21013-Planning Board Resolution](#)

DSP-21013-PORL

[DSP-21013-Technical Staff Report](#)

CASE(S) SCHEDULED FOR MANDATORY REVIEW HEARING ON APRIL 28, 2025 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

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:

02/12/2025

M-NCPPC Technical Staff

approval with conditions

03/20/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):

[DSP-23020- Zoning Agenda Item Summary](#)

[DSP-23020-Notice of Mandatory Review Notice](#)

[DSP-23020-Planning Board Resolution](#)

DSP-23020-PORL

[DSP-23020-Technical Staff Report](#)

[DSP-23020-Planning Board Record](#)

[DSP-23020-Transcripts 2-27-2025](#)

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