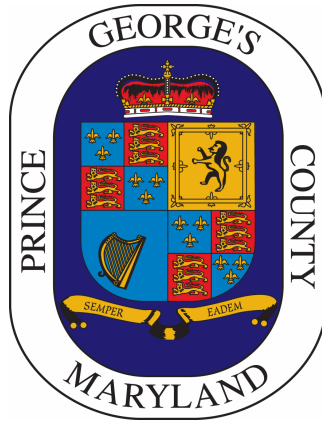


# Prince George's County Council

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



## **Zoning Agenda - Revised\***

**Monday, April 28, 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.

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

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 04222025](#)

**District Council Minutes Dated April 22, 2025**

**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:**

02/12/2025

M-NCPPC Technical Staff

approval with conditions

03/20/2025

M-NCPPC Planning Board

approval with conditions

03/28/2025

Clerk of the Council

mailed

*Notice of Mandatory Review Hearing was mailed to Persons of Record.*

04/14/2025

Sitting as the District Council

announced hearing date

04/22/2025

Sitting as the District Council

announced hearing date

**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](#)

**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:**

03/06/2025

M-NCPPC Technical Staff

approval with conditions

04/10/2025

M-NCPPC Planning Board

approval with conditions

**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:**

03/06/2025

M-NCPPC Technical Staff

approval with conditions

04/10/2025

M-NCPPC Planning Board

approval with conditions

**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**