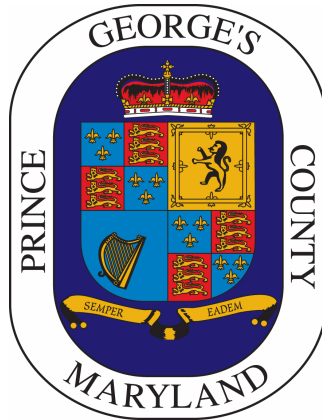


Prince George's County Council

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



Zoning Agenda - Revised*

**Tuesday, April 1, 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)

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 03242025](#)

District Council Minutes Dated March 24, 2025

Attachment(s):

[3-24-2025 District Council Minutes Draft](#)

ORAL ARGUMENTS**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

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.

03/25/2025 Person of Record filed

Melissa Schweisguth, Person of Record, filed written testimony.

03/25/2025 Person of Record filed

Lisa Entzminger, Person of Record, filed written testimony.

03/25/2025 Applicant filed

Edward C. Gibbs Jr. Esq., attorney for the applicant filed written testimony.

03/25/2025 Person of Record filed

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
	<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>	

Attachment(s):

[DSP-22001-Zoning Agenda Item Summary](#)
[DSP-22001-Presentation Slides](#)
[DSP-22001-Gibbs Response to Request to Reschedule Oral Arguments](#)
[DSP-22001-Smith Written Testimony \(03-26-2025\)](#)
[DSP 22001-Smith et al. Request to Reschedule Oral Arguments](#)
[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-Schweisguth 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](#)

ORAL ARGUMENTS (continued)**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.***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](#)

NEW CASE(S)**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

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](#)

PENDING FINALITY**(a) PLANNING BOARD****DSP-24009****International Church of Christ****Applicant(s):**

Roland Kenner, Jr.

Location:

Located south of the intersection of Orleans Avenue and Marlboro Pike (1.23 Acres; RSF-A/MIO Zones (Prior);R-T/M-I-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) to allow a 200-seat church to occupy the existing building on the property.

Council District:

6

Appeal by Date:

4/24/2025

Review by Date:

4/24/2025

History:

02/12/2025

M-NCPPC Technical Staff

approval with conditions

03/20/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-24009-Zoning Agenda Item Summary](#)[DSP-24009-Planning Board Resolution](#)

DSP-24009-PORL

[DSP-24009-Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON APRIL 14, 2025 AT 10:00 A.M.

[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

Council elected to review this item (Vote:8-0; Absent: Council Members Fisher and Watson).

Attachment(s):

- [DSP-24003-Zoning Agenda Item Summary](#)
- [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](#)

[ADJ30-25](#)

ADJOURN

11:00 A.M. COUNTY COUNCIL - (COUNCIL HEARING ROOM)