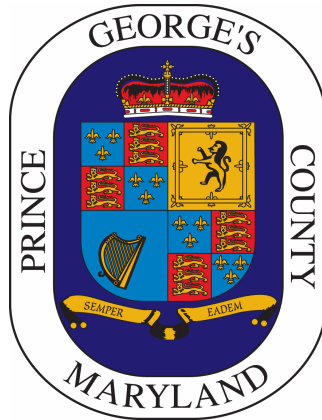


# Prince George's County Council

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



## **Zoning Agenda - Final**

**Tuesday, April 22, 2025  
12:45 PM**

**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.

**12:30 PM AGENDA BRIEFING - (ROOM 2027)**

**12:45 PM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 04142025](#)

**District Council Minutes Dated April 14, 2025**

**Attachment(s):**

[4-14-2025 District Council Minutes Draft](#)

**REFERRED FOR DOCUMENT**[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
	<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>	
04/01/2025	Sitting as the District Council	hearing held; case taken under advisement
	<i>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.</i>	
04/14/2025	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Member Fisher).</i>	

**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](#)

[DSP-13008-02-PZC Notice of Intention to Participate Dist](#)

**REFERRED FOR DOCUMENT (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

*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.*

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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>	
04/14/2025	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of a document of remand to the Planning Board (Vote: 9-0; Absent: Council Member Fisher).</i>	

**Attachment(s):**[DSP-22001-Zoning Agenda Item Summary](#)[DSP-22001-Presentation Slides](#)[DSP-22001-Gibbs Response to Request to Reschedule Oral](#)[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](#)[DSP-22001-PZC Notice of Intention to Participate District](#)



**ITEM(S) FOR DISCUSSION****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).*

04/01/2025

Sitting as the District Council

announced hearing date

04/14/2025

Sitting as the District Council

hearing held; case taken under advisement

*David Myerholtz, 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. Robert Antonetti Esq., attorney for applicant spoke in support. Council took this case under advisement.*

**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](#)

[DSP-24003-PZC Notice of Intention to Participate District](#)

**ITEM(S) FOR DISCUSSION**

[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

**Action by Date:**

6/13/2025

**History:**

02/20/2025

M-NCPPC Technical Staff

approval with conditions

03/27/2025

M-NCPPC Planning Board

approval with conditions

04/14/2025

Sitting as the District Council

elected to review

*Council elected to review this item (Vote:9-0; Absent: Council Member Fisher).*

**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
03/28/2025	Clerk of the Council	mailed
	<i>Notice of Mandatory Review Hearing was mailed to Persons of Record.</i>	
04/14/2025	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-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](#)

**ADJ39-25**

**ADJOURN**

**1:00 PM COUNTY COUNCIL - (COUNCIL HEARING ROOM)**

