



# 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*

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**Monday, April 14, 2025**

**10:00 AM**

**Council Hearing Room**

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### **10:00 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 10:05 a.m. with eight members present at roll call. Council Member Watson arrived at 10:12 A.M. (Absent: Council Member Fisher) (Vacant - District 5 (effective: 12/05/2024)).*

**Present:**           9 -     Council Member Sydney Harrison  
  Council Member Wala Blegay  
  Council Member Thomas Dernoga  
  Council Member Calvin S. Hawkins  
  Council Member Eric Olson  
  Council Member Ingrid Watson  
  Chair Edward Burroughs  
  Vice Chair Krystal Oriadha  
  Council Member Jolene Ivey

**Absent:**                             Council Member Wanika Fisher

*Also Present:*

*Karen T. Zavakos, Associate Council Administrator*

*Stan Brown, People's Zoning Counsel*

*Jim Campbell, Land Use & Development Specialist*

*Rajesh Kumar, Principal Counsel to the District Council*

*Donna J. Brown, Clerk of the Council*

*James Walker-Bey, Associate Clerk of the Council*

*Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk*

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Harrison.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 04012025](#)

**District Council Minutes Dated April 1, 2025**

**A motion was made by Council Member Harrison, seconded by Vice Chair Oriadha, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 8 - Harrison, Blegay, Dernoga, Hawkins, Olson, Burroughs, Oriadha and Ivey

**Absent:** Fisher and Watson

**Attachment(s):** [4-1-2025 District Council Minutes Draft](#)

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**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:**

*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.*

**This Detailed Site Plan (Prior Ordinance) case was taken 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 Council 4-14-2025](#)

**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:**

*Council adopted prepared order of approval with conditions (Vote:9-0; Absent: Council Member Fisher).*

**A motion was made by Council Member Blegay, seconded by Council Member Watson, that this Basic Plan Amendment be approved. The motion carried by the following vote:**

**Aye:** 9 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Burroughs, Oriadha and Ivey

**Absent:** Fisher

**Attachment(s):** [A-9973-03 Zoning Agenda Item Summary](#)  
A-9973-03-Notice of Preliminary Conditional Zoning Approval  
[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](#)

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**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:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote:9-0; Absent: Council Member Fisher).*

**A motion was made by Vice Chair Oriadha, seconded by Council Member Watson, that this Detailed Site Plan (Prior Ordinance) be referred for document. The motion carried by the following vote:**

**Aye:** 9 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Burroughs, Oriadha and Ivey

**Absent:** Fisher

- 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 District Council 4-1-2025](#)

**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:**

*Council referred item to staff for preparation of a document of remand to the Planning Board (Vote: 9-0; Absent: Council Member Fisher).*

**A motion was made by Council Member Olson, seconded by Council Member Dernoga, that this Detailed Site Plan (Prior Ordinance) be referred for document. The motion carried by the following vote:**

**Aye:** 9 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Burroughs, Oriadha and Ivey

**Absent:** Fisher

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**Attachment(s):** [DSP-22001-Zoning Agenda Item Summary](#)  
[DSP-22001-Presentation Slides](#)  
[DSP-22001-Gibbs Response to Request to Reschedule Oral Arguments \(03-27-2025\)](#)  
[DSP-22001-Smith Written Testimony \(03-26-2025\)](#)  
[DSP 22001-Smith et al. Request to Reschedule Oral Arguments \(03-25-2025\)](#)  
[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](#)  
[DSP-22001-PZC Notice of Intention to Participate District Council 4-1-2025](#)

**ITEM(S) FOR DISCUSSION (continued)**[SE-2022-002](#)**Glenn Dale Self Storage (Arcland Duvall Street)**

- Applicant(s):** Arcland 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:**

*Council approved the 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.*

**A motion was made by Council Member Watson, seconded by Council Member Olson, that the Community Benefits Agreement be approved. The motion carried by the following vote:**

- Aye:** 9 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Burroughs, Oriadha and Ivey
- Absent:** Fisher



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**Attachment(s):** [SE-2022-002-Zoning Agenda Item Summary](#)  
[SE 2022-002 Tedesco to Brown \(Community Benefit Agreement\) 3-31-2025](#)  
[SE-2022-002 Notice of Final Decision of District Council](#)  
[SE-2022-002 Presentation Slides](#)  
[SE-2022-002 Rescheduled Notice of Oral Argument Hearing](#)  
[SE 2022-002 Tedesco to Brown \(Request for extension & reschedule Oral Argument Hearing\) 2-22-2024](#)  
[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 4-8-2024](#)

**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
- Action by Date:** 6/13/2025
- History:**

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

**A motion was made by Chair Burroughs, seconded by Council Member Dernoga, that Council elect to review this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:**

**Aye:** 9 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Burroughs, Oriadha and Ivey

**Absent:** Fisher

- Attachment(s):** [DSP-21013-Zoning Agenda Item Summary](#)  
[DSP-21013-Planning Board Resolution](#)  
 DSP-21013-PORL  
[DSP-21013-Technical Staff Report](#)  
[DSP-21013-Transcripts 3-6-2025](#)  
[DSP-21013-Planning Board Record](#)

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**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

**This Detailed Site Plan (Prior Ordinance) hearing date was announced.**

- 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 Council 4-28-2025](#)

**ADJOURN**

**ADJ33-25**

**ADJOURN**

**History:**

*The meeting was adjourned at 11:10 A.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:** 9 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Burroughs, Oriadha and Ivey

**Absent:** Fisher