



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

Tuesday, April 1, 2025

10:00 AM

Council Hearing Room

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 Blegay arrived at 10:53 a.m. Council Member Ivey arrived at 11:05 a.m. (Absent: Council Member Hawkins) (Vacant - District 5 (effective: 12/05/2024)).

Present: 9 - Council Member Sydney Harrison
 Council Member Wala Blegay
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Eric Olson
 Council Member Ingrid Watson
 Chair Edward Burroughs
 Vice Chair Krystal Oriadha
 Council Member Jolene Ivey

Absent: Council Member Calvin S. Hawkins

Also Present:

Karen T. Zavokas, Associate Council Administrator

Stan Brown, People's Zoning Counsel

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

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 03242025](#)

District Council Minutes Dated March 24, 2025

A motion was made by Council Member Watson, seconded by Council Member Fisher, that these Minutes be approved. The motion carried by the following vote:

Aye: 7 - Blegay, Dernoga, Fisher, Olson, Watson, Burroughs and Oriadha

Absent: Harrison, Hawkins and Ivey

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:

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.

This Detailed Site Plan (Prior Ordinance) case was taken under advisement.

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](#)

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:

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.

This Detailed Site Plan (Prior Ordinance) case was taken 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](#)
[DSP-13008-02-PZC Notice of Intention to Participate District Council 4-1-2025](#)

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:**

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).

A motion was made by Council Member Blegay, seconded by Council Member Harrison, that this Basic Plan Amendment be referred for document. The motion carried by the following vote:

Aye: 7 - Harrison, Blegay, Dernoga, Olson, Burroughs, Oriadha and Ivey

Absent: 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](#)

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:

Council waived election to review for this item (Vote: 7-0; Absent: Council Members Fisher, Hawkins and Watson).

A motion was made by Council Member Blegay, seconded by Council Member Harrison, that Council waive election to review for this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:

Aye: 7 - Harrison, Blegay, Dernoga, Olson, Burroughs, Oriadha and Ivey

Absent: Fisher, Hawkins and Watson

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**This Detailed Site Plan (Prior Ordinance) hearing date was announced.****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](#)**ADJ30-25****ADJOURN****History:***This meeting adjourned at 12:57 P.M.***A motion was made by Council Member Harrison, seconded by Vice Chair Oriadha, that this meeting be adjourned. The motion carried by the following vote:****Aye:** 7 - Harrison, Blegay, Dernoga, Olson, Burroughs, Oriadha and Ivey**Absent:** Fisher, Hawkins and Watson