



Prince George's County Council

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

Zoning Minutes - Draft Sitting as the District Council

Jolene Ivey, Chair, District 5
Sydney J. Harrison, Vice Chair, District 9
Wala Blegay, District 6
Edward P. Burroughs, III, District 8
Thomas E. Dernoga, District 1
Wanika Fisher, District 2
Mel Franklin, At-Large
Calvin S. Hawkins, II, At-Large
Eric C. Olson, District 3
Krystal Oriadha, District 7
Ingrid S. Watson, District 4

Jennifer A. Jenkins, Council Administrator

Monday, June 10, 2024

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 Ivey at 10:16 a.m. with six members present at roll call. (Absent: Council Members Burroughs, Franklin, Ivey and Olson; Excused: Council Member Hawkins).

Present: 6 - Vice Chair Sydney Harrison
 Council Member Thomas Dernoga
 Council Member Wala Blegay
 Council Member Wanika Fisher
 Council Member Krystal Oriadha
 Council Member Ingrid Watson

Excused: 1 - Council Member Calvin S. Hawkins

Absent: Chair Jolene Ivey
 Council Member Edward Burroughs
 Council Member Mel Franklin
 Council Member Eric Olson

Also Present:

Colette Gresham, Council Administrator

Karen T. Zavokas, Associate Council Administrator

Stan Brown, People's Zoning Counsel

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 Dernoga.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 06042024](#)

District Council Minutes Dated June 4, 2024

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

Aye: 6 - Harrison, Dernoga, Blegay, Fisher, Oriadha and Watson

Absent: Ivey, Burroughs, Franklin, Hawkins and Olson

Attachment(s): [6-4-2024 District Council Minutes Draft](#)

PENDING FINALITY**(a) PLANNING BOARD****DSP-19031-02****Popeves**

Applicant(s): Three Roads Corner, LLC

Location: Located on the west side of MD 631 (Old Brandywine Road), in the southeast quadrant of its intersection with the confluence of MD 381 (Brandywine Road) and MD 373 (Accokeek Road) (4.427 Acres; CS/CGO Zones (Prior; C-M/C-S-C Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for the addition of Parcels 2 and 3 to DSP-19031 and amends that the DSP is for development of a 2,923-square-foot building to serve as an eating and drinking establishment with drive-through service on Parcel 3. This resolution does not approve any changes to the development approved for Parcels 1 and 4, pursuant to DSP-19031.

Council District: 9

Appeal by Date: 6/20/2024

Review by Date: 6/20/2024

Action by Date: 9/10/2024

History:

Council elected to review this item (Vote: 6-0; Absent: Council Members Burroughs, Franklin, Hawkins, Ivey, Olson).

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

Aye: 6 - Harrison, Dernoga, Blegay, Fisher, Oriadha and Watson

Absent: Ivey, Burroughs, Franklin, Hawkins and Olson

Attachment(s): [DSP-19031-02 Zoning Agenda Item Summary](#)
[DSP-19031-02 Notice of Oral Argument Hearing](#)
[DSP-19031-02 Planning Board Resolution](#)
DSP-19031-02 PORL
[DSP-19031-02 Technical Staff Report](#)
[DSP-19031-02 Transcripts 4-25-2024](#)
[DSP-19031-02 Planning Board Record](#)

PENDING FINALITY (continued)**DSP-23029****Cube Smart**

Applicant(s): CUBESMART, L.P.

Location: Located 1,000 feet southwest from the intersection of US 1 (Baltimore Avenue) and Cherry Lane and is within the Avondale Industrial Park (11.88 Acres; I-1 Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) to convert approximately 55,936 square feet of an existing warehouse use into a consolidated storage use, creating 409 consolidated storage units. No new gross floor area, lighting, or signage was proposed with this application.

Council District: 1

Appeal by Date: 6/20/2024

Review by Date: 6/20/2024

Action by Date: 9/10/2024

History:

Council elected to review this item (Vote: 6-0; Absent: Council Members Burroughs, Franklin, Hawkins, Ivey, Olson).

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

Aye: 6 - Harrison, Dernoga, Blegay, Fisher, Oriadha and Watson

Absent: Ivey, Burroughs, Franklin, Hawkins and Olson

Attachment(s): [DSP-23029 Zoning Agenda Item Summary](#)
[DSP-23029 Notice of Oral Argument Hearing](#)
[DSP-23029 Planning Board Resolution](#)
DSP-23029 PORL
[DSP-23029 Technical Staff Report](#)
[DSP-23029 Transcripts 4-25-2024](#)
[DSP-23029 Planning Board Record](#)

ADJOURN**ADJ58-24****ADJOURN**

History:

This meeting adjourned at 10:23 AM

A motion was made by Council Member Watson, seconded by Council Member Oriadha, that this meeting be adjourned. The motion carried by the following vote:

Aye: 6 - Harrison, Dernoga, Blegay, Fisher, Oriadha and Watson

Absent: Ivey, Burroughs, Franklin, Hawkins and Olson

DRAFT