



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DSP-19031-02 Remand      **Councilmanic District:** 9  
**Meeting Date:** 3/18/2025      **Zone(s):** CS/CGO (Prior; C-M/C-S-C)  
**Case Name:** Popeyes  
**Applicant:** 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) to develop Parcels 1 and 4 with a 3,484-square-foot food and beverage store, a gas station, and a 982-square-foot car wash. This resolution approves the addition of Parcels 2 and 3 to DSP-19031 and amends that DSP 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] make any changes to the development approved for Parcels 1 and 4, pursuant to DSP-19031.

#### Companion

#### Case(s):

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

#### LEGAL DEADLINES:

**Appeal date:** 1/9/2025

**Review date:** 1/30/2025

**Action date:** 3/28/2025

*Comments:*

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**Staff:** Te-Sheng (Emery) Huang

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	04/11/2024	approval with conditions
M-NCPPC Planning Board	05/16/2024	approval with conditions
Sitting as the District Council	06/03/2024	deferred
Sitting as the District Council	06/10/2024	elected to review

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

Office of the Clerk of the Council 06/12/2024 mailed

**Notes:** Notice of Oral Argument Hearing was mailed to Persons of Record.

Sitting as the District Council 07/08/2024 announced hearing date

Sitting as the District Council 07/15/2024 hearing held; referred for document

**Notes:** Te-Sheng (Emery) Huang, 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. Abdullah H. Hijazi Esq., attorney for applicant spoke in support. Council referred item to staff for preparation of a document of remand to the Planning Board (Vote:6-0-1; Absent: Council Members Burroughs, Fisher, and Oriadha).

Sitting as the District Council 09/09/2024 remanded

**Notes:** Council adopted prepared order of remand (Vote:10-0).

Office of the Clerk of the Council 09/16/2024 mailed

**Notes:** The Notice of Decision of the District Council was mailed to Persons of Record.

Office of the Clerk of the Council 09/16/2024 transmitted

**Notes:** Memo transmitted to Sherri Conner, Acting Division Chief, M-NCPPC Development Review Division, that District Council voted to remand the case to the Planning Board.

M-NCPPC Planning Board 12/05/2024 approval with conditions

01/13/2025

Sitting as the District Council 01/13/2025 deferred

Sitting as the District Council 01/27/2025 elected to review

**Notes:** Council elected to review this item (Vote:7-0; Absent: Council Members Hawkins, Olson and Oriadha).

Aye: 7 Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher and Watson

Absent: 3 Hawkins, Olson and Oriadha

Office of the Clerk of the Council 02/07/2025 mailed

**Notes:** Notice of Oral Argument Hearing was mailed to Persons of Record.

Sitting as the District Council 02/24/2025 announced hearing date

Sitting as the District Council 03/10/2025 hearing held; case taken under advisement

**Notes:** Te-Sheng (Emery) Huang, 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. Abdullah Hijazi Esq., attorney for applicant spoke in support. Council took this case under advisement.*

Sitting as the District Council 03/18/2025

Sitting as the District Council 03/24/2025

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**Document(s):** DSP-19031-02 Remand- Presentation Slides, DSP-19031-02 Remand-Notice of Oral Arguments Hearing, DSP-19031-02 Remand-Planning Board Resolution, DSP-19031-02 Remand-PORL, DSP-19031-02 Remand-Technical Staff Report, DSP-19031-02 Remand -Transcripts 11-14-2024, DSP-19031-02 Remand-Planning Board Record