



# 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, At-Large*  
*Edward P. Burroughs, III, Vice Chair, District 8*  
*Wala Blegay, District 6*  
*Sydney J. Harrison, District 9*  
*Thomas E. Dernoga, District 1*  
*Wanika Fisher, District 2*  
*Calvin S. Hawkins, II, At-Large*  
*Eric C. Olson, District 3*  
*Krystal Oriadha, District 7*  
*Ingrid S. Watson, District 4*  
*Vacant - District 5 (effective: 12/05/2024)*  
  
*Jennifer A. Jenkins, Council Administrator*

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**Monday, February 24, 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 Ivey at 10:13 a.m. with seven members present at roll call (Absent: Council Members Blegay, Harrison, and Olson) (Vacant - District 5 (effective: 12/05/2024))*

**Present:**        7 -     Chair Jolene Ivey  
                                 Vice Chair Edward Burroughs  
                                 Council Member Thomas Dernoga  
                                 Council Member Wanika Fisher  
                                 Council Member Calvin S. Hawkins  
                                 Council Member Krystal Oriadha  
                                 Council Member Ingrid Watson

**Absent:**            Council Member Sydney Harrison  
                                 Council Member Wala Blegay  
                                 Council Member Eric Olson

*Also Present:*

*Karen T. Zavokas, Associate Council Administrator*

*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 Oriahda.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC02112025](#)

**District Council Minutes Dated February 11, 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 - Ivey, Burroughs, Dernoga, Fisher, Hawkins, Oriadha and Watson

**Absent:** Harrison, Blegay and Olson

**Attachment(s):** [2-11-2025 District Council Minutes Draft](#)

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**PENDING FINALITY**

*In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.*

**(a) PLANNING BOARD****[DET-2022-020](#)****McKendree Road**

**Applicant(s):** Christopher Land, LLC

**Location:** Located on the north side of McKendree Road, approximately 420 feet west of its intersection with US 301 (Robert Crain Highway) (12.86 Acres; RSF-A Zone).

**Request:** Requesting approval of a Detailed Site Plan (DET) for the development of 79 single-family attached (townhouse) residential dwelling units.

**Council District:** 9

**Appeal by Date:** 3/13/2025

**Review by Date:** 3/13/2025

**History:**

*Council deferred item to next District Council Meeting.*

**This Detailed Site Plan was deferred**

**Attachment(s):** [DET-2022-020 Zoning Agenda Item Summary](#)

[DET-2022-020-Planning Board Resolution](#)

DET-2022-020-PORL

[DET-2022-020-Technical Staff Report](#)

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**PENDING FINALITY (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:**

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

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

**Aye:** 7 - Ivey, Burroughs, Dernoga, Fisher, Hawkins, Oriadha and Watson

**Absent:** Harrison, Blegay and Olson

**Attachment(s):** [DSP-13008-02-Zoning Agenda Item Summary](#)  
[DSP-13008-02-Notice of Oral Argument](#)  
[DSP-13008-02-Planning Board Resolution](#)  
DSP-13008-02-PORL  
[DSP-13008-02-Technical Staff Report](#)

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**PENDING FINALITY (continued)****DSP-20003-02****Popeves at Mill Branch Crossing**

- Applicant(s):** Kuulipuq, LLC
- Location:** Located On the east side of US 301 (Robert Crain Highway), approximately 875 feet north of its intersection with Mill Branch Road (1.05 Acres; CGO Zone (Prior;C-S-C Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 3,046-square-foot eating and drinking establishment with drive-through service.
- Council District:** 4
- Appeal by Date:** 3/6/2025
- Review by Date:** 3/6/2025
- Municipality:** Bowie
- History:**

*Council waived election to review for this item (Vote:7-0; Absent: Council Members Blegay, Harrison and Olson).*

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

**Aye:** 7 - Ivey, Burroughs, Dernoga, Fisher, Hawkins, Oriadha and Watson

**Absent:** Harrison, Blegay and Olson

- Attachment(s):** [DSP-20003-02 Zoning Agenda Item Summary](#)  
[DSP-20003-02-Planning Board Resolution](#)  
DSP-20003-02-PORL  
[DSP-20003-02-Technical Staff Report](#)

**PENDING FINALITY (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 elected to review this item (Vote: 7-0; Absent: Council Members Blegay, Harrison, and Olson).*

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

**Aye:** 7 - Ivey, Burroughs, Dernoga, Fisher, Hawkins, Oriadha and Watson

**Absent:** Harrison, Blegay and Olson

**Attachment(s):** [DSP-22001-Zoning Agenda Item Summary](#)  
[DSP-22001-Notice of Oral Argument](#)  
[DSP-22001-Planning Board Resolution](#)  
DSP-22001-PORLrv  
[DSP-22001-Technical Staff Report](#)

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**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 10, 2025 AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

[DET-2024-004](#)

**Harmony Garden**

**Applicant(s):** Potomac Realty Company

**Location:** Located south of the intersection of Old Baltimore Pike and Ammendale Way (7.75 Acres; CGO Zone).

**Request:** Requesting approval of a Detailed Site Plan (DET) for the development of the site improvements for 67 single-family attached (townhouse) residential dwelling units.

**Council District:** 1

**Appeal by Date:** 1/9/2025

**Review by Date:** 1/30/2025

**Action by Date:** 3/28/2025

**This Detailed Site Plan hearing date was announced.**

**Attachment(s):** [DET-2024-004-Zoning Agenda Item Summary](#)  
[DET-2024-004-Notice of Oral Arguments Hearing](#)  
[DET-2024-004-Planning Board Resolution](#)  
DET-2024-004-PORL  
[DET-2024-004-Technical Staff Report](#)  
[DET-2024-004-Transcripts 11-14-2024](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 10, 2025 AT 10:00 A.M.***Hearing Dates & Times Subject to Change*[DSP-19031-02](#)**Popeyes**[Remand](#)**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) 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.

**Council District:**

9

**Appeal by Date:**

1/9/2025

**Review by Date:**

1/30/2025

**Action by Date:**

3/28/2025

**This Detailed Site Plan (Prior Ordinance) hearing date was announced.****Attachment(s):**[DSP-19031-02-Zoning Agenda Item Summary](#)[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](#)



**ADJOURN**

[ADJ20-25](#)

**ADJOURN**

***History:***

*Meeting adjourned at 10:24 am*

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

**Aye:**                   7 -     Ivey, Burroughs, Dernoga, Fisher, Hawkins, Oriadha and Watson

**Absent:**                   Harrison, Blegay and Olson

**EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)**

DRAFT

[EX 02242025](#)

Motion to convene in Executive Session pursuant to Section 3-305(b)(4), General Provisions Article, Annotated Code of Maryland, to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State; specifically, to discuss two (2) business proposals for use of Economic Development Incentive funding.

**History:**

*The Chair read the following closing statement/motion to convene in executive session: "Motion to convene in Executive Session pursuant to Section 3-305(b)(4), General Provisions Article, Annotated Code of Maryland, to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State; specifically, to discuss two (2) business proposals for use of Economic Development Incentive funding." The Executive Session was held.*

*On 2/24/2025, a motion was made by Council Member Dernoga, seconded by Council Member Watson, that this Executive Session be convened. The motion carried by the following vote: Aye: 7, Ivey, Burroughs, Dernoga, Fisher, Hawkins, Oriadha, Watson; Absent: Blegay, Harrison, and Olson.*

*Date of Executive Session: February 24, 2025*

*Beginning Time: 12:23 a.m.*

*Ending Time: 1:23 p.m.*

*Members Present:*

*CM Ivey, Chair, CM Burroughs, Vice-Chair, CM Dernoga, CM Fisher, CM Oriadha, CM Watson*

*Others Present:*

*Jennifer Jenkins, Colette Gresham, Donna Brown, Karen Zvakos, Eric Irving, Calvin Grigsby*

*Topics Discussed:*

*I. Discussion of 2 Business Proposals for Use of Economic Incentive Funding:*

*A. FRG Holdings*

*The Council's Financial Specialist, Calvin Grigsby of Grigsby & Associates, provided an overview of the prospective lendees with detailed analysis of the applications and the legislative approval criteria of the two most recent proposals for EDI funding.*

*B. Blink Charging Systems*

*Mr. Grigsby also briefed the Council on the mechanics of the consideration and vetting process of obtaining EDI Funding, and answered questions posed by Members present during the closed session.*

*Vote Closing the Meeting, MOTION by CM Ivey, Seconded by CM Dernoga, Vote to Adjourn: 6-0*

**A motion was made by Council Member Dernoga, seconded by Council Member Watson, that this Executive Session be convened into Executive Session. The motion carried by the following vote:**

**Aye:**                   7 -     Ivey, Burroughs, Dernoga, Fisher, Hawkins, Oriadha and Watson

**Absent:**                   Harrison, Blegay and Olson

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