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THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

POPEYES  
DETAILED SITE PLAN, DSP-19031-02

T R A N S C R I P T  
O F  
P R O C E E D I N G S

COUNTY ADMINISTRATION BUILDING  
Upper Marlboro, Maryland  
April 25, 2024  
VOLUME 1 of 1

BEFORE:

- PETER A. SHAPIRO, Chairman
- DOROTHY F. BAILEY, Madam Vice-Chair
- WILLIAM M. DOERNER, Commissioner
- MANUEL GERALDO, Commissioner

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P R O C E E D I N G S

CHAIRMAN: We will now move on to our regular agenda items, starting with Item 5. This is DSP-19031-02, Popeyes. We have Mr. Hijazi, who is going to be representing the Applicant. We have Mr. Huang will be giving the Staff presentation.

This is an evidentiary hearing. If there's anyone who will be speaking besides the representative of the Applicant, we'll swear them in at the appropriate time and we will turn to Staff. Mr. Huang, take it away. Oh, no, Ms. Lockhart.

MS. LOCKHART: Hello. Good morning.

CHAIRMAN: I'm sorry.

MR. LOCKHART: Emery Huang is on vacation, so I will be filling in for him. This is Dominique Lockhart with the Zoning Section.

CHAIRMAN: All right. Take it away.

MS. LOCKHART: Okay, thank you. Good morning, Mr. Chair and members of the Planning Board. For the record again, I am Dominique Lockhart with the Zoning Section filling in for the case reviewer, Emery Huang. Item No. 5 on the agenda is Detailed Site Plan DSP-19031-02, titled, Popeyes. This DSP proposes to amend DSP-19031 to develop a 2,923-square-foot eating and drinking establishment with a drive-thru service on Parcel 3. As part of the application,

1 the Applicant has also requested an alterative compliance  
2 from the requirements of Section 4.7 of the Prince George's  
3 County Landscape Manual.

4 With that, Staff recommends that the Planning  
5 Board approve Detailed Site Plan DSP-19031-02, alternative  
6 compliance AC-24001 and Type 2 Tree Conversation Plan TCP-2-  
7 026-2018-02 subject to the recommended conditions of  
8 approval as noted within the Technical Staff Report. And  
9 this concludes Staff presentation. Thank you.

10 CHAIRMAN: Thank you, Ms. Lockhart. Commissioners,  
11 any questions for Staff?

12 (No affirmative response.)

13 CHAIRMAN: Seeing none, I'll turn to the  
14 Applicant, Mr. Hijazi. If you could introduce yourself and  
15 the floor is yours if you have anything to add.

16 MR. HIJAZI: Good morning. This is Abdullah  
17 Hijazi. I'm here on behalf of Applicant Three Roads Corner,  
18 LLC. With me today, I believe, are Mr. Speach from Bohler  
19 Engineering, and Mr. Lenhart, the traffic engineer for the  
20 project.

21 I will just simply add that this is an amendment  
22 of the Detailed Site Plan 19031 to add a Popeyes to the pad  
23 sites on this development. The development is at the corner  
24 of, or the intersection of Branch Avenue, Brandywine Road,  
25 Route 381, Route 373 and Old Brandywine Road; and we

1 reviewed the approval conditions from Staff and are in  
2 agreement with the approval conditions.

3 CHAIRMAN: Thank you, Mr. Hijazi. We appreciate  
4 that. Commissioners, any questions for the Applicant?

5 (No affirmative response.)

6 CHAIRMAN: Seeing none, we have no one who has  
7 signed up to speak for this. If there's nothing else before  
8 us, I will close this public hearing and I will turn over to  
9 my colleagues, what is your pleasure on this item?

10 COMMISSIONER GERALDO: Mr. Chair, after  
11 consideration of the Staff Report, I move that the Board  
12 approve Detailed Site Plan DSP-19031-02, Alternative  
13 Compliance-24001, and as well as the Type 2 Tree  
14 Conservation Plan, TCP-2-026-2018-02; adopt the findings of  
15 Staff, as well as the conditions as recommended in the Staff  
16 Report.

17 MADAM VICE CHAIR: Second.

18 CHAIRMAN: Excellent. We have a commission, a  
19 motion by Commissioner Geraldo, a second by Vice Chair  
20 Bailey. Is there any discussion on the motion?

21 (No affirmative response.)

22 CHAIRMAN: Seeing none, I will call the roll.  
23 Commissioner Geraldo?

24 COMMISSIONER GERALDO: I vote aye.

25 CHAIRMAN: Vice Chair Bailey?

1 MADAM VICE CHAIR: I vote aye.

2 CHAIRMAN: Commissioner Doerner?

3 COMMISSIONER DOERNER: Vote aye.

4 CHAIRMAN: I vote aye as well. The ayes have it  
5 4-0. Thank you, Mr. Hijazi. Thank you, Ms. Lockhart.

6 MR. HIJAZI: Thank you. Appreciate it. Have a  
7 good day.

8 CHAIRMAN: You, too.

9 COMMISSIONER GERALDO: You as well.

10 **(Whereupon, the proceedings were concluded.)**

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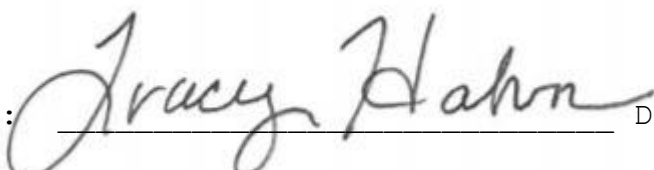
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DIGITALLY SIGNED CERTIFICATE

ESCRIBERS, LLC, hereby certified that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

POPEYES

Detailed Site Plan, PPS DSP-19031-02

By:  Date: June 14, 2024  
Tracy Hahn, Transcriber