



Prince George's County Council

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

Zoning Minutes - Draft Sitting as the District Council

Edward P. Burroughs III, Chair, District 8

Krystal Oriadha, Vice Chair, District 7

Shayla D. Adams-Stafford, District 5

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

Colette R. Gresham, Acting Council Administrator

Tuesday, October 28, 2025

9:45 AM

Council Hearing Room

9:45 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 10:15 a.m. with members present at roll call. Council Member Dernoga arrived at 10:18 A.M. (Absent: Council Members Hawkins and Harrison)

Present: 9 - 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
Council Member Shayla Adams-Stafford

Excused: 1 - Council Member Sydney Harrison

Absent: Council Member Calvin S. Hawkins

Also Present:

Karen T. Zavakos, Deputy Council Administrator

Stan Brown, People's Zoning Counsel

Jim Campbell, Land Use & Development Specialist

Rajesh Kumar, Principal Counsel to the District Council

Donna J. Brown, Clerk of the County Council

James Walker-Bey, Associate Clerk of the Council

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 10212025](#)

District Council Minutes Dated October 21, 2025

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

Aye: 8 - Blegay, Fisher, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Excused: 1 - Harrison

Absent: Dernoga and Hawkins

Attachment(s): [10-21-2025 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT[CSP-23002](#)**Signature Club East**

Applicant(s): WP East Acquisitions, L.L.C.

Location: Located in the northeast quadrant of the intersection of MD 228 (Berry Road) and Manning Road East (16.90 Acres; RMF-48 Zone (Prior; M-X-T Zone).

Request: Requesting approval of a Conceptual Site Plan (CSP) for the development of up to 300 multifamily dwelling units and 12,600 square feet of commercial/retail space.

Council District: 9

Appeal by Date: 9/4/2025

Action by Date: 11/3/2025

History:

Council adopted prepared order of remand (Vote:9-0; Absent: Council Member Hawkins and Harrison).

A motion was made by Council Member Watson, seconded by Council Member Fisher, that this Conceptual Site Plan be remanded. The motion carried by the following vote:

Aye: 9 - Blegay, Dernoga, Fisher, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Excused: 1 - Harrison

Absent: Hawkins

Attachment(s):

[CSP-23002-Zoning Agenda Item Summary](#)
[CSP-23002-Notice of Decision of The District Council](#)
[CSP-23002-Presentation Slides](#)
[CSP-23002-Notice of Oral Argument](#)
[CSP-23002-Gibbs to Brown written response to the appeal filed and request for limited Remand \(10-14-2025\)](#)
[CSP-23002-Votaw to Brown Appeal Letter \(9-3-2025\)](#)
[CSP-23002-Planning Board Resolution](#)
[CSP-23002-PORL](#)
[CSP-23002-Technical Staff Report](#)
[CSP-23002-Transcripts](#)
[CSP-23002-Planning Board Record](#)
[CSP-23002-PZC Notice of Intention to Participate District Council 10-21-2025](#)

DRAFT

REFERRED FOR DOCUMENT (continued)**DSP-22001 Remand****McDonald's Ager Road****Applicant(s):** McDonald's 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 on the southern portion of Parcel 23.**Council District:** 2**Appeal by Date:** 8/14/2025**Action by Date:** 10/30/2025**History:**

Council adopted prepared order of dismissal (Vote:9-0; Absent: Council Member Hawkins and Harrison).

A motion was made by Council Member Fisher, seconded by Council Member Olson, that this Detailed Site Plan (Prior Ordinance) be withdrawn. The motion carried by the following vote:

Aye: 9 - Blegay, Dernoga, Fisher, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Excused: 1 - Harrison

Absent: Hawkins

Attachment(s): [DSP-22001 Remand-Zoning Agenda Item Summary](#)
[DSP-22001 Remand - Notice of Final Decision of the District Council](#)
[DSP-22001 Remand - Gibbs to Brown \(withdrawal letter 10-15-2025\)](#)
[DSP-22001 Remand - Presentation Slides](#)
[DSP-22001 Remand - Smith to Brown \(written testimony 9-29-2025\)](#)
[DSP-22001 Remand - Shea to Brown \(written testimony 9-29-2025\)](#)
[DSP-22001 Remand - Schweisguth to Brown \(written testimony email 9-29-2025\)](#)
[DSP-22001 Remand - Mulford \(PTO\) to Brown \(written testimony 9-29-2025\)](#)
[DSP-22001 Remand - Livingston to Brown \(written testimony email 9-29-2025\)](#)
[DSP-22001 Remand Bartel to Brown \(written testimony email 9-29-2025\)](#)
[DSP-22001 Remand - Marsh to Brown \(written testimony email 9-29-2025\)](#)
[DSP-22001 Remand - Cronin to Brown \(written testimony 9-29-2025\)](#)
[DSP-22001 Remand - Gibbs to Brown Written Testimony \(9-29-2025\)](#)
[DSP-22001 Remand - Mulford to Brown Written Testimony \(9-25-2025\)](#)
[DSP-22001 Remand - Notice of Oral Argument](#)
[DSP 22001 Remand - Alexi Boado et al. to Brown Appeal Letter \(08-14-2025\)](#)
[DSP-22001 Remand- Planning Board Resolution](#)
[DSP-22001 Remand- PORL](#)
[DSP-22001 Remand-Technical Staff Report](#)
[DSP-22001 Remand- Transcripts 6-12-2025](#)
[DSP-22001 Remand - Planning Board Record Part 1](#)
[DSP-22001 Remand - Planning Board Record Part 2](#)
[DSP-22001 Remand PZC - Notice of Intention to Participate District Council 10-6-2025](#)

[ADJ81-25](#)

ADJOURN

History:

This meeting adjourned at 10:21 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: 9 - Blegay, Dernoga, Fisher, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Excused: 1 - Harrison

Absent: Hawkins

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