



# 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*

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**Monday, October 6, 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 Burroughs at 10:20 a.m. with ten members present at roll call. Council Member Hawkins arrived at 11:54 a.m.*

**Present:** 11 - Council Member Sydney Harrison  
Council Member Wala Blegay  
Council Member Thomas Dernoga  
Council Member Wanika Fisher  
Council Member Calvin S. Hawkins  
Council Member Eric Olson  
Council Member Ingrid Watson  
Chair Edward Burroughs  
Vice Chair Krystal Oriadha  
Council Member Jolene Ivey  
Council Member Shayla Adams-Stafford

*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 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 Ivey.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 09162025](#)

**District Council Minutes Dated September 16, 2025**

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

**Aye:**                    10 -    Harrison, Blegay, Dernoga, Fisher, Olson, Watson, Burroughs,  
Oriadha, Ivey and Adams-Stafford

**Absent:**                    Hawkins

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**ORAL ARGUMENTS****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:**

*Hyojung Garland, 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. Edward Gibbs Esq., attorney for applicant spoke in support. Greg Smith, Alexi Boado, Melissa Schweisguth, Rebeca Rios, and Rachel Mulford spoke in opposition. Council took this case under advisement.*

**This Detailed Site Plan (Prior Ordinance) hearing was held; case taken under advisement.**

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**Attachment(s):** [DSP-22001 Remand - Zoning Agenda Item Summary](#)  
[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 - 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](#)

**ORAL ARGUMENTS (continued)****SE-22002 Remand****Stewart Property**

- Applicant(s):** ESC 8215 Springfield, L.C.
- Location:** Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).
- Request:** Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings and a variance for removal of four specimen trees on approximately 12.01 acres of RR (Rural Residential) zoned land.
- Council District:** 4
- Appeal by Date:** 8/11/2025
- Review by Date:** 9/12/2025
- Action by Date:** 2/9/2026
- Opposition:** Howard Aldag, Charles Holman, et. al.

*Ellen Chadle, M-NCPPC planning staff, provided an overview of the Stewart Property (SE-22002).*

- Attachment(s):** [SE-22002 Remand-Zoning Agenda Item Summary](#)  
[SE-22002 Remand - Presentation Slides](#)  
[SE-22002 Remand - Notice of Oral Argument](#)  
[SE-22002 Remand - Suhar to Brown \(Exceptions & Request for Oral Argument hearing\) 8-8-2025](#)  
[SE-22002 Remand - Hatcher to Brown \(Exceptions & Request for Oral Argument hearing\) 8-8-2025](#)  
[SE-22002 Remand - Notice of ZHE Decision](#)  
[SE-22002 Remand - ZHE Decision](#)  
 SE-22002 Remand - PORL  
[SE-22002 Remand - Technical Staff Report](#)  
[SE-22002 Remand - Exhibit List](#)  
[SE-22002 Remand - Exhibits #1-29](#)  
[SE-22002 Remand - Transcripts 3-12-2025](#)  
[SE-22002 Remand - Transcripts 4-30-2025](#)  
[SE-22002 Remand - Transcripts 5-07-2025](#)  
[SE-22002 Remand PZC - Notice of Intention to Participate District Council 10-6-2025](#)

