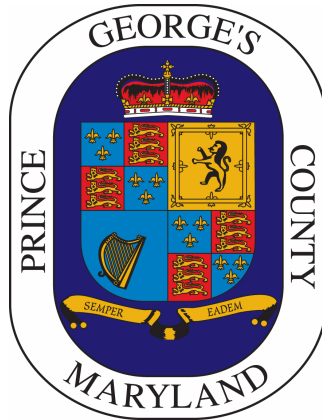


Prince George's County Council

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



Zoning Agenda - Final

**Monday, March 24, 2025
10:00 AM**

Council Hearing Room

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

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language and interpreters for non-english speakers are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

9:30 AM AGENDA BRIEFING - (ROOM 2027)

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 03182025](#)

District Council Minutes Dated March 18, 2025

Attachment(s):

[3-18-2025 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT

[DSP-19031-02](#)
[Remand](#)

Popeyes

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

History:

04/11/2024	M-NCPPC Technical Staff	approval with conditions
05/16/2024	M-NCPPC Planning Board	approval with conditions
06/03/2024	Sitting as the District Council	deferred
06/10/2024	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 6-0; Absent: Council Members Burroughs, Franklin, Hawkins, Ivey, Olson).</i>	
06/12/2024	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
07/08/2024	Sitting as the District Council	announced hearing date

07/15/2024	Sitting as the District Council	hearing held; referred for document
	<i>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).</i>	
09/09/2024	Sitting as the District Council	remanded
	<i>Council adopted prepared order of remand (Vote:10-0).</i>	
09/16/2024	Office of the Clerk of the Council	mailed
	<i>The Notice of Decision of the District Council was mailed to Persons of Record.</i>	
09/16/2024	Office of the Clerk of the Council	transmitted
	<i>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.</i>	
12/05/2024	M-NCPPC Planning Board	approval with conditions
01/13/2025	Sitting as the District Council	deferred
01/27/2025	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote:7-0; Absent: Council Members Hawkins, Olson and Oriadha).</i>	
02/07/2025	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
02/24/2025	Sitting as the District Council	announced hearing date
03/10/2025	Sitting as the District Council	hearing held; case taken under advisement
	<i>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.</i>	

03/18/2025

Sitting as the District Council

referred for document

Council referred item to staff for preparation of an approving document (Vote:9-0; Absent: Council Member Hawkins).

Attachment(s):[DSP-19031-02-Zoning Agenda Item Summary](#)[DSP-19031-02 Remand- Presentation Slides](#)[DSP-19031-02 Remand-Notice of Oral Arguments Hearin](#)[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](#)

REFERRED FOR DOCUMENT (continued)**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

History:

10/25/2024	M-NCPPC Technical Staff	approval with conditions
12/05/2024	M-NCPPC Planning Board	approval with conditions
01/13/2025	Sitting as the District Council	deferred
01/27/2025	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote:7-0; Absent: Council Members Hawkins, Olson and Oriadha).</i>	
02/07/2025	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
02/24/2025	Sitting as the District Council	announced hearing date
03/10/2025	Sitting as the District Council	hearing held; case taken under advisement

Te-Sheng (Emery) Huang, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DET) 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. Nathaniel Foreman Esq., attorney for applicant and Sichao Bai spoke in support. Oscar Gregory spoke in opposition. Council took this case under advisement.

03/18/2025

Sitting as the District Council

referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote:9-0; Absent: Council Member Hawkins).

Attachment(s):

[DET-2024-004-Zoning Agenda Item Summary](#)

[DET-2024-004-Presentation Slides](#)

[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](#)

[DET-2024-004 Planning Board Record](#)

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**DSP-20003-03****Chipotle at Mill Branch Crossing****Applicant(s):**

Green Branch LLC

Location:

Located on the east side of US 301 (Robert Crain Highway), approximately 840 feet north of its intersection with Mill Branch Road (1.91 Acres; CGO Zone (Prior; C-S-C Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the development of an eating and drinking establishment with drive-through service.

Council District:

4

Appeal by Date:

3/27/2025

Review by Date:

3/27/2025

Municipality:

City of Bowie

History:

01/15/2025

M-NCPPC Technical Staff

approval with conditions

02/20/2025

M-NCPPC Planning Board

approval with conditions

03/10/2025

Sitting as the District Council

deferred

Attachment(s):[DSP-20003-03-Zoning Agenda Item Summary](#)[DSP-20003-03-Planning Board Resolution](#)

DSP-20003-03-PORL

[DSP-20003-03-Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON TUESDAY, APRIL 1, 2025 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

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:

01/02/2025

M-NCPPC Technical Staff

approval with conditions

02/06/2025

M-NCPPC Planning Board

approval with conditions

02/24/2025

Sitting as the District Council

elected to review

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

02/28/2025

Office of the Clerk of the Council

mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

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](#)

[DSP-13008-02-Planning Board Record](#)

[DSP-13008-02-Transcripts 1-16-2025](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON TUESDAY, APRIL 1, 2025 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

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:

09/12/2024	M-NCPPC Technical Staff	approval with conditions
02/06/2025	M-NCPPC Planning Board	approval with conditions
02/24/2025	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote:7-0; Absent: Council Members Blegay, Harrison, and Olson).</i>	
02/28/2025	Office of the Clerk of the Council	mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

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](#)

[DSP-22001-Transcripts 1-16-2025](#)

[DSP-22001-Transcripts 11-21-2024](#)

[DSP-22001-Transcripts 10-24-2024](#)

[DSP-22001-Transcripts 10-17-2024](#)

[DSP-22001-Transcripts 10-3-2024](#)

[DSP-22001-Transcripts 9-26-2024](#)

[DSP-22001-Planning Board Record - Part 1](#)

[DSP-22001-Planning Board Record - Part 2](#)

[ADJ27-25](#)

ADJOURN