



Prince George's County Council

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

Zoning Minutes - Final 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

Monday, March 24, 2025

10:00 AM

Council Hearing Room

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 10:10 a.m. with eight members present at roll call (Absent: Council Member Blegay and Watson) (Vacant - District 5 (effective: 12/5/2024)).

Present: 8 - Chair Jolene Ivey
 Vice Chair Edward Burroughs
 Council Member Sydney Harrison
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Calvin S. Hawkins
 Council Member Eric Olson
 Council Member Krystal Oriadha
Absent: Council Member Wala Blegay
 Council Member Ingrid Watson

Also Present:

Karen T. Zavokas, Associate Council Administrator

Jim Campbell, Land Use & Development Specialist

Rajesh Kumar, Principal Counsel to the District 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 Vice Chair Burroughs.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 03182025](#)

District Council Minutes Dated March 18, 2025

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

Aye: 8 - Ivey, Burroughs, Harrison, Dernoga, Fisher, Hawkins, Olson and Oriadha

Absent: Blegay and Watson

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

REFERRED FOR DOCUMENT[DSP-19031-02](#)**Popeves**[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

History:

Council adopted prepared order of approval (Vote:8-0; Absent: Council Members Blegay and Watson).

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

Aye: 8 - Ivey, Burroughs, Harrison, Dernoga, Fisher, Hawkins, Olson and Oriadha

Absent: Blegay and Watson

Attachment(s): [DSP-19031-02-Zoning Agenda Item Summary](#)
 [DSP-19031-02 Remand-Notice of Final Decision](#)
 [of the District Council](#)
 [DSP-19031-02 Remand- Presentation Slides](#)
 [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](#)
 [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:

Council adopted prepared order of approval with conditions (Vote:8-0; Absent: Council Members Blegay and Watson).

A motion was made by Council Member Dernoga, seconded by Council Member Fisher, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:

Aye: 8 - Ivey, Burroughs, Harrison, Dernoga, Fisher, Hawkins, Olson and Oriadha

Absent: Blegay and Watson

Attachment(s): [DET-2024-004-Zoning Agenda Item Summary](#)
[DET-2024-004-Notice of Final Decision of the District Council](#)
[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

A motion was made by Chair Ivey, 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: 8 - Ivey, Burroughs, Harrison, Dernoga, Fisher, Hawkins, Olson and Oriadha

Absent: Blegay and Watson

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

Attachment(s): [DSP-13008-02-Zoning Agenda Item Summary](#)
[DSP-13008-02-Presentation Slides](#)
[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

Attachment(s): [DSP-22001-Zoning Agenda Item Summary](#)
 [DSP-22001-Presentation Slides](#)
 [DSP-22001-Gibbs Response to Request to](#)
 [Reschedule Oral Arguments \(03-27-2025\)](#)
 [DSP-22001-Smith Written Testimony](#)
 [\(03-26-2025\)](#)
 [DSP 22001-Smith et al. Request to Reschedule](#)
 [Oral Arguments \(03-25-2025\)](#)
 [DSP-22001-Smith et al. Written Testimony](#)
 [\(03-25-2025\)](#)
 [DSP-22001-Catalan Written Testimony](#)
 [\(03-25-2025\)](#)
 [DSP-22001-Gibbs Written Testimony](#)
 [\(03-25-2025\)](#)
 [DSP-22001-Entzminger Written Testimony](#)
 [\(03-25-2025\)](#)
 [DSP-22001-Schweisguth Written Testimony](#)
 [\(03-25-2025\)](#)
 [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

History:

Meeting adjourned at 10:19 am

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

Aye: 8 - Ivey, Burroughs, Harrison, Dernoga, Fisher, Hawkins, Olson and Oriadha

Absent: Blegay and Watson