



Prince George's County Council

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

Zoning Minutes - Draft 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

Tuesday, March 18, 2025

10:45 AM

Council Hearing Room

10:45 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 Ivey at 11:02 a.m. with nine members present at roll call. (Absent: Council Member Hawkins) (Vacant - District 5 (effective: 12/5/2024)).

Present: 9 - Chair Jolene Ivey
 Vice Chair Edward Burroughs
 Council Member Sydney Harrison
 Council Member Wala Blegay
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Eric Olson
 Council Member Krystal Oriadha
 Council Member Ingrid Watson

Absent: Council Member Calvin S. Hawkins

Also Present:

Colette Gresham, Deputy Council Administrator

Karen T. Zavokas, Associate Council Administrator

Jim Campbell, Land Use & Development Specialist

Rajesh Kumar, Principal Counsel to the District Council

Donna J. Brown, Clerk of the Council

Lennie Moses, Deputy Clerk of the Council

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 03102025](#)

District Council Minutes Dated March 10, 2025

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

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

Absent: Hawkins

Attachment(s): [3-10-2025 District Council Minutes Draft](#)

ITEM(S) FOR DISCUSSION[DSP-19031-02](#)**Popeyes**[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 referred item to staff for preparation of an approving document (Vote:9-0; Absent: Council Member Hawkins).

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

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

Absent: Hawkins

Attachment(s): [DSP-19031-02-Zoning Agenda Item Summary](#)
 [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](#)

DRAFT

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

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

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

Absent: 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](#)

[ADJ26-25](#)**ADJOURN****History:**

This meeting adjourned at 11:07 a.m.

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 -	Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher, Olson, Oriadha and Watson
Absent:		Hawkins

DRAFT