

# Prince George's County Council

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



## **Zoning Agenda - Final**

**Tuesday, March 18, 2025  
10:45 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)**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 03102025](#)

**District Council Minutes Dated March 10, 2025**

**Attachment(s):**

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

**ITEM(S) FOR DISCUSSION**[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   |

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|            |  |   |
|------------|--|---|
| 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>  |   |

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**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](#)

**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:**

|            |  |   |
|------------|--|---|
| 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.*

**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**

**11:00 A.M. COUNTY COUNCIL - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*