



# 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*

---

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](#)**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 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](#)

**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