



# 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, District 5*  
*Sydney J. Harrison, Vice Chair, District 9*  
*Wala Blegay, District 6*  
*Edward P. Burroughs, III, District 8*  
*Thomas E. Dernoga, District 1*  
*Wanika Fisher, District 2*  
*Mel Franklin, At-Large*  
*Calvin S. Hawkins, II, At-Large*  
*Eric C. Olson, District 3*  
*Krystal Oriadha, District 7*  
*Ingrid S. Watson, District 4*

*Jennifer A. Jenkins, Council Administrator*

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**Monday, June 10, 2024**

**10:00 AM**

**Council Hearing Room**

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### **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 10:16 a.m. with six members present at roll call. (Absent: Council Members Burroughs, Franklin, Ivey and Olson; Excused: Council Member Hawkins).*

**Present:**           6 -     Vice Chair Sydney Harrison  
                                      Council Member Thomas Dernoga  
                                      Council Member Wala Blegay  
                                      Council Member Wanika Fisher  
                                      Council Member Krystal Oriadha  
                                      Council Member Ingrid Watson

**Excused:**           1 -     Council Member Calvin S. Hawkins

**Absent:**               Chair Jolene Ivey  
                                      Council Member Edward Burroughs  
                                      Council Member Mel Franklin  
                                      Council Member Eric Olson

*Also Present:*

*Colette Gresham, Council Administrator*

*Karen T. Zavokas, Associate Council Administrator*

*Stan Brown, People's Zoning Counsel*

*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 Council Member Dernoga.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 06042024](#)

**District Council Minutes Dated June 4, 2024**

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

**Aye:**                    6 -        Harrison, Dernoga, Blegay, Fisher, Oriadha and Watson

**Absent:**                    Ivey, Burroughs, Franklin, Hawkins and Olson

**Attachment(s):**        [6-4-2024 District Council Minutes Draft](#)

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**PENDING FINALITY****(a) PLANNING BOARD****DSP-19031-02****Popeves**

**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) for the addition of Parcels 2 and 3 to DSP-19031 and amends that the DSP is 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 any changes to the development approved for Parcels 1 and 4, pursuant to DSP-19031.

**Council District:** 9

**Appeal by Date:** 6/20/2024

**Review by Date:** 6/20/2024

**Action by Date:** 9/10/2024

**History:**

*Council elected to review this item (Vote: 6-0; Absent: Council Members Burroughs, Franklin, Hawkins, Ivey, Olson).*

**A motion was made by Vice Chair Harrison, seconded by Council Member Dernoga, that Council elect to review this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:**

**Aye:** 6 - Harrison, Dernoga, Blegay, Fisher, Oriadha and Watson

**Absent:** Ivey, Burroughs, Franklin, Hawkins and Olson

**Attachment(s):** [DSP-19031-02 Zoning Agenda Item Summary](#)  
[DSP-19031-02 Notice of Oral Argument Hearing](#)  
[DSP-19031-02 Planning Board Resolution](#)  
DSP-19031-02 PORL  
[DSP-19031-02 Technical Staff Report](#)  
[DSP-19031-02 Transcripts 4-25-2024](#)  
[DSP-19031-02 Planning Board Record](#)

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**PENDING FINALITY (continued)****DSP-23029****Cube Smart**

**Applicant(s):** CUBESMART, L.P.

**Location:** Located 1,000 feet southwest from the intersection of US 1 (Baltimore Avenue) and Cherry Lane and is within the Avondale Industrial Park (11.88 Acres; I-1 Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) to convert approximately 55,936 square feet of an existing warehouse use into a consolidated storage use, creating 409 consolidated storage units. No new gross floor area, lighting, or signage was proposed with this application.

**Council District:** 1

**Appeal by Date:** 6/20/2024

**Review by Date:** 6/20/2024

**Action by Date:** 9/10/2024

**History:**

*Council elected to review this item (Vote: 6-0; Absent: Council Members Burroughs, Franklin, Hawkins, Ivey, Olson).*

**A motion was made by Council Member Dernoga, seconded by Council Member Fisher, that Council elect to review this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:**

**Aye:** 6 - Harrison, Dernoga, Blegay, Fisher, Oriadha and Watson

**Absent:** Ivey, Burroughs, Franklin, Hawkins and Olson

**Attachment(s):** [DSP-23029 Zoning Agenda Item Summary](#)  
[DSP-23029 Notice of Oral Argument Hearing](#)  
[DSP-23029 Planning Board Resolution](#)  
DSP-23029 PORL  
[DSP-23029 Technical Staff Report](#)  
[DSP-23029 Transcripts 4-25-2024](#)  
[DSP-23029 Planning Board Record](#)

**ADJOURN****ADJ58-24****ADJOURN**

**History:**

*This meeting adjourned at 10:23 AM*

**A motion was made by Council Member Watson, seconded by Council Member Oriadha, that this meeting be adjourned. The motion carried by the following vote:**

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**Aye:**                    6 -       Harrison, Dernoga, Blegay, Fisher, Oriadha and Watson

**Absent:**                    Ivey, Burroughs, Franklin, Hawkins and Olson