



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-19031-02 **Councilmanic District:** 9
Meeting Date: 7/15/2024 **Zone(s):** CS/CGO (Prior; C-M/C-S-C)
Case Name: Popeyes
Applicant: 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.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approved with conditions

Planning Board: Approved with conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 6/20/2024

Review date: 6/20/2024

Action date: 9/10/2024

Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	04/11/2024	approval with conditions
M-NCPPC Planning Board	05/16/2024	approval with conditions
Sitting as the District Council	06/03/2024	deferred
Sitting as the District Council	06/10/2024	elected to review

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

Aye: 6 Harrison, Dernoga, Blegay, Fisher, Oriadha and Watson
 Absent: 5 Ivey, Burroughs, Franklin, Hawkins and Olson

Office of the Clerk of the Council 06/12/2024 mailed

Notes: *Notice of Oral Argument Hearing was mailed to Persons of Record.*

Sitting as the District Council 07/08/2024 announced hearing date

Sitting as the District Council 07/15/2024 hearing held; referred for document

Notes: *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).*

Aye: 6 Ivey, Harrison, Dernoga, Blegay, Olson and Watson
 Absent: 3 Burroughs, Fisher and Oriadha
 Abstain: 1 Hawkins

Sitting as the District Council 09/09/2024 remanded

Notes: *Council adopted prepared order of remand (Vote:10-0).*

Aye: 10 Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson, Oriadha and Watson

Clerk of the Council 09/16/2024 mailed

Notes: *The Notice of Decision of the District Council was mailed to Persons of Record.*

Clerk of the Council 09/16/2024 transmitted

Notes: *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.*

Document(s): DSP-19031-02 Zoning Agenda Item Summary, DSP-19031-02 Presentation Slides, 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, DSP-19031-02 PZC Notice of Intention to Participate District Council 7-15-2024