



# 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*

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**Monday, March 10, 2025**

**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 10:09 a.m. with eight members present at roll call. CM Watson arrived at 10:24 a.m. (Excused: Council Member Fisher) (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 Calvin S. Hawkins  
                               Council Member Eric Olson  
                               Council Member Krystal Oriadha  
                               Council Member Ingrid Watson

**Excused:**        1 -     Council Member Wanika Fisher

*Also Present:*

*Karen T. Zavokas, Associate Council Administrator*

*Stan Brown, People's Zoning Counsel*

*Jim Campbell, Land Use & Development Specialist*

*Rajesh Kumar, Principal Counsel to the District Council*

*Donna J. Brown, Clerk of the Council*

*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 Olson.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 02242025](#)

**District Council Minutes Dated February 24, 2025**

**These Minutes were approved.**

**Attachment(s):** [2-24-2025 District Council Minutes Draft](#)

**ORAL ARGUMENTS**[DSP-19031-02](#)[Remand](#)**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) 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:**

*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.*

**Hearing held for this Detailed Site Plan (Prior Ordinance); case taken under advisement**

**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](#)

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**ORAL ARGUMENTS (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:**

*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.*

**Hearing held for this Detailed Site Plan (Prior Ordinance); case taken 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](#)

**PENDING FINALITY**

*In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.*

**(a) PLANNING BOARD**[DSP-20003-03](#)**Chipotle at Mill Branch Crossing**

- Applicant(s):** Green Branch LLC
- Location:** Located on the east side of US 301 (Robert Crain Highway), approximately 840 feet north of its intersection with Mill Branch Road (1.91 Acres; CGO Zone (Prior; C-S-C Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of an eating and drinking establishment with drive-through service.
- Council District:** 4
- Appeal by Date:** 3/27/2025
- Review by Date:** 3/27/2025
- Municipality:** City of Bowie

**This Detailed Site Plan (Prior Ordinance) was deferred.**

- Attachment(s):** [DSP-20003-03-Zoning Agenda Item Summary](#)  
[DSP-20003-03-Planning Board Resolution](#)  
DSP-20003-03-PORL  
[DSP-20003-03-Technical Staff Report](#)

**PENDING FINALITY (continued)**[DET-2022-020](#)**McKendree Road****Applicant(s):** Christopher Land, LLC**Location:** Located on the north side of McKendree Road, approximately 420 feet west of its intersection with US 301 (Robert Crain Highway) (12.86 Acres; RSF-A Zone).**Request:** Requesting approval of a Detailed Site Plan (DET) for the development of 79 single-family attached (townhouse) residential dwelling units.**Council District:** 9**Appeal by Date:** 3/13/2025**Review by Date:** 3/13/2025**History:**

*Council waived election to review for this item (Vote:7-0; Absent: Council Members Blegay, Fisher, and Hawkins).*

**A motion was made by Council Member Harrison, seconded by Chair Ivey, that council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

**Aye:** 7 - Ivey, Burroughs, Harrison, Dernoga, Olson, Oriadha and Watson**Absent:** Blegay, Fisher and Hawkins**Attachment(s):** [DET-2022-020 Zoning Agenda Item Summary](#)  
[DET-2022-020-PLB Memo](#)  
[DET-2022-020-Planning Board Resolution](#)  
DET-2022-020-PORL  
[DET-2022-020-Technical Staff Report](#)

**PENDING FINALITY (continued)****DSP-24003****Space Maker Self Storage****Applicant(s):** Layton Warehouse LLC**Location:** Located on the east side of Westhampton Avenue, approximately 500 feet south of its intersection with MD 214 (Central Avenue) (3.30 Acres; IE/LTO-E/MIO Zones (Prior; I-1/M-I-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the physical site improvements necessary to convert an existing 72,114-square-foot building (Building A, with rehabilitation) for use as a consolidated storage facility and the construction of a new 58,165-square-foot building, which also will be used as a consolidated storage facility (Building B).**Council District:** 6**Appeal by Date:** 3/27/2025**Review by Date:** 3/27/2025**Action by Date:** 5/9/2025**History:***Council elected to review this item (Vote:8-0; Absent: Council Members Fisher and Watson).***A motion was made by Council Member Blegay, seconded by Council Member Oriadha, that council elect to review this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:****Aye:** 8 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Hawkins, Olson and Oriadha**Absent:** Fisher and Watson**Attachment(s):** [DSP-24003-Zoning Agenda Item Summary](#)  
[DSP-24003-Notice of Oral Argument Hearing](#)  
[DSP-24003-Planning Board Resolution](#)  
DSP-24003-PORL  
[DSP-24003-Technical Staff Report](#)  
[DSP-24003-Transcripts 1-30-2025](#)**ADJ22-25****ADJOURN****History:***This meeting adjourned at 11:24 a.m.***A motion was made by Council Member Watson, seconded by Council Member Harrison, that this meeting be adjourned. The motion carried by the following vote:****Aye:** 7 - Ivey, Burroughs, Harrison, Dernoga, Olson, Oriadha and Watson**Absent:** Blegay, Fisher and Hawkins