



# Prince George's County Council

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

## Zoning Minutes - Final Sitting as the District Council

*Edward P. Burroughs III, Chair, District 8*

*Krystal Oriadha, Vice Chair, District 7*

*Shayla D. Adams-Stafford, District 5*

*Wala Blegay, District 6*

*Thomas E. Dernoga, District 1*

*Wanika Fisher, District 2*

*Sydney J. Harrison, District 9*

*Calvin S. Hawkins, II, At-Large*

*Jolene Ivey, At-Large*

*Eric C. Olson, District 3*

*Ingrid S. Watson, District 4*

*Colette R. Gresham, Acting Council Administrator*

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**Tuesday, October 28, 2025**

**9:45 AM**

**Council Hearing Room**

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### **9:45 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 Burroughs at 10:15 a.m. with members present at roll call. Dernoga arrived at 10:11 A.M. (Absent: Council Members Hawkins and Harrison)*

**Present:**           9 -     Council Member Wala Blegay  
                                      Council Member Thomas Dernoga  
                                      Council Member Wanika Fisher  
                                      Council Member Eric Olson  
                                      Council Member Ingrid Watson  
                                      Chair Edward Burroughs  
                                      Vice Chair Krystal Oriadha  
                                      Council Member Jolene Ivey  
                                      Council Member Shayla Adams-Stafford

**Excused:**           1 -     Council Member Sydney Harrison

**Absent:**                 Council Member Calvin S. Hawkins

*Also Present:*

*Karen T. Zavakos, Deputy 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 County Council*

*James Walker-Bey, Associate Clerk of the Council*

*Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 10212025](#)

**District Council Minutes Dated October 21, 2025**

**A motion was made by Vice Chair Oriadha, seconded by Council Member Fisher, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 8 - Blegay, Fisher, Olson, Watson, Burroughs, Oriadha, Ivey and  
Adams-Stafford

**Excused:** 1 - Harrison

**Absent:** Dernoga and Hawkins

**Attachment(s):** [10-21-2025 District Council Minutes Draft](#)

**REFERRED FOR DOCUMENT**[CSP-23002](#)**Signature Club East**

**Applicant(s):** WP East Acquisitions, L.L.C.

**Location:** Located in the northeast quadrant of the intersection of MD 228 (Berry Road) and Manning Road East (16.90 Acres; RMF-48 Zone (Prior; M-X-T Zone).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for the development of up to 300 multifamily dwelling units and 12,600 square feet of commercial/retail space.

**Council District:** 9

**Appeal by Date:** 9/4/2025

**Action by Date:** 11/3/2025

**History:**

*Council adopted prepared order of remand (Vote:9-0; Absent: Council Member Hawkins and Harrison).*

**A motion was made by Council Member Watson, seconded by Council Member Fisher, that this Conceptual Site Plan be remanded. The motion carried by the following vote:**

**Aye:** 9 - Blegay, Dernoga, Fisher, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

**Excused:** 1 - Harrison

**Absent:** Hawkins

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**Attachment(s):**      [CSP-23002-Zoning Agenda Item Summary](#)  
[CSP-23002-Notice of Decision of The District Council](#)  
[CSP-23002-Presentation Slides](#)  
[CSP-23002-Notice of Oral Argument](#)  
[CSP-23002-Gibbs to Brown written response to the appeal filed and request for limited Remand \(10-14-2025\)](#)  
[CSP-23002-Votaw to Brown Appeal Letter \(9-3-2025\)](#)  
[CSP-23002-Planning Board Resolution](#)  
CSP-23002-PORL  
[CSP-23002-Technical Staff Report](#)  
[CSP-23002-Transcripts](#)  
[CSP-23002-Planning Board Record](#)  
[CSP-23002-PZC Notice of Intention to Participate District Council 10-21-2025](#)

**REFERRED FOR DOCUMENT (continued)****DSP-22001 Remand****McDonald's Ager Road**

**Applicant(s):** McDonald's USA, LLC

**Location:** Located in the northeast quadrant of the intersection of MD 410 (East West Highway) and Van Buren Street, and on the south of Ager Road (4.17 Acres; CGO Zone (Prior; C-S-C Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 3,683 square-foot eating and drinking establishment with drive-through service on the southern portion of Parcel 23.

**Council District:** 2

**Appeal by Date:** 8/14/2025

**Action by Date:** 10/30/2025

**History:**

*Council adopted prepared order of dismissal (Vote:9-0; Absent: Council Member Hawkins and Harrison).*

**A motion was made by Council Member Fisher, seconded by Council Member Olson, that this Detailed Site Plan (Prior Ordinance) be withdrawn. The motion carried by the following vote:**

**Aye:** 9 - Blegay, Dernoga, Fisher, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

**Excused:** 1 - Harrison

**Absent:** Hawkins

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**Attachment(s):** [DSP-22001 Remand-Zoning Agenda Item Summary](#)  
[DSP-22001 Remand - Notice of Final Decision of the District Council](#)  
[DSP-22001 Remand - Gibbs to Brown \(withdrawal letter 10-15-2025\)](#)  
[DSP-22001 Remand - Presentation Slides](#)  
[DSP-22001 Remand - Smith to Brown \(written testimony 9-29-2025\)](#)  
[DSP-22001 Remand - Shea to Brown \(written testimony 9-29-2025\)](#)  
[DSP-22001 Remand - Schweisguth to Brown \(written testimony email 9-29-2025\)](#)  
[DSP-22001 Remand - Mulford \(PTO\) to Brown \(written testimony 9-29-2025\)](#)  
[DSP-22001 Remand - Livingston to Brown \(written testimony email 9-29-2025\)](#)  
[DSP-22001 Remand Bartel to Brown \(written testimony email 9-29-2025\)](#)  
[DSP-22001 Remand - Marsh to Brown \(written testimony email 9-29-2025\)](#)  
[DSP-22001 Remand - Cronin to Brown \(written testimony 9-29-2025\)](#)  
[DSP-22001 Remand - Gibbs to Brown Written Testimony \(9-29-2025\)](#)  
[DSP-22001 Remand - Mulford to Brown Written Testimony \(9-25-2025\)](#)  
[DSP-22001 Remand - Notice of Oral Argument](#)  
[DSP 22001 Remand - Alexi Boado et al. to Brown Appeal Letter \(08-14-2025\)](#)  
[DSP-22001 Remand- Planning Board Resolution](#)  
[DSP-22001 Remand- PORL](#)  
[DSP-22001 Remand-Technical Staff Report](#)  
[DSP-22001 Remand- Transcripts 6-12-2025](#)  
[DSP-22001 Remand - Planning Board Record Part 1](#)  
[DSP-22001 Remand - Planning Board Record Part 2](#)  
[DSP-22001 Remand PZC - Notice of Intention to Participate District Council 10-6-2025](#)

[ADJ81-25](#)

**ADJOURN**

**History:**

*This meeting adjourned at 10:21 am*

**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 - Blegay, Dernoga, Fisher, Olson, Watson, Burroughs, Oriadha, Ivey  
and Adams-Stafford

**Excused:** 1 - Harrison

**Absent:** Hawkins