



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

Monday, October 6, 2025

10:00 AM

Council Hearing Room

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 Burroughs at 10:20 a.m. with ten members present at roll call. Council Member Hawkins arrived at 11:54 a.m.

Present: 11 - Council Member Sydney Harrison
 Council Member Wala Blegay
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Calvin S. Hawkins
 Council Member Eric Olson
 Council Member Ingrid Watson
 Chair Edward Burroughs
 Vice Chair Krystal Oriadha
 Council Member Jolene Ivey
 Council Member Shayla Adams-Stafford

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 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 Ivey.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 09162025](#)

District Council Minutes Dated September 16, 2025

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

Aye: 10 - Harrison, Blegay, Dernoga, Fisher, Olson, Watson, Burroughs,
Oriadha, Ivey and Adams-Stafford

Absent: Hawkins

ORAL ARGUMENTS**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:

Hyojung Garland, 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. Edward Gibbs Esq., attorney for applicant spoke in support. Greg Smith, Alexi Boado, Melissa Schweisguth, Rebeca Rios, and Rachel Mulford spoke in opposition. Council took this case under advisement.

This Detailed Site Plan (Prior Ordinance) hearing was held; case taken under advisement.

Attachment(s): [DSP-22001 Remand - Zoning Agenda Item Summary](#)
[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](#)

ORAL ARGUMENTS (continued)**SE-22002 Remand****Stewart Property****Applicant(s):** ESC 8215 Springfield, L.C.**Location:** Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).**Request:** Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings and a variance for removal of four specimen trees on approximately 12.01 acres of RR (Rural Residential) zoned land.**Council District:** 4**Appeal by Date:** 8/11/2025**Review by Date:** 9/12/2025**Action by Date:** 2/9/2026**Opposition:** Howard Aldag, Charles Holman, et. al.*Ellen Chadle, M-NCPPC planning staff, provided an overview of the Stewart Property (SE-22002).*

Attachment(s): [SE-22002 Remand - Zoning Agenda Item Summary](#)
[SE-22002 Remand - Presentation Slides](#)
[SE-22002 Remand - Notice of Oral Argument](#)
[SE-22002 Remand - Suhar to Brown \(Exceptions & Request for Oral Argument hearing\) 8-8-2025](#)
[SE-22002 Remand - Hatcher to Brown \(Exceptions & Request for Oral Argument hearing\) 8-8-2025](#)
[SE-22002 Remand - Notice of ZHE Decision](#)
[SE-22002 Remand - ZHE Decision](#)
[SE-22002 Remand - PORL](#)
[SE-22002 Remand - Technical Staff Report](#)
[SE-22002 Remand - Exhibit List](#)
[SE-22002 Remand - Exhibits #1-29](#)
[SE-22002 Remand - Transcripts 3-12-2025](#)
[SE-22002 Remand - Transcripts 4-30-2025](#)
[SE-22002 Remand - Transcripts 5-07-2025](#)
[SE-22002 Remand PZC - Notice of Intention to Participate District Council 10-6-2025](#)

RECESS

THIS MEETING RECESSED AT 12:55 PM

Aye: 11 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford