

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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5 REMAND POPEYES
6 Detailed Site Plan, DSP-19031-02

7
8 T R A N S C R I P T
9 O F
10 P R O C E E D I N G S

11
12 COUNTY ADMINISTRATION BUILDING

13 Upper Marlboro, Maryland

14 November 14, 2024

15 VOLUME 1 of 1

16
17 BEFORE:

18 PETER A. SHAPIRO, Chairman

19 A. SHUANISE WASHINGTON, Commissioner

20 MANUEL GERALDO, Commissioner

21 WILLIAM M. DOERNER, Commissioner
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C O N T E N T S

SPEAKER

PAGE

Te-Sheng Huang

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Abdullah Hijazi

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P R O C E E D I N G S

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2 CHAIRMAN: All right, Commissioners, we're moving
3 on to Item 10 in our agenda. This is a remand by the
4 District Council for a Detailed Site Plan, DSP-19031-02,
5 Popeyes. The case was moved from the Planning Board meeting
6 of November 7th. The case was approved at the Planning
7 Board meeting of April 25, 2024, and remanded by the
8 District Council on September 6, 2024. We have Mr. Hijazi,
9 who is representing the Applicant on this. Essentially,
10 this is an evidentiary hearing in this remand. I don't
11 think we have anyone else who signed up to speak in
12 opposition. We will hear from staff, Mr. Huang first, and
13 then we will hear from Mr. Hijazi. Mr. Huang.

14 MR. HUANG: Okay. Now it's four minutes after 12
15 o'clock, so good afternoon, Mr. Chairman.

16 CHAIRMAN: Good afternoon, sir.

17 MR. HUANG: For the record, my name is Emery Huang
18 with Urban Design. Item No. 10 is Detailed Site Plan DSP-
19 19031-02 for Popeyes which proposes to amend Detailed Site
20 Plan DSP-19031 to develop 2,923-square-foot eating and
21 drinking establishment with drive-thru service, Parcel 3.

22 This DSP was approved by the Planning Board on
23 April 25, 2024, and a final Resolution No. 2024-029 was
24 adopted on May 16, 2024, with five conditions. On June 10,
25 2024, the District Council elected to review this

1 application and conduct follow arguments on July 15, 2024.
2 At the oral arguments meetings, People's Zoning Council
3 agreed with the Planning Board's approval of this DSP, but
4 advised the Council that the Planning Board's resolution
5 contained significantly more conditions than normally and,
6 and suggested that the Council could remand the case to the
7 Planning Board to have some of these conditions addressed so
8 that the DSP will be more completed.

9 The older remand was issued by the District
10 Council on September 16, 2024. The oral remand found that
11 the allocation could not have been accepted and directed the
12 Applicants either withdraw its application and abandon the
13 project, or submit a revised clarification, schedule another
14 evidential hearing and transmit a revised or amended
15 decision.

16 On October 3, 2024, the Applicant submitted a
17 revised DSP to address Conditions 1, 2 and 3 on page 21
18 through 24 of the Resolution No. 2024-029. On October 24,
19 2024, an amended Technical Staff Report, along with a
20 memorandum, was published in responding to the instruction
21 of the older remand. Conditions 4 and 5 will be retained in
22 the Amended Technical Staff Report as they require the
23 recording of the documents and the requirement that they may
24 only be applied subsequently to the approved DSP. Urban
25 Design Staff recommended that the Planning Board approves

1 Detailed Site Plan, DSP-19031-02 and issue a new resolution
2 to supersede Prince George's County Planning Board's
3 Resolution No. 2024-029. This concludes Staff presentation.
4 Thank you.

5 CHAIRMAN: Thank you, Mr. Huang. Commissioners,
6 questions for Staff on this remand?

7 (No affirmative response.)

8 CHAIRMAN: No questions. We'll turn to the
9 Applicant, Mr. Hijazi.

10 MR. HIJAZI: Yes, good afternoon, Chair and
11 members of the Planning Board. Abdullah Hijazi here on
12 behalf of the Applicant, Three Roads Corner, LLC.

13 CHAIRMAN: Mr. Hijazi, hold on one sec for me.
14 Mr. Warner, do I need to swear Mr. Hijazi in?

15 MR. WARNER: He's an attorney.

16 CHAIRMAN: You're an attorney?

17 MR. HIJAZI: Yes, yes, Chairman.

18 CHAIRMAN: Oh, I apologize, sir. Keep going.

19 MR. HIJAZI: No problem. No problem. So, again,
20 Abdullah Hijazi here from the firm of Hijazi and Carroll on
21 behalf of the Applicant, Three Roads Corner, LLC. We thank
22 Mr. Huang for all of his work on the, hard work on this
23 twice now and we have no problem with the two proposed
24 conditions and agree with the Staff recommendations and are
25 available for any questions.

1 With me here today is Mr. Nicholas Speech from
2 Bohler Engineering and Mr. Mike Lenhart from the Traffic
3 Engineer of record as well.

4 CHAIRMAN: Thank you, Mr. Hijazi. Commissioners,
5 any questions for the Applicant on this remand request?

6 (No affirmative response.)

7 CHAIRMAN: Seeing none, we have no one else who
8 signed up to speak on this issue. Nobody? No? I'm going
9 to close this public hearing and, Commissioners, what is
10 your pleasure on the remand request?

11 COMMISSIONER WASHINGTON: Mr. Chairman, I move
12 that we adopt the findings of Staff Memorandum dated October
13 23, 2024, and approve DSP-19031-02, subject to the four
14 specific issues with regards to the order of remand and
15 issue a new resolution to supersede PGCPB Resolution No.
16 2024-029.

17 COMMISSIONER GERALDO: Second.

18 CHAIRMAN: Thank you. A motion by Commissioner
19 Washington, seconded by Commissioner Geraldo that the
20 language of the motion was perfect. Me thinking of this as
21 a request was not perfect. This is an order of remand, not
22 a request. So, we have a motion before us, seconded by
23 Commissioner Geraldo. Any discussion on the motion?

24 (No affirmative response.)

25 CHAIRMAN: Seeing none, I'll call the roll,

1 Commissioner Washington.

2 COMMISSIONER WASHINGTON: I vote aye.

3 CHAIRMAN: Commissioner Geraldo.

4 COMMISSIONER GERALDO: I vote aye.

5 CHAIRMAN: Commissioner Doerner?

6 COMMISSIONER DOERNER: I vote aye.

7 CHAIRMAN: I vote aye as well. The ayes have it

8 4-0. Thank you, Mr. Hijazi.

9 MR. HIJAZI: Thank you.

10 CHAIRMAN: Thank you, Mr. Huang.

11 MR. HIJAZI: All right. Take care.

12 **(Whereupon, the proceedings were concluded.)**

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DIGITALLY SIGNED CERTIFICATE

ESCRIBERS, LLC, hereby certified that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

REMAND POPEYES

Detailed Site Plan, DSP 19031-02

By: Tracy Hahn Date: February 3, 2025
Tracy Hahn, Transcriber