



# Prince George's County Council

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

## Zoning Minutes - Draft 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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**Tuesday, February 11, 2025**

**10:45 AM**

**Council Hearing Room**

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### **10:45 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 Ivey at 10:45 a.m. with ten members present at roll call. (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 Wanika Fisher  
                              Council Member Calvin S. Hawkins  
                              Council Member Krystal Oriadha  
                              Council Member Ingrid Watson

**Remote:**           1 -     Council Member Eric Olson

*Also Present:*

*Karen T. Zavokas, Associate Council Administrator*

*Jim Campbell, Land Use & Development Specialist*

*Rajesh Kumar, Principal Counsel to the District Council*

*Sakinda Skinner, Council Liaison, Office of the County Executive*

*Terry Bell, County Attorney, Office of Law*

*Donna J. Brown, Clerk of the Council*

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

*NaTasha Avery, Legislative Reference Aide, Office of the Clerk*

### **APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 01272025](#)

**District Council Minutes Dated January 27, 2025**

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

**Aye:**                    9 -        Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher, Hawkins,  
   Oriadha and Watson

**Attachment(s):**        [1-27-2025 District Council Minutes Draft](#)

**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 the Zoning Ordinance.*

**(a) PLANNING BOARD****DSP-20003-02****Popeyes at Mill Branch Crossing**

**Applicant(s):** Kuulipuq, LLC

**Location:** Located On the east side of US 301 (Robert Crain Highway), approximately 875 feet north of its intersection with Mill Branch Road (1.05 Acres; CGO Zone (Prior;C-S-C Zone).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of a 3,046-square-foot eating and drinking establishment with drive-through service.

**Council District:** 4

**Appeal by Date:** 3/6/2025

**Review by Date:** 3/6/2025

**Municipality:** Bowie

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

**Attachment(s):** [DSP-20003-02 Zoning Agenda Item Summary](#)  
[DSP-20003-02-Planning Board Resolution](#)  
DSP-20003-02-PORL  
[DSP-20003-02-Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSP-21037-01****Glenwood Hills**

**Applicant(s):** Glenwood Hills Venture LLC

**Location:** Located south of MD 214 (Central Avenue), along both sides of Karen Boulevard (133.45 Acres; RSF-65/RMF-48/MIO Zones (Prior; R-55/M-X-T/M-I-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of the physical site improvements for a warehouse/distribution use to include five buildings on Parcels 1–6, Block C, and structures on Parcel 1, Block D.

**Council District:** 6

**Appeal by Date:** 3/6/2025

**Review by Date:** 3/6/2025

**History:**

*Council waived election to review for this item (Vote:9-0)*

**A motion was made by Council Member Blegay, seconded by Council Member Watson, that Council waive election to review for this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:**

**Aye:** 9 - Ivey, Burroughs, Harrison, Blegay, Dernoga, Fisher, Hawkins, Oriadha and Watson

**Abstain:** 1 - Olson

**Attachment(s):** [DSP-21037-01-Zoning Agenda Item Summary](#)  
[DSP-21037-01-Planning Board Resolution](#)  
DSP-21037-01-PORL  
[DSP-21037-01-Technical Staff Report](#)

**ADJOURN****ADJ16-25****ADJOURN**

**History:**

*Meeting adjourned at 10:51 A.M.*

**A motion was made by Council Member Watson, seconded by Council Member Ivey that this meeting be adjourned. The motion carried by the following vote:**

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