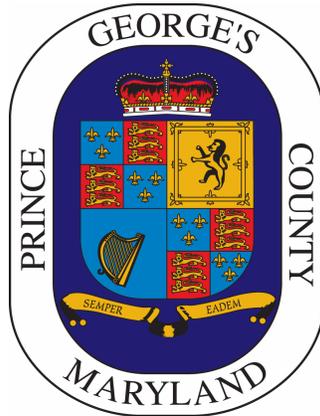


Prince George's County Council

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



Zoning Agenda - Final

**Monday, February 23, 2026
10:00 AM**

Council Hearing Room

Sitting as the District Council

*Krystal Oriadha, Chair, District 7
Eric C. Olson, Vice Chair, District 3
Shayla D. Adams-Stafford, District 5
Timothy J. Adams, District 4
Wala Blegay, At-Large
Edward P. Burroughs III, District 8
Thomas E. Dernoga, District 1
Wanika Fisher, District 2
Sydney J. Harrison, District 9
Danielle I. Hunter, District 6
Jolene Ivey, At-Large*

David Murray, Council Administrator

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language and interpreters for non-english speakers are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 02092026](#)

District Council Minutes Dated February 9, 2026

Attachment(s):

[2-9-2026 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT**ZMA-2024-002****The Mark at College Park****Applicant(s):**

The Mark at College Park, LLC

Location:

Located approximately 635 feet west from the intersection of Hartwick Road and US 1 (Baltimore Avenue), between Hartwick Road and Knox Road (4.52 Acres; RTO-L-E Zone).

Request:

Requesting approval of a Zoning Map Amendment (ZMA) to rezone the property from the Regional Transit-Oriented Low-Intensity Edge (RTO-L-E) Zone to the Regional Transit-Oriented Planned Development (RTO-PD) Zone for the development of up to 665 multifamily dwelling units.

Council District:

3

Appeal by Date:

1/5/2026

Action by Date:

5/30/2026

Municipality:

College Park

Opposition:

None

History:

04/17/2025	M-NCPPC Technical Staff	approval with conditions
12/04/2025	Zoning Hearing Examiner	approval with conditions
01/05/2026	Applicant	filed
	<i>Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.</i>	
01/07/2026	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
01/26/2026	Sitting as the District Council	announced hearing date
02/09/2026	Sitting as the District Council	hearing held; referred for document

Evan King, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment (ZMA) 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. Chris L. Hatcher Esq., attorney for applicant spoke in support. Council referred item to staff for preparation of an approving document, with conditions.

Attachment(s):

[ZMA-2024-002-Zoning Agenda Item Summary](#)

[ZMA-2024-002-Presentation Slides](#)

[ZMA-2024-002-Notice of Oral Arguments](#)

[ZMA-2024-002-Hatcher to Brown \(Exceptions & Request](#)

[ZMA-2024-002-Notice of ZHE Decision](#)

[ZMA-2024-002-ZHE Decision](#)

ZMA-2024-002-PORL

[ZMA-2024-002-Technical Staff Report 3-27-2025](#)

[ZMA-2024-002-Technical Staff Report 5-1-2025](#)

[ZMA-2024-002-Exhibit List](#)

[ZMA-2024-002-Exhibits # 1-44](#)

[ZMA-2024-002 Transcripts 08-06-2025](#)

ITEM(S) FOR DISCUSSION[ERR-001-2025](#)**Hofmann Brothers Towing, Inc****Applicant(s):**

Hofmann Brothers Towing Inc, Hofmann Brothers Used Cars

Location:

Located at 7808 Sandy Spring Road, Laurel, MD 20707(1.74 Acres; RR Zone).

Request:

Requesting approval of a Permit Issued in Error (ERR) for the validation of Permit U14196. This permit previously allowed an automobile sales lot for the sale of used cars and operation of an automobile towing station with storage of wrecked vehicles.

Council District:

1

Appeal by Date:

10/14/2025

Action by Date:

3/12/2026

Municipality:

Laurel

Opposition:

None

History:

09/11/2025	Zoning Hearing Examiner	approval with conditions
10/06/2025	Sitting as the District Council	deferred
10/21/2025	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote:9-0; Absent: Council Members Adams-Stafford and Ivey).</i>	
01/07/2026	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
01/26/2026	Sitting as the District Council	announced hearing date
02/09/2026	Sitting as the District Council	hearing held; case taken under advisement

Ellen Shadle, M-NCPPC planning staff, provided an overview of the Validation of Permit Issued In Error (ERR) 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.

Attachment(s):

[ERR-001-2025 Zoning Agenda Item Summary](#)

[ERR-001-2025-Notice of Oral Arguments](#)

[ERR-001-2025 Notice of Decision](#)

[ERR-001-2025 ZHE Decision](#)

ERR-001-2025 PORL

[ERR-001-2025 Casefile](#)

[ERR-001-2025 Exhibit List](#)

[ERR-001-2025 Exhibits # 1-30](#)

[ERR-001-2025 Transcript 6-18-2025](#)

[ERR-001-2025 Transcript 7-16-2025](#)

[ERR-001-2025 Transcript 8-19-2025](#)

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-98039-04](#)**Maryland 95 Corporate Park, Redevelopment of Lot 20****Companion Case(s):** DSDS-25001**Applicant(s):** Lord Charter Six, LLC**Location:** Located at the northwest corner of the intersection of Konterra Drive and Sweitzer Lane (9.15 Acres; I E Zone (Prior; I-3 Zone)).**Request:** Requesting approval of a Detailed Site Plan (DSP) for an amendment to DSP-98039, to develop a 12,750-square-foot day care for approximately 200 children and site improvements for a future 2,000-square-foot eating and drinking establishment, with drive-through service.**Council District:** 1**Appeal by Date:** 3/9/2026**Review by Date:** 3/9/2026**History:**

12/23/2025 M-NCPPC Technical Staff approval with conditions

01/29/2026 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSP-98039-04-Zoning Agenda Item Summary](#)[DSP-98039-04-Planning Board Resolution](#)

DSP-98039-04-PORL

[DSP-98039-04-Technical Staff Report](#)

PENDING FINALITY (continued)[DSDS-25001](#)**Maryland 95 Corporate Park, Redevelopment Lot 20****Companion Case(s):** DSP-98039-04**Applicant(s):** Lord Charter Six, LLC**Location:** Located at the northwest corner of the intersection of Konterra Drive and Sweitzer Lane (9.15 Acres; I E Zone (Prior; I-3 Zone)).**Request:** Requesting approval of a Departure from Sign Design Standards (DSDS) from standards in Section 27-614(b)(1) and Section 27-614(c) (4) of the prior Prince George's County Zoning Ordinance. It is companion to Detailed Site Plane DSP-98039-04, which was approved by the Prince George's County Planning Board (Resolution No. 2026-002) for the development of a 12,750-square-foot day care for approximately 200 children and site improvements for a future 2,000-square-foot eating and drinking establishment, with drive-through service.**Council District:** 1**Appeal by Date:** 3/9/2026**Review by Date:** 3/9/2026**History:**

12/23/2025 M-NCPPC Technical Staff approval with conditions

01/29/2026 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSDS-25001-Zoning Agenda Item Summary](#)[DSDS-25001-Planning Board Resolution](#)

DSDS-25001-PORL

[DSDS-25001-Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MARCH 9, 2026 AT 10:00 A.M.*Hearing Dates & Times Subject to Change***DET-2024-015****Smith Lakes Estates****Applicant(s):**

D.R. Horton, Inc.

Location:

Located on the west side Frank Tippet Road, approximately 800 feet southwest of its intersection with Commo Road (62.52 Acres; R-PD Zone).

Request:

Requesting of a Detailed Site Plan (DET) for the development of 75 single-family detached and 68 single-family attached (townhomes) residential dwelling units.

Council District:

9

Appeal by Date:

1/15/2026

Review by Date:

1/30/2026

Action by Date:

3/16/2026

History:

11/06/2025	M-NCPPC Technical Staff	approval with conditions
12/11/2025	M-NCPPC Planning Board	approval with conditions
01/13/2026	Person of Record	filed

Alicia Rosser, Person of Record filed an appeal of the Planning Boards Decision.

02/04/2026	Office of the Clerk of the Council	mailed
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*Notice of Oral Argument Hearing was mailed to Persons of Record.***Attachment(s):**[DET-2024-015-Zoning Agenda Item Summary](#)[DET-2024-015- Notice of Oral Arguments](#)[DET-2024-015-Rosser to Brown Appeal Letter 1-13-2026](#)[DET-2024-015-Planning Board Resolution](#)

DET-2024-015-PORL

[DET-2024-015-Technical Staff Report](#)[DET-2024-015-Planning Board Record](#)**ADJ14-26****ADJOURN**