



# Prince George's County Council

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

## Zoning Minutes - Final 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*

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**Monday, February 23, 2026**

**10:00 AM**

**Council Hearing Room**

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### **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 Vice-Chair Olson at 10:24 a.m. with six members present at roll call.*

**Present:**           6 -     Vice Chair Eric Olson  
  Council Member Shayla Adams-Stafford  
  Council Member Thomas Dernoga  
  Council Member Jolene Ivey  
  Council Member Danielle Hunter  
  Council Member Timothy Adams

**Absent:**                           Chair Krystal Oriadha  
  Council Member Wala Blegay  
  Council Member Edward Burroughs  
  Council Member Wanika Fisher  
  Council Member Sydney Harrison

*Also Present:*

*Colette Gresham, Interim Council Administrator*

*Karen T. Zvakos, 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*

*Leonard Moses, Deputy Clerk*

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Ivey.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 02092026](#)

**District Council Minutes Dated February 9, 2026**

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

**Aye:** 6 - Olson, Adams-Stafford, Dernoga, Ivey, Hunter and Adams

**Absent:** Oriadha, Blegay, Burroughs, Fisher and Harrison

**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:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 6-0 Absent: Council Members Blegay, Burroughs, Fisher, Harrison and Oriadha).*

**A motion was made by Vice Chair Olson, seconded by Council Member Ivey, that this Zoning Map Amendment be approved. The motion carried by the following vote:**

**Aye:** 6 - Olson, Adams-Stafford, Dernoga, Ivey, Hunter and Adams

**Absent:** Oriadha, Blegay, Burroughs, Fisher and Harrison

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**Attachment(s):**

[ZMA-2024-002-Zoning Agenda Item Summary](#)  
[ZMA-2024-002 - Notice of Preliminary  
Conditional Zoning Approval](#)  
[ZMA-2024-002-Presentation Slides](#)  
[ZMA-2024-002-Notice of Oral Arguments](#)  
[ZMA-2024-002-Hatcher to Brown \(Exceptions  
& Request for Oral Argument hearing\) 1-5-2026](#)  
[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:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 6-0 Absent: Council Members Blegay, Burroughs, Fisher, Harrison and Oriadha).*

**A motion was made by Council Member Dernoga, seconded by Vice Chair Olson, that this Permit issued in error be approved with conditions. The motion carried by the following vote:**

**Aye:** 6 - Olson, Adams-Stafford, Dernoga, Ivey, Hunter and Adams

**Absent:** Oriadha, Blegay, Burroughs, Fisher and Harrison

- 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:***Council deferred item to next scheduled District Council.***A motion was made by Chair Oriadha that this Detailed Site Plan (Prior Ordinance) be deferred. The motion carried by the following vote:****Aye:** 6 - Olson, Adams-Stafford, Dernoga, Ivey, Hunter and Adams**Absent:** Oriadha, Blegay, Burroughs, Fisher and Harrison**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](#)

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**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 Plan 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:***Council deferred item to next scheduled District Council.***A motion was made by Chair Oriadha that this Departure from Sign Design Standards be deferred. The motion carried by the following vote:****Aye:** 6 - Olson, Adams-Stafford, Dernoga, Ivey, Hunter and Adams**Absent:** Oriadha, Blegay, Burroughs, Fisher and Harrison**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

**This Detailed Site Plan hearing date was announced.**

- Attachment(s):** [DET-2024-015-Zoning Agenda Item Summary](#)  
[DET-2024-015 - Presentation Slides](#)  
[DET-2024-015-Tedesco to Brown Response to DC Appeal 2-26-2026](#)  
[DET-2024-015 Rosser to Brown Appeal Letter 1-13-2026](#)  
[DET-2024-015- Notice of Oral Arguments](#)  
[DET-2024-015-Planning Board Resolution](#)  
 DET-2024-015-PORL  
[DET-2024-015-Technical Staff Report](#)  
[DET-2024-015-Transcripts](#)  
[DET-2024-015-Planning Board Record](#)

**ADJ14-26****ADJOURN****History:***THIS MEETING ADJOURNED AT 10:34 A.M.*

**A motion was made by Council Member Dernoga, seconded by Council Member Adams-Stafford, that this meeting be adjourned. The motion carried by the following vote:**

**Aye:** 6 - Olson, Adams-Stafford, Dernoga, Ivey, Hunter and Adams

**Absent:** Oriadha, Blegay, Burroughs, Fisher and Harrison