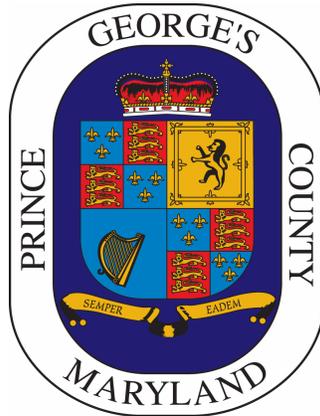


# Prince George's County Council

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



## **Zoning Agenda - Final**

**Monday, March 9, 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 02232026](#)

**District Council Minutes Dated February 23, 2026**

**Attachment(s):**

[2-23-2026 District Council Minutes Draft](#)

**ORAL ARGUMENTS****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
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
02/23/2026	Sitting as the District Council	announced hearing date
02/26/2026	Applicant	filed

*Matthew Tedesco, attorney for the applicant, filed a response to Petitioner's Appeal of the Decision of the Planning Board.*

**Attachment(s):**

[DET-2024-015-Zoning Agenda Item Summary](#)

[DET-2024-015 - Presentation Slides](#)

[DET-2024-015-Tedesco to Brown Response to DC Appea](#)

[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](#)

**NEW CASE(S)**[ZMA-2024-005](#)**West Marlton****Applicant(s):**

Lake Marlton Land Holdings, LLC

**Location:**

Located at the northeastern corner of the intersection of Heathermore Boulevard and Woodstock Drive East, Upper Marlboro, Maryland (18.03 Acres; LCD Zone).

**Request:**

Requesting approval of a Zoning Map Amendment (ZMA) to rezone 18.03 acres a part of Parcel 102 (Tax Map 119, Grids A-1, A-2, and B-2), from the LCD (Legacy Comprehensive Design) Zone to the RMF-12 (Residential, Multifamily-12) Zone to match the remaining acres 7.75 acres in Parcel 102. Thus, the request is to remove the current split-zoning of the subject property. If the request is approved, the Applicant would develop Parcels 101, 102, and 103 as a cohesive townhouse development, with all properties zoned RMF.

**Council District:**

9

**Appeal by Date:**

3/16/2026

**Action by Date:**

6/17/2026

**Opposition:**

The Marlton Control Commission, Cindy Proctor, et. al.

**History:**

07/24/2025

M-NCPPC Technical Staff

approval with conditions

02/17/2026

Zoning Hearing Examiner

approval with conditions

**Attachment(s):**[ZMA-2024-005-Zoning Agenda Item Summary](#)[ZMA-2024-005-Notice of ZHE Decision](#)[ZMA-2024-005-ZHE Decision](#)[ZMA-2024-005-POR List](#)[ZMA-2024-005-Technical Staff Report](#)[ZMA-2024-005-Exhibit List](#)[ZMA-2024-005- Exhibits #1-43](#)

**REFERRED FOR DOCUMENT**[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
	<i>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.</i>	
02/23/2026	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of an approving</i>	

*document, with conditions (Vote:6-0 Absent: Council Members Blegay, Burroughs, Fisher, Harrison and Oriadha).*

**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****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
02/23/2026	Sitting as the District Council	deferred

*Council deferred item to next scheduled District Council.*

**Attachment(s):** [DSDS-25001-Zoning Agenda Item Summary](#)  
[DSDS-25001-Planning Board Resolution](#)  
 DSDS-25001-PORL  
[DSDS-25001-Technical Staff Report](#)

**PENDING FINALITY (continued)**[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
02/23/2026	Sitting as the District Council	deferred

*Council deferred item to next scheduled District Council.***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)****SDP-2502****Dobson Farms Phase 1****Applicant(s):**

D.R. Horton, Inc.

**Location:**

Located on the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway) (581.06 Acres; LCD Zone (Prior; R-S)).

**Request:**

Requesting approval of a Specific Design Plan (SDP) for the development of 177 single-family detached and 276 single-family attached (townhouse) residential dwelling units for Phase 1 of the Dobson Farms development.

**Council District:**

9

**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):**[SDP-2502-Zoning Agenda Item Summary](#)[SDP-2502\\_Planning Board Resolution](#)

SDP-2502\_PORL

[SDP-2502\\_Technical Staff Report](#)

**CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON MONDAY, MARCH 23, 2026  
AT 10:00 A.M.**

*Hearing Dates & Times Subject to Change*

**CSP-23002 Remand**

**Signature Club East**

**Applicant(s):**

Signature 2016 Commercial, L.L.C.

**Location:**

Located in the northeast quadrant of the intersection of MD 228 (Berry Road) and Manning Road East (16.90 Acres; RMF-48 Zone (Prior; M-X-T Zone)).

**Request:**

Requesting approval of a Conceptual Site Plan (CSP) for the development of up to 300 multifamily dwelling units and 12,600 square feet of commercial/retail space.

**Council District:**

9

**Appeal by Date:**

2/23/2026

**Review by Date:**

2/23/2026

**Action by Date:**

4/10/2026

**History:**

06/26/2025 M-NCPPC Technical Staff approval with conditions

07/31/2025 M-NCPPC Planning Board approval with conditions

09/03/2025 Person of Record filed

*Alex Votaw Esq., Persons of Record, filed an appeal of the Planning Boards Decision.*

09/10/2025 Clerk of the Council mailed

*Notice of Oral Argument Hearing was mailed to Persons of Record.*

10/14/2025 Applicant filed

*Edward C. Gibbs Jr. Esq., attorney for the applicant, filed a response to the appeal filed and request for limited Remand.*

10/21/2025 Sitting as the District Council hearing held; referred for document

*Emery Huang, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan (CSP) 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. Alex Votaw, Esq. spoke*

---

	<i>in opposition. Council referred item to staff for preparation of a document of remand to the Planning Board.</i>	
10/28/2025	Sitting as the District Council	remanded
	<i>Council adopted prepared order of remand (Vote:9-0; Absent: Council Member Hawkins and Harrison).</i>	
11/04/2025	Clerk of the Council	mailed
	<i>The Notice of Decision of the District Council was mailed to Persons of Record.</i>	
12/29/2025	M-NCPPC Technical Staff	approval with conditions
01/15/2026	M-NCPPC Planning Board	approval with conditions
02/09/2026	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote:9-0; Absent: Council Members Blegay and Fisher).</i>	
02/19/2026	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
02/19/2026	Person of Record	filed
	<i>Alex Votaw Esq., Person of Record, filed an appeal of the Planning Boards Decision and request for Oral Argument.</i>	
02/20/2026	Applicant	filed
	<i>Edward C. Gibbs Jr. Esq., attorney for the applicant, filed an appeal of the Planning Boards Decision and request for Oral Argument.</i>	
02/26/2026	Applicant	filed
	<i>Edward C. Gibbs Jr. Esq., attorney for the applicant, filed a letter detailing a typographical error in the applicants appeal and request for oral argument.</i>	

**Attachment(s):**

[CSP-23002 Remand-Zoning Agenda Item Summary](#)  
[CSP-23002 Remand Gibbs to Brown Letter \(Typographical\)](#)  
[CSP-23002 Remand-Gibbs to Brown Appeal Request \(2-2](#)  
[CSP-23002 Remand-Votaw to Brown Appeal Request \(2-](#)  
[CSP-23002 Remand -Notice of Oral Arguments](#)  
[CSP-23002 Remand-Planning Board Resolution](#)  
CSP-23002 Remand- PORL  
[CSP-23002 Remand -Technical Staff Report](#)  
[CSP-23002 Remand- Transcripts 1-16-2026](#)  
[CSP-23002 Remand - Planning Board Record](#)

[ADJ20-26](#)

**ADJOURN**