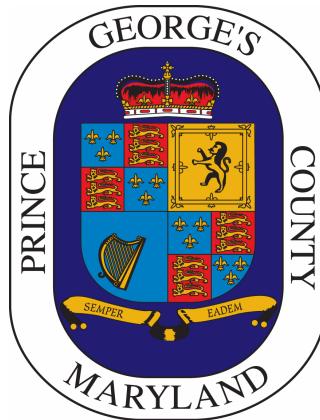


Prince George's County Council

Wayne K. Curry Administration Building

1301 McCormick Dr

Largo, MD 20774



Zoning Agenda - Final

****The agenda is subject to change up to five (5) calendar days prior to the noted date.****

Monday, February 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 (effective 02-03-2026)

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 01262026](#)

District Council Minutes Dated January 26, 2026

ORAL ARGUMENTS**ZMA-2024-002****Applicant(s):****Location:****Request:****Council District:****Appeal by Date:****Action by Date:****Municipality:****Opposition:****History:**

04/17/2025	M-NCPPC Technical Staff	approval with conditions
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12/04/2025	Zoning Hearing Examiner	approval with conditions
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01/05/2026	Applicant	filed
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Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.

01/07/2026	Office of the Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

01/26/2026	Sitting as the District Council	announced hearing date
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The Mark at College Park

The Mark at College Park, LLC

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).

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.

3

1/5/2026

5/30/2026

College Park

None

Attachment(s):

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

ORAL ARGUMENTS**ERR-001-2025****Applicant(s):****Hofmann Brothers Towing, Inc****Location:**Hofmann Brothers Towing Inc, Hofmann Brothers Used Cars
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

Council elected to review this item (Vote:9-0; Absent: Council Members Adams-Stafford and Ivey).

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

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 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

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

(a) ZONING HEARING EXAMINERSE-4848**Donald V. Borgwardt Funeral Home**Applicant(s):

Donald V. Borgwardt Funeral Home, P.A.

Location:

Located on the northeast side of Powder Mill Road, approximately 250 feet northwest of its intersection with Roby Avenue (1.74 Acres; RR Zone (R-R Zone)).

Request:

Requesting approval of a Special Exception (SE) to expand an existing 8,101-square-foot Funeral Home, accessory structure and associated parking by adding a 1,664-square-foot crematory on 1.74 acres of RR (Rural Residential) zoned land, identified as 4400 Powder Mill Road, Beltsville, Maryland.

Council District:

1

Appeal by Date:

2/9/2026

Review by Date:

2/9/2026

Opposition:

Deborah Baggett and Steven Smith

History:

06/26/2025	M-NCPPC Technical Staff	approval with conditions
01/07/2026	Zoning Hearing Examiner	approval with conditions
01/20/2026	Zoning Hearing Examiner	transmitted

The Zoning Hearing Examiner transmitted an Errata for the decision filed on January 7, 2026.

01/26/2026 Sitting as the District Council deferred

Attachment(s):[SE-4848-Zoning Agenda Item Summary](#)[SE4848-Notice of ZHE Decision with Errata](#)[SE-4848-ZHE Decision](#)

SE4848-POR List

[SE-4848-Technical Staff Report](#)[SE-4848-Exhibit List](#)[SE-4848-Exhibits # 1-55](#)

ADJOURN