



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

Monday, February 9, 2026

10:00 AM

Council Hearing Room

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 Chair Oriadha at 10:15 a.m. with seven members present at roll call. Council Member Ivey arrived at 10:25 a.m. Council Member Harrison arrived at 10:31 a.m. (Excused: Council Member Fisher) (Absent: Council Member Blegay).

Present: 9 - Chair Krystal Oriadha
 Vice Chair Eric Olson
 Council Member Shayla Adams-Stafford
 Council Member Edward Burroughs
 Council Member Thomas Dernoga
 Council Member Sydney Harrison
 Council Member Jolene Ivey
 Council Member Danielle Hunter
 Council Member Timothy Adams

Excused: 1 - Council Member Wanika Fisher

Absent: Council Member Wala Blegay

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

James Walker-Bey, Associate Clerk of the Council

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Burroughs.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 01262026](#)

District Council Minutes Dated January 26, 2026

A motion was made by Council Member Burroughs, seconded by Council Member Adams, that this Minutes be approved. The motion carried by the following vote:

Aye: 7 - Oriadha, Olson, Adams-Stafford, Burroughs, Dernoga, Hunter and Adams

Excused: 1 - Fisher

Absent: Blegay, Harrison and Ivey

Attachment(s): [1-26-2026 District Council Minutes Draft](#)

ORAL ARGUMENTS**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:**

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.

This Zoning Map Amendment hearing was held; referred for document.

- Aye:** 9 - Oriadha, Olson, Adams-Stafford, Burroughs, Dernoga, Harrison, Ivey, Hunter and Adams
- Excused:** 1 - Fisher
- Absent:** Blegay

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- 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 \(Exceptions
& Request for Oral Argument hearing\) 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](#)

ORAL ARGUMENTS[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:

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.

This Permit issued in error hearing was held; case taken 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

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 EXAMINER[SE-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:**

Council waived election to review for this item (Vote:10-0; Absent: Council Member Blegay and Fisher).

A motion was made by Council Member Dernoga, seconded by Council Member Burroughs, that Council waive election to review for this Special Exception. The motion carried by the following vote:

- Aye:** 9 - Oriadha, Olson, Adams-Stafford, Burroughs, Dernoga, Harrison, Ivey, Hunter and Adams
- Excused:** 1 - Fisher
- Absent:** Blegay

- Attachment(s):** [SE-4848-Zoning Agenda Item Summary](#)
[SE-4848-Declaration of Finality](#)
[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](#)

PENDING FINALITY (continued)**(b) PLANNING BOARD****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:

Council elected to review this item (Vote:9-0; Absent: Council Members Blegay and Fisher).

A motion was made by Council Member Harrison, seconded by Council Member Dernoga, that Council elect to review this Conceptual Site Plan. The motion carried by the following vote:

- Aye:** 9 - Oriadha, Olson, Adams-Stafford, Burroughs, Dernoga, Harrison, Ivey, Hunter and Adams
- Excused:** 1 - Fisher
- Absent:** Blegay

- Attachment(s):** [CSP-23002 Remand-Zoning Agenda Item Summary](#)
[CSP-23002 Remand -Notice of Oral Arguments](#)
[CSP-23002 Remand-Planning Board Resolution](#)
 CSP-23002 Remand- PORL
[CSP-23002 \(Remand\)-Technical Staff Report](#)

ADJ6-26**ADJOURN****History:**

Meeting adjourned at 11:23 a.m.

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

Aye:	9 -	Oriadha, Olson, Adams-Stafford, Burroughs, Dernoga, Harrison, Ivey, Hunter and Adams
Excused:	1 -	Fisher
Absent:		Blegay