



Prince George's County Council

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

Zoning Minutes - Final Sitting as the District Council

Edward P. Burroughs III, Chair, District 8

Krystal Oriadha, Vice Chair, District 7

Shayla D. Adams-Stafford, District 5

Wala Blegay, District 6

Thomas E. Dernoga, District 1

Wanika Fisher, District 2

Sydney J. Harrison, District 9

Calvin S. Hawkins, II, At-Large

Jolene Ivey, At-Large

Eric C. Olson, District 3

Ingrid S. Watson, District 4

Colette R. Gresham, Acting Council Administrator

Tuesday, October 21, 2025

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 Burroughs at 10:20 a.m. with seven members present at roll call. Council Member Fisher arrived at 10:22 a.m. Council Member Adams-Stafford arrived at 10:24 a.m. Council Member Watson arrived at 10:37 a.m. (Absent: Council Member Ivey).

Present: 10 - Council Member Sydney Harrison
 Council Member Wala Blegay
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Calvin S. Hawkins
 Council Member Eric Olson
 Council Member Ingrid Watson
 Chair Edward Burroughs
 Vice Chair Krystal Oriadha
 Council Member Shayla Adams-Stafford

Excused: 1 - Council Member Jolene Ivey

Also Present:

Karen T. Zavakos, 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 County Council

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

Edgar Reese, Legislative Reference Aide, Office of the Clerk

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 10062025](#)

District Council Minutes Dated October 6, 2025

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

Aye: 7 - Harrison, Blegay, Dernoga, Hawkins, Olson, Burroughs and Oriadha

Excused: 1 - Ivey

Absent: Fisher, Watson and Adams-Stafford

Attachment(s): [10-6-2025 District Council Minutes Draft Part 1](#)
[10-6-2025 District Council Minutes Draft Part 2](#)

ORAL ARGUMENTS**CSP-23002****Signature Club East**

Applicant(s): WP East Acquisitions, 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: 9/4/2025

Action by Date: 11/3/2025

History:

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 in opposition. Council referred item to staff for preparation of a document of remand to the Planning Board.

A motion was made by Council Member Harrison, seconded by Council Member Watson, that this Conceptual Site Plan be hearing held; referred for document. The motion carried by the following vote:

Aye: 9 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs and Oriadha

Excused: 1 - Ivey

Absent: Adams-Stafford

Attachment(s): [CSP-23002-Zoning Agenda Item Summary](#)
[CSP-23002-Notice of Decision of The District Council](#)
[CSP-23002-Presentation Slides](#)
[CSP-23002-Notice of Oral Argument](#)
[CSP-23002-Gibbs to Brown written response to the appeal filed and request for limited Remand \(10-14-2025\)](#)
[CSP-23002-Votaw to Brown Appeal Letter \(9-3-2025\)](#)
[CSP-23002-Planning Board Resolution](#)
CSP-23002-PORL
[CSP-23002-Technical Staff Report](#)
[CSP-23002-Transcripts](#)
[CSP-23002-Planning Board Record](#)
[CSP-23002-PZC Notice of Intention to Participate District Council 10-21-2025](#)

NEW CASES**[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

History:

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

A motion was made by Council Member Dernoga, seconded by Council Member Fisher, that Council elect to review for this Permit issued in error. The motion carried by the following vote:

Aye: 9 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs and Oriadha

Excused: 1 - Ivey

Absent: Adams-Stafford

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

NEW CASES (continued)**[ZMA-2024-003](#)****RST New Carrollton**

Applicant(s): RST DEVELOPMENT, LLC

Location: Located on the south side of MD 450 (Annapolis Road), at 7591 Annapolis Road, Lanham, Maryland (4.29 Acres; NAC Zone).

Request: Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 4.29 acres in the NAC (Neighborhood Activity Center) Zone to the NAC-PD (Neighborhood Activity Center Planned Development) Zone for the development of up to 300 multifamily dwelling units.

Council District: 3

Appeal by Date: 11/14/2025

Action by Date: 3/16/2026

Opposition: Amanda Karam

This Zoning Map Amendment was deferred.

Attachment(s): [ZMA-2024-003-Zoning Agenda Item Summary](#)
[ZMA-2024-003-Notice of ZHE Decision](#)
[ZMA-2024-003-ZHE Decision](#)
[ZMA-2024-003-PORL](#)
[ZMA-2024-003-Technical Staff Report 4-10-2025](#)
[ZMA-2024-003-Technical Staff Report 5-1-2025](#)
[ZMA-2024-003-Exhibit List](#)
[ZMA-2024-003-Exhibits # 1-48](#)

ITEM(S) FOR DISCUSSION**DSP-22001 Remand****McDonald's Ager Road**

Applicant(s): McDonald's USA, LLC

Location: Located in the northeast quadrant of the intersection of MD 410 (East West Highway) and Van Buren Street, and on the south of Ager Road (4.17 Acres; CGO Zone (Prior; C-S-C Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a 3,683 square-foot eating and drinking establishment with drive-through service on the southern portion of Parcel 23.

Council District: 2

Appeal by Date: 8/14/2025

Action by Date: 10/30/2025

History:

Council referred item to staff for preparation of a document of dismissal pursuant to the applicant's request for administrative withdrawal in accordance with Section 27-299.

(Vote: 9-0; Absent: Council Members Adams-Stafford and Ivey).

A motion was made by Council Member Fisher, seconded by Council Member Harrison, that this Detailed Site Plan (Prior Ordinance) be referred for document. The motion carried by the following vote:

Aye: 9 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs and Oriadha

Excused: 1 - Ivey

Absent: Adams-Stafford

Attachment(s): [DSP-22001 Remand-Zoning Agenda Item Summary](#)
[DSP-22001 Remand - Notice of Final Decision of the District Council](#)
[DSP-22001 Remand - Gibbs to Brown \(withdrawal letter 10-15-2025\)](#)
[DSP-22001 Remand - Presentation Slides](#)
[DSP-22001 Remand - Smith to Brown \(written testimony 9-29-2025\)](#)
[DSP-22001 Remand - Shea to Brown \(written testimony 9-29-2025\)](#)
[DSP-22001 Remand - Schweisguth to Brown \(written testimony email 9-29-2025\)](#)
[DSP-22001 Remand - Mulford \(PTO\) to Brown \(written testimony 9-29-2025\)](#)
[DSP-22001 Remand - Livingston to Brown \(written testimony email 9-29-2025\)](#)
[DSP-22001 Remand Bartel to Brown \(written testimony email 9-29-2025\)](#)
[DSP-22001 Remand - Marsh to Brown \(written testimony email 9-29-2025\)](#)
[DSP-22001 Remand - Cronin to Brown \(written testimony 9-29-2025\)](#)
[DSP-22001 Remand - Gibbs to Brown Written Testimony \(9-29-2025\)](#)
[DSP-22001 Remand - Mulford to Brown Written Testimony \(9-25-2025\)](#)
[DSP-22001 Remand - Notice of Oral Argument](#)
[DSP 22001 Remand - Alexi Boado et al. to Brown Appeal Letter \(08-14-2025\)](#)
[DSP-22001 Remand- Planning Board Resolution](#)
[DSP-22001 Remand- PORL](#)
[DSP-22001 Remand-Technical Staff Report](#)
[DSP-22001 Remand- Transcripts 6-12-2025](#)
[DSP-22001 Remand - Planning Board Record Part 1](#)
[DSP-22001 Remand - Planning Board Record Part 2](#)
[DSP-22001 Remand PZC - Notice of Intention to Participate District Council 10-6-2025](#)

ITEM(S) FOR DISCUSSION**SE-22002 Remand****Stewart Property**

Applicant(s): ESC 8215 Springfield, L.C.

Location: Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).

Request: Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings and a variance for removal of four specimen trees on approximately 12.01 acres of RR (Rural Residential) zoned land.

Council District: 4

Appeal by Date: 8/11/2025

Review by Date: 9/12/2025

Action by Date: 2/9/2026

Opposition: Howard Aldag, Charles Holman, et. al.

History:

Council referred item to staff for preparation of a document of approval, with conditions (Vote: 9-0; Absent: Council Members Adams-Stafford and Ivey).

A motion was made by Council Member Watson, seconded by Council Member Harrison, that this Special Exception (Prior Ordinance) be referred for document. The motion carried by the following vote:

Aye: 9 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs and Oriadha

Excused: 1 - Ivey

Absent: Adams-Stafford

<u>Attachment(s):</u>	<u>SE-22002 Remand - Zoning Agenda Item Summary</u> <u>SE-22002 Remand - Presentation Slides</u> <u>SE-22002 Remand - Notice of Oral Argument</u> <u>SE-22002 Remand - Suhar to Brown</u> <u>(Exceptions & Request for Oral Argument hearing) 8-8-2025</u> <u>SE-22002 Remand - Hatcher to Brown</u> <u>(Exceptions & Request for Oral Argument hearing) 8-8-2025</u> <u>SE-22002 Remand - Notice of ZHE Decision</u> <u>SE-22002 Remand - ZHE Decision</u> <u>SE-22002 Remand - PORL</u> <u>SE-22002 Remand - Technical Staff Report</u> <u>SE-22002 Remand - Exhibit List</u> <u>SE-22002 Remand - Exhibits #1-29</u> <u>SE-22002 Remand - Transcripts 3-12-2025</u> <u>SE-22002 Remand - Transcripts 4-30-2025</u> <u>SE-22002 Remand - Transcripts 5-07-2025</u> <u>SE-22002 Remand PZC - Notice of Intention to Participate District Council 10-6-2025</u>
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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[DET-2023-013](#)**Largo Park, Lot 6****Companion Case(s):** MJD-2024-004**Applicant(s):** Lot 5B LLC**Location:** Located south of the intersection of MD 202 (Landover Road) and Lottsford Road (9.15 Acres; RTO-H-E Zone).**Request:** Requesting approval of a Detailed Site Plan (DET) for development of 398 multifamily dwelling units with associated infrastructure and amenities, consisting of 42 studios, 162 one-bedroom, 175 two-bedroom, and 19 three-bedroom units, in one building.**Council District:** 6**Appeal by Date:** 10/30/2025**Review by Date:** 10/30/2025**History:**

Council waived election to review for this item (Vote: 9-0; Absent: Council Members Ivey and Oriadha).

A motion was made by Council Member Blegay, seconded by Council Member Fisher, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 9 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs and Adams-Stafford

Excused: 1 - Ivey

Absent: Oriadha

Attachment(s): [DET-2023-013-Zoning Agenda Item Summary](#)
[DET-2023-013-PLB MEMO](#)
[DET-2023-013-Planning Board Resolution](#)
DET-2023-013-PORL
[DET-2023-013-Technical Staff Report](#)

PENDING FINALITY (continued)[MJD-2024-004](#)**Largo Park, Lot 6****Applicant(s):** Lot 5B LLC**Location:** Located south of the intersection of MD 202 (Landover Road) and Lottsford Road (9.15 Acres; RTO-H-E Zone).**Request:** Requesting approval of a Major Departure (MJD) from curb cut standards in Section 27-4204(b)(1)(B) and Section 27-4204(b)(1)(F)(iii)(aa) of the Prince George's County Zoning Ordinance.**Council District:** 6**Appeal by Date:** 10/30/2025**Review by Date:** 10/30/2025**History:**

Council waived election to review for this item (Vote:9-0; Absent: Council Member Ivey and Oriadha).

A motion was made by Council Member Blegay, seconded by Council Member Fisher, that Council waive election to review for this Major Departure. The motion carried by the following vote:

Aye: 9 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson,
Burroughs and Adams-Stafford

Excused: 1 - Ivey

Absent: Oriadha

Attachment(s): [MJD-2024-004-Zoning Agenda Item Summary](#)
[MJD-2024-004-PLB MEMO](#)
[MJD-2024-004-Planning Board Resolution](#)
MJD-2024-004-PORL
[MJD-2024-004-Technical Staff Report](#)

PENDING FINALITY (continued)**[DSP-22017](#)****The Herman Apartments**

Applicant(s): Community Housing Initiative INC.

Location: Located on the north side of Ager Road, approximately 1,500 feet southeast of its intersection with MD 410 (East West Highway) (9.51 Acres; RS-65/RSF-A Zones (Prior; R-55/R-35 Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) for the development of 145 multifamily dwelling units with associated infrastructure and amenities.

Council District: 2

Appeal by Date: 11/13/2025

Review by Date: 11/13/2025

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Member Ivey and Oriadha).

A motion was made by Council Member Fisher, seconded by Council Member Blegay, that Council waive election to review for this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:

Aye: 9 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs and Adams-Stafford

Excused: 1 - Ivey

Absent: Oriadha

Attachment(s): [DSP-22017- Zoning Agenda Item Summary](#)
[DSP-22017-PLB MEMO](#)
[DSP-22017-Planning Board Resolution](#)
DSP-22017-PORL
[DSP-22017-Technical Staff Report](#)

PENDING FINALITY (continued)[DDS-24003](#)**The Herman Apartments****Companion Case(s):** DSP-22017**Applicant(s):** Community Housing Initiative INC.**Location:** Located on the north side of Ager Road, approximately 1,500 feet southeast of its intersection with MD 410 (East West Highway) (9.51 Acres; RS-65/RSF-A Zones (Prior; R-55/R-35 Zones).**Request:** Requesting approval of a Departure from Design Standards (DDS) for the reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet, pursuant to Section 27-239.01 of the prior Prince George's County Zoning Ordinance.**Council District:** 2**Appeal by Date:** 11/13/2025**Review by Date:** 11/13/2025**History:**

Council waived election to review for this item (Vote:9-0; Absent: Council Member Ivey and Oriadha).

A motion was made by Council Member Fisher, seconded by Council Member Watson, that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:

Aye: 9 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs and Adams-Stafford

Excused: 1 - Ivey

Absent: Oriadha

Attachment(s): [DDS-24003 Zoning Agenda Item Summary](#)
[DDS-24003-PLB MEMO](#)
[DDS-24003-Planning Board Resolution](#)
DDS-24003-PORL
[DDS-24003-Technical Staff Report](#)

[ADJ75-25](#)**ADJOURN****History:**

Meeting Adjourned at 10:55 am

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

Aye: 10 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha and Adams-Stafford

Excused: 1 - Ivey