



Prince George's County Council

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

Zoning Minutes - Draft 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, March 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 Vice-Chair Olson at 10:13 a.m. with seven members present at roll call (Absent: Council Members Blegay, Burroughs, Fisher and Oriadha).

Present: 7 - Vice Chair Eric Olson
 Council Member Shayla Adams-Stafford
 Council Member Thomas Dernoga
 Council Member Sydney Harrison
 Council Member Jolene Ivey
 Council Member Danielle Hunter
 Council Member Timothy Adams

Excused: 1 - Chair Krystal Oriadha

Absent: Council Member Wala Blegay
 Council Member Edward Burroughs
 Council Member Wanika Fisher

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

Chad Hudson, Assistant Zoning Counsel

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

Pledge of Allegiance led by Council Member Shayla Adams- Stafford.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 02232026](#)

District Council Minutes Dated February 23, 2026

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

Aye: 7 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Blegay, Burroughs and Fisher

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:

Meng Sun, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) 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. Matthew Tedesco Esq., attorney for applicant spoke in support. Council referred item to staff for preparation of approval with conditions.

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

Aye: 7 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Blegay, Burroughs and Fisher

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](#)

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:**

Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Blegay, Burroughs, Fisher and Oriadha).

A motion was made by Council Member Harrison, seconded by Council Member Ivey, that this Zoning Map Amendment be referred for document. The motion carried by the following vote:

Aye: 7 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams**Absent:** Oriadha, Blegay, Burroughs and Fisher**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:**

Council adopted prepared order of approval with conditions (Vote: 7-0; Absent: Council Members Blegay, Burroughs, Fisher and Oriadha).

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

Aye: 7 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Blegay, Burroughs and Fisher

- 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:**

Council waived election to review for this item (Vote:7-0; Absent: Council Members Blegay, Burroughs, Fisher and Oriadha).

A motion was made by Council Member Dernoga, seconded by Council Member Ivey, that Council waive election to review for this Departure from Sign Design Standards.

The motion carried by the following vote:

Aye: 7 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Blegay, Burroughs and Fisher

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:**

Council waived election to review for this item Council waived election to review for this item (Vote:7-0; Absent: Council Members Blegay, Burroughs, Fisher and Oriadha).

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

Aye: 7 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Blegay, Burroughs and Fisher

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:

Council waived election to review for this item Council waived election to review for this item (Vote:7-0; Absent: Council Members Blegay, Burroughs, Fisher and Oriadha).

A motion was made by Council Member Harrison, seconded by Council Member Ivey, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:

Aye: 7 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Blegay, Burroughs and Fisher

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

This Conceptual Site Plan hearing date was announced.

- Attachment(s):** [CSP-23002 Remand-Zoning Agenda Item Summary](#)
[CSP-23002 Remand Gibbs to Brown Letter \(Typographical Error\) 2-26-2026](#)
[CSP-23002 Remand-Gibbs to Brown Appeal Request \(2-20-2026\)](#)
[CSP-23002 Remand-Votaw to Brown Appeal Request \(2-19-2026\)](#)
[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

History:

Meeting adjourned at 11:00 a.m.

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

Aye: 7 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams

Absent:

Oriadha, Blegay, Burroughs and Fisher

DRAFT