



Prince George's County Council

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

Zoning Minutes - Draft 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

Monday, October 6, 2025

3:30 PM

Council Hearing Room

3:30 PM RECONVENE - (COUNCIL HEARING ROOM)

THIS MEETING WAS RECONVENED BY CHAIR BURROUGHS AT 4:09 P.M.

Present: 7 - Council Member Wala Blegay
Council Member Thomas Dernoga
Council Member Calvin S. Hawkins
Council Member Eric Olson
Council Member Ingrid Watson
Chair Edward Burroughs
Council Member Shayla Adams-Stafford

Absent: Council Member Sydney Harrison
Council Member Wanika Fisher
Vice Chair Krystal Oriadha
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 Council

James Walker-Bey, Associate Clerk of the Council

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

ORAL ARGUMENTS

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:

Ellen Chadle, M-NCPPC planning staff, provided an overview of the Stewart Property (SE-22002). 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. Sean Suhar Esq., Howard Aldag, and Michele Rosenfeld spoke in opposition. Council took this case under advisement.

This Special Exception (Prior Ordinance) hearing was held; case taken under advisement.

Attachment(s): [SE-22002 Remand-Zoning Agenda Item](#)
[Summary](#)
[SE-22002 Remand - Presentation Slides](#)
[SE-22002 Remand - Notice of Oral Argument](#)
[SE-22002 Remand - Suhar to Brown](#)
[\(Exceptions & Request for Oral Argument](#)
[hearing\) 8-8-2025](#)
[SE-22002 Remand - Hatcher to Brown](#)
[\(Exceptions & Request for Oral Argument](#)
[hearing\) 8-8-2025](#)
[SE-22002 Remand - Notice of ZHE Decision](#)
[SE-22002 Remand - ZHE Decision](#)
SE-22002 Remand - PORL
[SE-22002 Remand - Technical Staff Report](#)
[SE-22002 Remand - Exhibit List](#)
[SE-22002 Remand - Exhibits #1-29](#)
[SE-22002 Remand - Transcripts 3-12-2025](#)
[SE-22002 Remand - Transcripts 4-30-2025](#)
[SE-22002 Remand - Transcripts 5-07-2025](#)
[SE-22002 Remand PZC - Notice of Intention to](#)
[Participate District Council 10-6-2025](#)

NEW CASE(S)**[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: 1/12/2026

Municipality: Laurel

This Permit issued in error was deferred.

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](#)

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.

(b) PLANNING BOARD**[DET-2023-013](#)****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 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

This Detailed Site Plan was deferred.

- Attachment(s):** [DET-2023-013-Zoning Agenda Item Summary](#)
[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

Companion Case(s): DET-2023-013

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

This Major Departure was deferred.

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

DRAFT

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON AT 10:00 A.M.*Hearing Dates & Times Subject to Change***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

Attachment(s): [CSP-23002-Zoning Agenda Item Summary](#)
[CSP-23002-Presentation Slides](#)
[CSP-23002-Notice of Oral Argument](#)
[CSP-23002-Gibbs to Brown Written Testimony \(10-14-2025\)](#)
[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](#)

ADJ70-25**ADJOURN****History:***THIS MEETING ADJOURNED AT 5:24 PM*

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

Aye: 7 - Blegay, Dernoga, Hawkins, Olson, Watson, Burroughs and Adams-Stafford

Absent: Harrison, Fisher, Oriadha and Ivey