

Prince George's County Council

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



Zoning Agenda - Final

Virtual Meeting

Monday, January 26, 2026
10:00 AM

Virtual Meeting

<https://mypgc.zoom.us/meeting/register/HpEY7t1ZSpmzmT7CDr0S2Q>

Sitting as the District Council

Krystal Oriadha, Chair, District 7

Eric C. Olson, Vice Chair, District 3

Shayla D. Adams-Stafford, District 5

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

Vacant - District 4 (effective 01/16/2026)

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.

REGISTER AND JOIN USING THE FOLLOWING LINK:
<https://mypgc.zoom.us/meeting/register/HpEY7t1ZSpmzmT7CDr0S2Q>

10:00 AM CALL TO ORDER - (VIRTUAL MEETING)

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 11242025](#)

District Council Minutes Dated November 24, 2025

Attachment(s):

[11-24-2025 District Council Minutes Draft](#)

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-24003**Sterling Care Hillhaven**Applicant(s):

Hillhaven SNF Realty, LLC

Location:

Located on the west side of Powder Mill Road, approximately 200 feet south of its intersection with Pleasant Acres Drive (8.34 Acres; RR Zone (Prior; R-R Zone).

Request:

Requesting approval of a Special Exception (SE) to expand an existing nursing or care home to 162 care beds, additional parking, and associated site/stormwater features 24,873 square feet of additional gross floor area on 8.34 acres in the RR (Residential, Rural) Zone.

Council District:

1

Appeal by Date:

1/9/2026

Review by Date:

1/30/2026

Opposition:

None

History:

07/10/2025	M-NCPPC Technical Staff	approval with conditions
12/09/2025	Zoning Hearing Examiner	approval with conditions

Attachment(s):[SE-24003-Zoning Agenda Item Summary](#)[SE-24003-Notice of ZHE Decision](#)[SE-24003-ZHE Decision](#)

SE-24003-PORL

[SE-24003-Technical Staff Report](#)[SE-24003 -ZHE Exhibit List](#)[SE-24003-Exhibits # 1-49](#)

PENDING FINALITY (continued)**SE-24006****Tranquility Ridge****Applicant(s):**

Tranquility Ridge

Location:

Located on the west side of Temple Hill Road, at the eastern terminus of Gull Road (3.63 Acres; RSF-95 Zone (Prior; R-80 Zone).

Request:

Requesting approval of a Special Exception (SE) for the increase of residents of an existing congregate living facility.

Council District:

8

Appeal by Date:

1/12/2026

Review by Date:

1/30/2026

Opposition:

Candace Barrett

History:

05/22/2025	M-NCPPC Technical Staff	approval with conditions
12/11/2025	Zoning Hearing Examiner	approval with conditions

Attachment(s):[SE-24006-Zoning Agenda Item Summary](#)[SE-24006 - Notice of ZHE Decision](#)[SE 24006 - ZHE Decision](#)

SE-24006 - PORL

[SE-24006 - Technical Staff Report](#)[SE-24006 - ZHE Exhibit List](#)[SE 24006 - Exhibits # 1-36](#)

PENDING FINALITY (continued)**SE-25003****901 and 903 CypressTree Drive****Applicant(s):**

Primera Iglesia Adventista Ebenezer Inc.

Location:

Located on the east side of CypressTree Drive, at its intersection with K Street (0.62 Acres; RSF-65 Zone (Prior; R-55 Zone).

Request:

Requesting approval of a Special Exception and Alternative Compliance (SE/AC) for a building expansion of 2,581.33 square feet of gross floor area to total 3,919 square feet of gross floor area and other associated site improvements to an existing church or similar place of worship use and Alternative compliance from Section 4.7 of the 2010 Prince George's County Landscape Manual.

Council District:

5

Appeal by Date:

12/24/2025

Review by Date:

1/26/2026

Opposition:

None

History:

06/12/2025 M-NCPPC Technical Staff approval with conditions

11/24/2025 Zoning Hearing Examiner approval with conditions

Attachment(s): [SE-25003 - Zoning Agenda Item Summary](#)[SE-25003 - Notice of ZHE Decision](#)[SE-25003 - ZHE Decision](#)

SE-25003- POR List

[SE-25003 - Technical Staff Report](#)[SE-25003-ZHE Exhibit List](#)[SE-25003-Exhibits #1-55](#)

PENDING FINALITY (continued)**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:

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.

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](#)

PENDING FINALITY (continued)

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**DDS-689****The Promise**

Companion Case(s): DSP-25006

Applicant(s): A Determined Seed I LLC

Location: Located on the south side of Southern Avenue, 2,100 feet north of its intersection with Wheeler Road (15.09 Acres; NAC (Prior M-X-T / D-D-O Zone).

Request: Requesting approval of a Departure from Design Standards (DDS) for a reduction in the size of standard parking spaces to 9 feet by 18 feet for both structured and surface parking spaces.

Council District: 7

Appeal by Date: 12/22/2025

Review by Date: 1/30/2026

History:

09/30/2025 M-NCPPC Technical Staff approval

11/20/2025 M-NCPPC Planning Board approval

Attachment(s): [DDS-689 Zoning Agenda Item Summary](#)

[DDS-689 Planning Board Resolution](#)

DDS-689 PORL

[DDS-689 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-25006****The Promise**

Companion Case(s): DDS-689

Applicant(s): A Determined Seed I LLC

Location: Located on the south side of Southern Avenue, 2,100 feet north of its intersection with Wheeler Road (15.09 Acres; NAC (Prior M-X-T / D-D-O Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for a mixed-use development containing 448 multifamily residential units; 396 apartment housing units for the elderly and physically handicapped; 9,453 square feet of day care for 150 children; and 27,128 square feet of commercial/retail space. The applicant is proposing to phase the indoor and courtyard recreational facilities.

Council District:

7

Appeal by Date: 12/22/2025

Review by Date: 1/30/2026

History:

09/30/2025	M-NCPPC Technical Staff	approval with conditions
11/20/2025	M-NCPPC Planning Board	approval with conditions

Attachment(s): [DSP-25006-Zoning Agenda Item Summary](#)

[DSP-25006 Planning Board Resolution](#)

DSP-25006 PORL

[DSP-25006 Technical Staff Report](#)

PENDING FINALITY (continued)**DDS-24004****National View**

Companion Case(s): DSP-24012

Applicant(s): Harbor View Development LLC c/o Rashid Salem

Location: Located on the north side of I-95/495 (Capital Beltway), approximately 1,100 feet west of its interchange with MD 210 (20.09 Acres; RMF-48/IDO Zones (Prior; M-X-T/I-D-O Zones).

Request: Requesting approval of a Departure from Design Standards (DDS) of a departure from Section 27-558(a) of the prior Prince George's County Zoning Ordinance, for a reduction in the size of standard, nonparallel parking spaces, from 9.5 feet by 19 feet to 9 feet by 18 feet.

Council District: 8

Appeal by Date: 1/15/2026

Review by Date: 1/30/2026

Municipality: Forest Heights

History:

11/06/2025 M-NCPPC Technical Staff approval with conditions

12/11/2025 M-NCPPC Planning Board approval

Attachment(s): [DDS-24004 Zoning Agenda Item Summary](#)

[DDS-24004- Planning Board Resolution](#)

DSP-24012 & DDS-24004_PORL

[DSP-24012 & DDS-24004-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-24012****National View**

Companion Case(s): DDS-24004

Applicant(s): Harbor View Development LLC c/o Rashid Salem

Location: Located on the north side of I-95/495 (Capital Beltway), approximately 1,100 feet west of its interchange with MD 210 (20.09 Acres; RMF-48/IDO Zones (Prior; M-X-T/I-D-O Zones).

Request: Requesting approval of a Detailed Site Plan (DSP) approved mixed-use development of 1,010 multifamily dwellings; 485 elderly housing units; 33,698 square feet of commercial/retail space; 1,350 square feet of office space; and a day care center for 150 children in 6 buildings, with associated infrastructure improvements.

Council District: 8

Appeal by Date: 1/15/2026

Review by Date: 1/30/2026

Municipality: Forest Heights

History:

11/06/2025 M-NCPPC Technical Staff approval with conditions

12/11/2025 M-NCPPC Planning Board approval with conditions

Attachment(s): [DSP-24012-Zoning Agenda Item Summary](#)

[DSP-24012-Planning Board Resolution](#)

DSP-24012 & DDS-24004-PORL

[DSP-24012 & DDS-24004-Technical Staff Report](#)

PENDING FINALITY (continued)**DDS-24005****Fairview**

Companion Case(s): DSP-24015

Applicant(s): D.D. Land Holding, LLC

Location: Located in the northeast quadrant of intersection of I-95/495 (Capital Beltway) and MD 704 (Martin Luther King Jr Highway) (7.65 Acres; CGO Zone (Prior; C-S-C Zone).

Request: Requesting approval of a Departure from Design Standards of a departure from Section 27-558(a) of the prior Prince George's County Zoning Ordinance, for a reduction in the size of standard, nonparallel parking spaces, from 9.5 feet by 19 feet to 9 feet by 18 feet.

Council District: 5

Appeal by Date: 1/22/2026

Review by Date: 1/30/2026

History:

11/19/2025	M-NCPPC Technical Staff	approval with conditions
12/18/2025	M-NCPPC Planning Board	approval

Attachment(s): [DDS-24005-Zoning Agenda Item Summary](#)

[DDS-24005-Planning Board Resolution](#)

DDS-24005-PORL

[DDS-24005-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-24015****Fairview**

Companion Case(s): DDS-24005

Applicant(s): D.D. Land Holding, LLC

Location: Located in the northeast quadrant of intersection of I-95/495 (Capital Beltway) and MD 704 (Martin Luther King Jr Highway) (7.65 Acres; CGO Zone (Prior; C-S-C Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for development of 65 single-family attached (townhouse) dwelling units, with associated infrastructure and amenities.

Council District: 5

Appeal by Date: 1/22/2026

Review by Date: 1/30/2026

History:

11/19/2025	M-NCPPC Technical Staff	approval with conditions
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12/18/2025	M-NCPPC Planning Board	approval with conditions
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Attachment(s): [DSP-24015-Zoning Agenda Item Summary](#)

[DSP-24015-Planning Board Resolution](#)

DSP-24015-PORL

[DSP-24015-Technical Staff Report](#)

PENDING FINALITY (continued)**DET-2024-007****The Marion**

Applicant(s):

Morgan Station, LLC

Location:

Located in the northeast quadrant of Hill Road and MD 214 (Central Avenue) (8.54 Acres; CGO/MIO Zones).

Request:

Requesting approval of a Detailed Site Plan (DET) for the development of 405 multifamily dwelling units consisting of 38 studio, 202 one-bedroom, 133 two-bedroom, and 32 three-bedroom units, in two buildings, with associated infrastructure and amenities.

Council District:

5

Appeal by Date:

2/12/2026

Review by Date:

2/12/2026

History:

11/19/2025 M-NCPPC Technical Staff approval with conditions

01/08/2026 M-NCPPC Planning Board approval with conditions

Attachment(s):

[DET-2024-007-Zoning Agenda Item Summary](#)

[DET-2024-007-Planning Board Resolution](#)

DET-2024-007-PORL

[DET-2024-007-Technical Staff Report](#)

PENDING FINALITY (continued)**DET-2024-016****Freeway Airport****Applicant(s):**

Freeway Realty, LLC

Location:

Located at the southwest quadrant of the intersection of US 50 (John Hanson Highway) and Church Road (131.5 Acres; RSF-A Zone).

Request:

Requesting approval of a Detailed Site Plan (DET) for the development of 297 single-family detached dwellings and associated infrastructure, excluding architecture and signage. Signage and architecture shall be included in a subsequent detailed site plan application.

Council District:

6

Appeal by Date:

1/22/2026

Review by Date:

1/30/2026

History:

11/25/2025 M-NCPPC Technical Staff approval with conditions

12/18/2025 M-NCPPC Planning Board approval with conditions

Attachment(s):[DET-2024-016-Zoning Agenda Item Summary](#)[DET-2024-016-Planning Board Resolution](#)[DET-2024-016_PORL](#)[DET-2024-016-Technical Staff Report](#)

PENDING FINALITY (continued)**DET-2025-006****Junica Brandywine****Applicant(s):**

Junica Brandywine Village LLC

Location:

Located on the north side of MD 381 (Brandywine Road), approximately 800 feet west its intersection with MD 5 (Branch Avenue) (6.28 Acres; CGO Zone).

Request:

Requesting approval a Detailed Site Plan (DET) for the development of 142 two-family attached dwelling units and a 2,000-square-foot clubhouse for residents.

Council District:

9

Appeal by Date:

1/15/2026

Review by Date:

1/30/2026

History:

11/06/2025 M-NCPPC Technical Staff approval with conditions

12/11/2025 M-NCPPC Planning Board approval with conditions

Attachment(s):[DET-2025-006-Zoning Agenda Item Summary](#)[DET-2025-006-Planning Board Resolution](#)

DET-2025-006-PORL

[DET-2025-006-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23026****Ourisman of Bowie****Applicant(s):**

Rowhit Bowie LLC

Location:

Located On the west side of US 301 (Robert Crain Highway), approximately 410 feet south of its intersection with Mount Oak Road (6.294 Acres; CS Zone (Prior; C-M Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the development of a 22,111 -square- foot automotive sales and service dealership.

Council District:

4

Appeal by Date:

1/15/2026

Review by Date:

1/30/2026

Municipality:

City of Bowie

History:

11/06/2025 M-NCPPC Technical Staff approval with conditions

12/11/2025 M-NCPPC Planning Board approval with conditions

Attachment(s):[DSP-23026-Zoning Agenda Item Summary](#)[DSP-23026-Planning Board Resolution](#)

DSP-23026-PORL

[DSP-23026-Technical Staff Report](#)

PENDING FINALITY (continued)**SDP-2504****Locust Hill, Phase 2****Applicant(s):**

WBLH, LLC

Location:

Located on the north and south sides of Oak Grove Road, west of MC-600 (Leeland Road), between Church Road and Collington Branch (160.51 Acres; LCD Zone (Prior; R-L Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) for the development of 210 single-family detached homes, with associated infrastructure improvements, and a public neighborhood park, which is considered Phase 2 of the overall Locust Hill Development. The Prince George's County Planning Board approved Specific Design Plan SDP-1705-02 in 2024 for the Phase 1 development, which consists of 285 single-family detached homes and 50 single-family attached carriage homes.

Council District:

6

Appeal by Date:

1/22/2026

Review by Date:

1/30/2026

History:

11/19/2025	M-NCPPC Technical Staff	approval with conditions
12/18/2025	M-NCPPC Planning Board	approval with conditions

Attachment(s):[SDP-2504-Zoning Agenda Item Summary](#)[SDP-2504-Planning Board Resolution](#)

SDP-2504-PORL

[SDP-2504-Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON FEBRUARY 9, 2026 AT 10:00 A.M.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:

04/17/2025 M-NCPPC Technical Staff approval with conditions

12/04/2025 Zoning Hearing Examiner approval with conditions

01/05/2026 Applicant filed

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

Notice of Oral Argument Hearing was mailed to Persons of Record.

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](#)

[ADJ3-26](#)

ADJOURN