

Also Present:

Karen T. Zavakos, Deputy Council Administrator

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

Led by Council Member Burroughs.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 11242025](#)

District Council Minutes Dated November 24, 2025

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

Aye: 6 - Olson, Burroughs, Dernoga, Harrison, Ivey and Hunter

Absent: Oriadha, Adams-Stafford, Blegay and Fisher

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 EXAMINER**SE-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:

Council waived election to review for this item (Vote: 6-0).

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

Aye: 6 - Olson, Burroughs, Dernoga, Harrison, Ivey and Hunter

Absent: Oriadha, Adams-Stafford, Blegay and Fisher

Attachment(s): [SE-24003-Zoning Agenda Item Summary](#)
[SE-24003 Dec of Finality](#)
[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:**

Council waived election to review for this item (Vote: 6-0).

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

Aye: 6 - Olson, Burroughs, Dernoga, Harrison, Ivey and Hunter

Absent: Oriadha, Adams-Stafford, Blegay and Fisher

- Attachment(s):** [SE-24006-Zoning Agenda Item Summary](#)
[SE-24006 - Dec of Finality](#)
[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 Cypress Tree Drive**

- Applicant(s):** Primera Iglesia Adventista Ebenezer Inc.
- Location:** Located on the east side of Cypress Tree 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:**

Council waived election to review for this item (Vote: 8-0).

A motion was made by Council Member Adams-Stafford, seconded by Council Member Ivey, that Council waive election to review for this Special Exception/AC. The motion carried by the following vote:

- Aye:** 8 - Olson, Adams-Stafford, Burroughs, Dernoga, Fisher, Harrison, Ivey and Hunter
- Absent:** Oriadha and Blegay

- Attachment(s):** [SE-25003 - Zoning Agenda Item Summary](#)
[SE-25003- Declaration of Finality](#)
[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

This Special Exception was deferred.

- 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)

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:

Council waived election to review for this item (Vote: 7-0).

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

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

Absent: Oriadha, Blegay and Fisher

Attachment(s): [DDS-689 Zoning Agenda Item Summary](#)
[DDS-689- PLB MEMO](#)
[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:***Council waived election to review for this item (Vote: 7-0).***A motion was made by Vice Chair Olson, 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, Burroughs, Dernoga, Harrison, Ivey and Hunter**Absent:** Oriadha, Blegay and Fisher**Attachment(s):** [DSP-25006-Zoning Agenda Item Summary](#)
[DSP-25006 -PLB MEMO](#)
[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:***Council waived election to review for this item (Vote: 8-0).***A motion was made by Council Member Burroughs, seconded by Council Member Harrison, that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:****Aye:** 8 - Olson, Adams-Stafford, Burroughs, Dernoga, Fisher, Harrison, Ivey and Hunter**Absent:** Oriadha and Blegay**Attachment(s):** [DDS-24004 Zoning Agenda Item Summary](#)
[DDS-24004- PLB MEMO](#)
[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:***Council waived election to review for this item (Vote: 8-0).***A motion was made by Council Member Burroughs, 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:** 8 - Olson, Adams-Stafford, Burroughs, Dernoga, Fisher, Harrison, Ivey and Hunter**Absent:** Oriadha and Blegay**Attachment(s):** [DSP-24012-Zoning Agenda Item Summary](#)
[DSP-24012-PLB MEMO](#)
[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:**

Council waived election to review for this item (Vote: 8-0).

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

Aye: 8 - Olson, Adams-Stafford, Burroughs, Dernoga, Fisher, Harrison, Ivey and Hunter

Absent: Oriadha and Blegay

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

Council waived election to review for this item (Vote: 8-0).

A motion was made by Council Member Adams-Stafford, seconded by Vice Chair Olson, that Council waive election to review for this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:

Aye: 8 - Olson, Adams-Stafford, Burroughs, Dernoga, Fisher, Harrison, Ivey and Hunter

Absent: Oriadha and Blegay

Attachment(s): [DSP-24015-Zoning Agenda Item Summary](#)
[DSP-24015_PLB MEMO](#)
[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:

Council waived election to review for this item (Vote: 8-0).

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

Aye: 8 - Olson, Adams-Stafford, Burroughs, Dernoga, Fisher, Harrison, Ivey and Hunter

Absent: Oriadha and Blegay

Attachment(s): [DET-2024-007-Zoning Agenda Item Summary](#)
[DET-2024-007- PLB Memo](#)
[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:**

Council waived election to review for this item (Vote: 8-0).

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

Aye: 8 - Olson, Adams-Stafford, Burroughs, Dernoga, Fisher, Harrison, Ivey and Hunter

Absent: Oriadha and Blegay

Attachment(s): [DET-2024-016-Zoning Agenda Item Summary](#)
[DET-2024-016_PLB MEMO](#)
[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:

Council waived election to review for this item (Vote: 8-0).

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

Aye: 8 - Olson, Adams-Stafford, Burroughs, Dernoga, Fisher, Harrison, Ivey and Hunter

Absent: Oriadha and Blegay

Attachment(s): [DET-2025-006-Zoning Agenda Item Summary](#)
[DET-2025-006_PLB MEMO](#)
[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:

Council waived election to review for this item (Vote: 8-0).

A motion was made by Vice Chair Olson, 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:** 8 - Olson, Adams-Stafford, Burroughs, Dernoga, Fisher, Harrison, Ivey and Hunter
- Absent:** Oriadha and Blegay

- Attachment(s):** [DSP-23026-Zoning Agenda Item Summary](#)
[DSP-23026_PLB MEMO](#)
[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:***Council waived election to review for this item (Vote: 8-0).***A motion was made by Council Member Hunter, seconded by Council Member Ivey, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:****Aye:** 8 - Olson, Adams-Stafford, Burroughs, Dernoga, Fisher, Harrison, Ivey and Hunter**Absent:** Oriadha and Blegay**Attachment(s):** [SDP-2504-Zoning Agenda Item Summary](#)
[SDP-2504 PLB MEMO](#)
[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.[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

This Permit issued in error hearing date was announced.

- 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](#)

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

This Zoning Map Amendment was hearing date announced.

- 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](#)

ADJ3-26**ADJOURN****History:***This meeting adjourned at 10:59 am.***A motion was made by Council Member Ivey, seconded by Council Member Hunter, that this meeting be adjourned. The motion carried by the following vote:**

Aye: 8 - Olson, Adams-Stafford, Burroughs, Dernoga, Fisher, Harrison, Ivey
and Hunter

Absent: Oriadha and Blegay