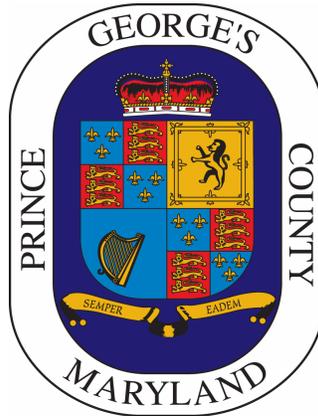


# Prince George's County Council

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



## **Zoning Agenda - Final**

**Tuesday, October 29, 2024  
9:55 AM**

**Council Hearing Room**

### **Sitting as the District Council**

*Jolene Ivey, Chair, District 5*

*Sydney J. Harrison, Vice Chair, District 9*

*Wala Blegay, District 6*

*Edward P. Burroughs, III, District 8*

*Thomas E. Dernoga, District 1*

*Wanika Fisher, District 2*

*Calvin S. Hawkins, II, At-Large*

*Eric C. Olson, District 3*

*Krystal Oriadha, District 7*

*Ingrid S. Watson, District 4*

*Vacant - At-Large (effective: 06/15/2024)*

*Jennifer A. Jenkins, 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.

**9:30 AM AGENDA BRIEFING - (ROOM 2027)**

**9:55 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 10282024](#)

**District Council Minutes Dated October 28, 2024**

**Attachment(s):**

[10-28-2024 District Council Minutes Draft](#)

**REFERRED FOR DOCUMENT****SDP-2304****Saddle Ridge****Applicant(s):**

D.R. Horton, Inc.

**Location:**

Located on the south side of Floral Park Road, approximately 268 feet west of its intersection with Old Liberty Lane (289.36 Acres; LCD Zone (Prior; R-S Zone)).

**Request:**

Requesting approval of a Specific Design Plan (SDP) for infrastructure improvements, including public streets, water, sewer, storm drain utilities, and Storm Water Management (SWM) facilities.

**Council District:**

9

**Appeal by Date:**

8/15/2024

**Action by Date:**

10/30/2024

**History:**

05/30/2024	M-NCPPC Technical Staff	approval with conditions
07/11/2024	M-NCPPC Planning Board	approval with conditions
08/15/2024	Person of Record	appealed
	<i>Mark Calhoun, Person of Record filed an appeal of the Planning Boards Decision.</i>	
08/23/2024	Person of Record	filed
	<i>Mark Calhoun, Person of Record, filed written testimony.</i>	
09/03/2024	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/20/2024	Applicant	filed
	<i>Matthew Tedesco, attorney for the applicant, filed a rebuttal to the August 15, 2024 appeal filed by Mark Calhoun.</i>	
09/23/2024	Sitting as the District Council	announced hearing date
10/07/2024	Sitting as the District Council	hearing held; case taken under advisement
10/28/2024	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Burroughs, Hawkins and Oriadha).</i>	

**Attachment(s):**

[SDP-2304 Zoning Agenda Item Summary](#)

[SDP 2304 Presentation Slides](#)

[SDP-2304 Tedesco to Brown Appeal Letter Rebuttal 9-20-](#)

[SDP-2304 Calhoun to Brown Testimony 8-23-2024](#)

[SDP-2304 Calhoun to Brown Appeal Letter 8-15-2024](#)

[SDP-2304 Notice of Oral Argument Hearing](#)

[SDP-2304 Planning Board Resolution](#)

SDP-2304 PORL

[SDP-2304 Technical Staff Report](#)

[SDP-2304 Planning Board Record](#)

[SDP-2304 Transcripts 6-13-2024](#)

[SDP-2304 PZC Notice of Intention to Participate District C](#)

**ADJOURN**

[ADJ96-24](#)

**ADJOURN**

**10:00 AM COUNTY COUNCIL - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*