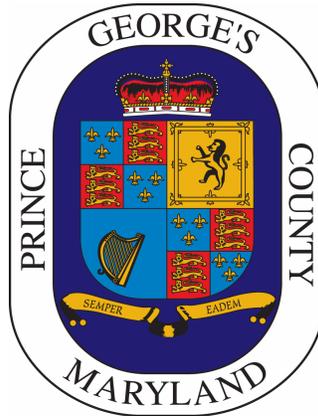


# Prince George's County Council

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



## **Zoning Agenda - Final**

**Tuesday, March 10, 2026  
12:15 PM**

**Council Hearing Room**

### **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*

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.

**12:15 PM CALL TO ORDER - (COUNCIL HEARING ROOM)**

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 03092026](#)

**District Council Minutes Dated March 9, 2026**

**Attachment(s):**

[3-9-2026 District Council Minutes Draft](#)

**REFERRED FOR DOCUMENT****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:**

11/06/2025	M-NCPPC Technical Staff	approval with conditions
12/11/2025	M-NCPPC Planning Board	approval with conditions
01/13/2026	Person of Record	filed
	<i>Alicia Rosser, Person of Record filed an appeal of the Planning Boards Decision.</i>	
02/04/2026	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
02/23/2026	Sitting as the District Council	announced hearing date
02/26/2026	Applicant	filed
	<i>Matthew Tedesco, attorney for the applicant, filed a response to Petitioner's Appeal of the Decision of the Planning Board.</i>	
03/09/2026	Sitting as the District Council	hearing held; referred for document
	<i>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 an approving document, with conditions.</i>	

**Attachment(s):**

[DET-2024-015-Zoning Agenda Item Summary](#)  
[DET-2024-015 - Presentation Slides](#)  
[DET-2024-015-Tedesco to Brown Response to DC Appea](#)  
[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](#)

[ADJ23-26](#)

**ADJOURN**

**12:30 PM COUNTY COUNCIL - (COUNCIL HEARING ROOM)**

*(SEE SEPARATE AGENDA)*