



Prince George's County Council

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

Zoning Minutes - Final **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

Tuesday, March 10, 2026

12:15 PM

Council Hearing Room

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

Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened by Council Chair Oriadha at 12:50 p.m. with six members present at roll call. (Absent: Council Members Adams-Stafford, Blegay, Burroughs, Dernoga, and Fisher).

Present: 6 - Chair Krystal Oriadha
 Vice Chair Eric Olson
 Council Member Sydney Harrison
 Council Member Jolene Ivey
 Council Member Danielle Hunter
 Council Member Timothy Adams

Absent: Council Member Shayla Adams-Stafford
 Council Member Wala Blegay
 Council Member Edward Burroughs
 Council Member Thomas Dernoga
 Council Member Wanika Fisher

Also Present:

Colette Gresham, Interim Council Administrator

Karen T. Zvakos, 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

Leonard Moses, Deputy Clerk of the Council

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 03092026](#)

District Council Minutes Dated March 9, 2026

A motion was made by Vice Chair Olson, seconded by Council Member Harrison, that these Minutes be approved. The motion carried by the following vote:

Aye: 6 - Oriadha, Olson, Harrison, Ivey, Hunter and Adams

Absent: Adams-Stafford, Blegay, Burroughs, Dernoga and Fisher

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:

Council adopted prepared order of approval with conditions (Vote:6-0; Absent: Council Members Adams-Stafford, Blegay, Burroughs, Dernoga and Fisher).

A motion was made by Council Member Harrison, seconded by Council Member Ivey, that this Detailed Site Plan be approved with conditions. The motion carried by the following vote:

Aye: 6 - Oriadha, Olson, Harrison, Ivey, Hunter and Adams

Absent: Adams-Stafford, Blegay, Burroughs, Dernoga and Fisher

Attachment(s): [DET-2024-015-Zoning Agenda Item Summary](#)
[DET-2024-015-Notice of Final Decision of the District Council](#)
[DET-2024-015 - Presentation Slides](#)
[DET-2024-015-Tedesco to Brown Response to DC Appeal 2-26-2026](#)
[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

History:

THIS MEETING ADJOURNED AT 12:53 P.M.

A motion was made by Vice Chair Olson, seconded by Council Member Hunter, that this meeting be adjourned. The motion carried by the following vote:

Aye: 6 - Oriadha, Olson, Harrison, Ivey, Hunter and Adams

Absent: Adams-Stafford, Blegay, Burroughs, Dernoga and Fisher