



Prince George's County Council

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

Zoning Minutes - Final Sitting as the District Council

Edward P. Burroughs III, Chair, District 8

Krystal Oriadha, Vice Chair, District 7

Shayla D. Adams-Stafford, District 5

Wala Blegay, District 6

Thomas E. Dernoga, District 1

Wanika Fisher, District 2

Sydney J. Harrison, District 9

Calvin S. Hawkins, II, At-Large

Jolene Ivey, At-Large

Eric C. Olson, District 3

Ingrid S. Watson, District 4

Colette R. Gresham, Acting Council Administrator

Monday, November 24, 2025

10:00 AM

Virtual Hearing

10:00 AM 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 Vice-Chair Oriadha at 10:03 a.m. with eight members present at roll call. (Absent: Council Members Burroughs, Olson, and Harrison).

Present: 8 - Council Member Wala Blegay
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Calvin S. Hawkins
 Council Member Ingrid Watson
 Vice Chair Krystal Oriadha
 Council Member Jolene Ivey
 Council Member Shayla Adams-Stafford

Absent: Council Member Sydney Harrison
 Council Member Eric Olson
 Chair Edward Burroughs

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 Watson.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 11182025](#)

District Council Minutes Dated November 18, 2025

A motion was made by Council Member Hawkins, seconded by Council Member Fisher, that these Minutes be approved. The motion carried by the following vote:

Aye: 8 - Blegay, Dernoga, Fisher, Hawkins, Watson, Oriadha, Ivey and Adams-Stafford

Absent: Harrison, Olson and Burroughs

Attachment(s): [11-18-2025 District Council Minutes Draft](#)

PENDING FINALITY

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.

(a) PLANNING BOARD[DET-2024-005](#)**Covington Oaks****Applicant(s):** Collington Place, LLC**Location:** Located on the north side of Elder Oaks Boulevard, approximately 215 feet east from its intersection with Excalibur Road. (2.34 Acres; RMF-20 Zone).**Request:** Requesting approval of a Detailed Site Plan (DET) for the development of 48 two-family dwelling units, with associated infrastructure and amenities.**Council District:** 4**Appeal by Date:** 12/22/2025**Review by Date:** 1/20/2026**Municipality:** City of Bowie**History:**

Council waived election to review for this item (Vote:8-0; Absent: Council Members Burroughs, Olson, and Harrison).

A motion was made by Council Member Watson, 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 - Blegay, Dernoga, Fisher, Hawkins, Watson, Oriadha, Ivey and Adams-Stafford

Absent: Harrison, Olson and Burroughs

Attachment(s): [DET-2024-005 Zoning Agenda Item Summary](#)
[DET-2024-005-PLB Memo](#)
[DET-2024-005 Planning Board Resolution](#)
 DET-2024-005_PORL
[DET-2024-005 Technical Staff Report](#)

PENDING FINALITY (continued)[DET-2024-020](#)**Penn Place II****Applicant(s):** Penn Place II Owner LLC**Location:** Located on the southeast side of Penn Crossing Drive, at its intersection with Marlboro Pike (4.91 Acres; RMF-20 Zone).**Request:** Requesting approval of Detailed Site Plan (DET) approves development of 54 multifamily residential dwelling units in 7 buildings, with an additional amenity building and associated infrastructure.**Council District:** 7**Appeal by Date:** 12/22/2025**Review by Date:** 1/20/2026**History:**

Council waived election to review for this item (Vote:8-0; Absent: Council Members Burroughs, Olson, and Harrison).

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

Aye: 8 - Blegay, Dernoga, Fisher, Hawkins, Watson, Oriadha, Ivey and Adams-Stafford

Absent: Harrison, Olson and Burroughs

Attachment(s): [DET-2024-020 Zoning Agenda Item Summary](#)
[DET-2024-020-PLB Memo](#)
[DET-2024-020 Planning Board Resolution](#)
DET-2024-020_PORL
[DET-2024-020 Technical Staff Report](#)

PENDING FINALITY (continued)**SDP-2402****Woodside Reserve - East**

- Applicant(s):** Richmond American Homes of Maryland, Inc.
- Location:** Located on the south side of Westphalia Road, approximately 3,750 feet west of its intersection with Ritchie Marlboro Road (53.36 Acres; LCD / MIO (Prior R-M / M-I-O Zone).
- Request:** Requesting approval of a Specific Design Plan (SDP) for the physical improvements necessary for development of 260 single-family detached homes and associated infrastructure. This SDP is considered Phase II of the Woodside Reserve development. The Prince George's County Planning Board approved SDP-2301 in 2024, for the Phase I development, which consists of 233 single-family detached homes and 117 single-family attached homes.
- Council District:** 6
- Appeal by Date:** 12/22/2025
- Review by Date:** 1/20/2026

History:

Council waived election to review for this item (Vote:8-0; Absent: Council Members Burroughs, Olson, and Harrison).

A motion was made by Council Member Blegay, 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 - Blegay, Dernoga, Fisher, Hawkins, Watson, Oriadha, Ivey and Adams-Stafford
- Absent:** Harrison, Olson and Burroughs

- Attachment(s):** [SDP-2402- Zoning Agenda Item Summary](#)
[SDP-2402-PLB Memo](#)
[SDP-2402 Planning Board Resolution](#)
 SDP-2402_PORL
[SDP-2402 Technical Staff Report](#)

ADJ96-25**ADJOURN****History:**

Meeting adjourned at 10:11 am

A motion was made by Council Member Watson, seconded by Council Member Fisher, that this meeting be adjourned. The motion carried by the following vote:

Aye: 8 - Blegay, Dernoga, Fisher, Hawkins, Watson, Oriadha, Ivey and
Adams-Stafford

Absent: Harrison, Olson and Burroughs