

# **Prince George's County Council**

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

# Zoning Minutes - Draft 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 17, 2025

10:00 AM

**Council Hearing Room** 

# 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 Chair Burroughs at 10:35 a.m. with eight members present at roll call. Council Member Oriadha arrived at 10:37 a.m. (Absent: Council Members Fisher and Hawkins).

**Present:** 9 - Council Member Sydney Harrison

Council Member Wala Blegay

Council Member Thomas Dernoga

Council Member Eric Olson

Council Member Ingrid Watson

Chair Edward Burroughs

Vice Chair Krystal Oriadha

Council Member Jolene Ivey

Council Member Shayla Adams-Stafford

**Excused:** 1 - Council Member Calvin S. Hawkins

**Absent:** Council Member Wanika Fisher

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 County Council
James Walker-Bey, Associate Clerk of the Council
Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

### **APPROVAL OF DISTRICT COUNCIL MINUTES**

## MINDC 11102025 District Council Minutes Dated November 10, 2025

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

Aye: 9 - Harrison, Blegay, Dernoga, Olson, Watson, Burroughs, Oriadha, Ivey

and Adams-Stafford

**Excused:** 1 - Hawkins

**Absent:** Fisher

Attachment(s): 11-10-2025 District Council Minutes Draft

#### NEW CASE(S)

ZMA-2024-003 RST New Carrollton

*Applicant(s)*: RST DEVELOPMENT, LLC

**Location:** Located on the south side of MD 450 (Annapolis Road), at 7591 Annapolis

Road, Lanham, Maryland (4.29 Acres; NAC Zone).

**Request:** Requesting approval of a Zoning Map Amendment (ZMA) to rezone

approximately 4.29 acres in the NAC (Neighborhood Activity Center) Zone to the NAC-PD (Neighborhood Activity Center Planned Development) Zone

for the development of up to 300 multifamily dwelling units.

**Council District**: 3

 Appeal by Date:
 11/14/2025

 Action by Date:
 3/16/2026

*Opposition:* Amanda Karam

History:

Council referred item to staff for preparation of an approving document, with conditions in accordance with ZHE (Vote: 9-0; Absent: Council Members Fisher and Hawkins).

A motion was made by Council Member Olson, seconded by Council Member Harrison, that this Zoning Map Amendment be referred for document. The motion carried by the following vote:

Ave: 9 - Harrison, Blegay, Dernoga, Olson, Watson, Burroughs, Oriadha, Ivey

and Adams-Stafford

**Excused:** 1 - Hawkins

**Absent:** Fisher

Attachment(s): ZMA-2024-003-Zoning Agenda Item Summary

ZMA-2024-003-Notice of ZHE Decision

ZMA-2024-003-ZHE Decision

ZMA-2024-003-PORL

ZMA-2024-003-Technical Staff Report

4-10-2025

ZMA-2024-003-Technical Staff Report 5-1-2025

ZMA-2024-003-Exhibit List ZMA-2024-003-Exhibits # 1-48

#### REFERRED FOR DOCUMENT

SE-22002 Remand Stewart Property

Applicant(s): ESC 8215 Springfield, L.C.

**Location:** Located approximately 390 feet southeast of the intersection of Lake Glen

Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland

(12.01 Acres; RR Zone).

**Request:** Requesting approval of a Special Exception (SE) to develop a Planned

Retirement Community with 57 age-restricted single-family attached

dwellings and a variance for removal of four specimen trees on approximately

12.01 acres of RR (Rural Residential) zoned land.

Council District: 4

 Appeal by Date:
 8/11/2025

 Review by Date:
 9/12/2025

 Action by Date:
 2/9/2026

**Opposition:** Howard Aldag, Charles Holman, et. al.

History:

Council adopted prepared order of approval with conditions (Vote: 9-0; Absent: Council Members Fisher and Hawkins).

A motion was made by Council Member Watson, seconded by Council Member Ivey, that this Special Exception (Prior Ordinance) be approved with conditions. The motion carried by the following vote:

Aye: 9 - Harrison, Blegay, Dernoga, Olson, Watson, Burroughs, Oriadha, Ivey

and Adams-Stafford

**Excused:** 1 - Hawkins

**Absent:** Fisher

# Attachment(s): SE-22002 Remand - Zoning Agenda Item

**Summary** 

SE-22002 Remand - Presentation Slides

SE-22002 Remand - Notice of Oral Argument

SE-22002 Remand - Suhar to Brown

(Exceptions & Request for Oral Argument

hearing) 8-8-2025

SE-22002 Remand - Hatcher to Brown

(Exceptions & Request for Oral Argument

hearing) 8-8-2025

SE-22002 Remand - Notice of ZHE Decision

SE-22002 Remand - ZHE Decision

SE-22002 Remand - PORL

SE-22002 Remand - Technical Staff Report

SE-22002 Remand - Exhibit List

SE-22002 Remand - Exhibits #1-29

SE-22002 Remand - Transcripts 3-12-2025

SE-22002 Remand - Transcripts 4-30-2025

SE-22002 Remand - Transcripts 5-07-2025

SE-22002 Remand PZC - Notice of Intention to

Participate District Council 10-6-2025

#### **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

SDP-2501 Saddle Ridge

*Applicant(s)*: D.R. Horton, Inc.

**Location:** Located on the north side of MD 373 (Accokeek Road), approximately 0.75

miles west of its intersection with MD 5 (Branch Avenue), and south of

Floral Park Road (289.36 Acres; LCD Zone (Prior; R-S Zone).

**Request:** Requesting approval of a Specific Design Plan (SDP) of an umbrella

architecture package of nine single-family attached home models and 19 single-family detached home models for the Saddle Ridge subdivision.

**Council District**: 9

**Appeal by Date:** 12/5/2025 **Review by Date:** 12/5/2025

<u> History</u>:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Fisher and Hawkins).

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

Aye: 9 - Harrison, Blegay, Dernoga, Olson, Watson, Burroughs, Oriadha, Ivey

and Adams-Stafford

**Excused:** 1 - Hawkins

**Absent:** Fisher

Attachment(s): SDP-2501-Zoning Agenda Item Summary

SDP-2501-Planning Board Resolution

SDP-2501-PORL

SDP-2501-Technical Staff Report

#### **PENDING FINALITY (continued)**

SDP-2503 Dobson Farms

*Applicant(s):* D.R. Horton, Inc.

**Location:** Located on the south side of McKendree Road approximately 1,400 feet west

of its intersection with Robert Crain Highway (581.06 Acres; LCD Zone).

**Request:** Requesting approval of a Specific Design Plan (SDP) of an Umbrella

architecture package of nine single-family attached home models and 19 single-family detached home models for Dobson Farms subdivision.

**Council District:** 9

**Appeal by Date:** 12/5/2025 **Review by Date:** 12/5/2025

History:

Council waived election to review for this item (Vote: 9-0; Absent: Council Members Fisher and Hawkins).

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

Aye: 9 - Harrison, Blegay, Dernoga, Olson, Watson, Burroughs, Oriadha, Ivey

and Adams-Stafford

**Excused:** 1 - Hawkins

**Absent:** Fisher

Attachment(s): SDP-2503-Zoning Agenda Item Summary

SDP-2503-Planning Board Resolution

SDP-2503-PORL

SDP-2503-Technical Staff Report

ADJ89-25 ADJOURN

History:

Meeting adjourned at 10:44 a.m.

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

Aye: 9 - Harrison, Blegay, Dernoga, Olson, Watson, Burroughs, Oriadha, Ivey

and Adams-Stafford

**Excused:** 1 - Hawkins

**Absent:** Fisher