



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 10, 2025

10:30 AM

Council Hearing Room

10:30 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 11:18 a.m. with eleven members present at roll call.

Present: 11 - Council Member Sydney Harrison
 Council Member Wala Blegay
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Calvin S. Hawkins
 Council Member Eric Olson
 Council Member Ingrid Watson
 Chair Edward Burroughs
 Vice Chair Krystal Oriadha
 Council Member Jolene Ivey
 Council Member Shayla Adams-Stafford

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

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 10282025](#)

District Council Minutes Dated October 28, 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: 11 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson,
Burroughs, Oriadha, Ivey and Adams-Stafford

Attachment(s): **[10-28-2025 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**CSP-24002****8808 Old Branch Avenue**

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

Location: Located on the east side of Old Branch Avenue, approximately 1,150 feet north of its intersection with Woodyard Road (5.78 Acres; RMF-48/MIO Zones (Prior; M-X-T/M-I-O Zones).

Request: Requesting approval of a Conceptual Site Plan (CSP) for the development of approximately 45 to 55 single-family attached (townhouse) residential units with associated infrastructure improvements, in conjunction with an existing office building of 6,336 square feet.

Council District: 9

Appeal by Date: 11/21/2025

Review by Date: 11/21/2025

History:

Council waived election to review for this item (Vote:11-0).

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

Aye: 11 - Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Attachment(s): [CSP-24002 -Zoning Agenda Item Summary](#)

[CSP-24002-Planning Board Resolution](#)

CSP-24002-PORL

[CSP-24002-Technical Staff Report](#)

ADJOURN**ADJ86-25****ADJOURN**

History:

Meeting adjourned at 11.25 a.m.

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