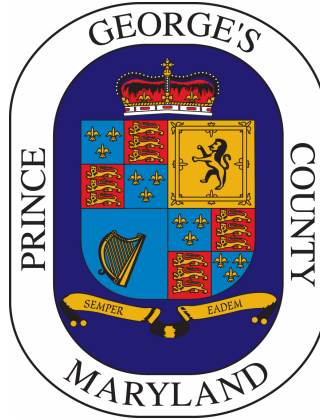


Prince George's County Council

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



Zoning Agenda - Final

**Monday, November 17, 2025
10:00 AM**

Council Hearing Room

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

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.

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 11102025](#)

District Council Minutes Dated November 10, 2025

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:

04/17/2025	M-NCPPC Technical Staff	approval with conditions
10/15/2025	Zoning Hearing Examiner	approval with conditions
10/21/2025	Sitting as the District Council	deferred

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:

09/20/2023	M-NCPPC Technical Staff	approval with conditions
03/26/2024	Zoning Hearing Examiner	remanded
04/08/2024	Sitting as the District Council	elected to make the final decision
<i>Council elected to make final decision on this item (Vote:8-0; Absent: Council Members Blegay, Burroughs and Franklin).</i>		
04/19/2024	Office of the Clerk of the Council	mailed
<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>		
04/24/2024	Applicant	filed
<i>Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.</i>		
04/25/2024	Person of Record	filed
<i>Sean Suhar Esq., Persons of Record filed Exceptions and Request for Oral Argument Hearing.</i>		
05/09/2024	Person of Record	filed
<i>Howard Adlag, Person of Record filed written testimony.</i>		
05/13/2024	Sitting as the District Council	announced hearing date

05/31/2024	Applicant	filed
	<i>Christopher L. Hatcher Esq., attorney for the applicant filed Notice of Death and Estate of Property Owner - Appointment of Personal Representative.</i>	
06/03/2024	Sitting as the District Council	hearing held; case taken under advisement
	<i>Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Special Exception (SE) 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. Chris L. Hatcher Esq., attorney for applicant spoke in support. Sean Suhar Esq., Howard Aldag, Tatjana Aldag, Charles Holman and Andrew Fontanella spoke in opposition. Council took this case under advisement.</i>	
07/08/2024	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of an order of remand (Vote: 6-0 Absent: Council Members Blegay, Burroughs, Harrison and Oriadha).</i>	
07/15/2024	Sitting as the District Council	remanded
	<i>Council adopted prepared order of remand (Vote: 8-0; Absent: Council Member Fisher and Oriadha).</i>	
07/19/2024	Clerk of the Council	mailed
	<i>The Notice of Decision of the District Council was mailed to Persons of Record.</i>	
07/22/2024	Clerk of the Council	transmitted
	<i>Memo transmitted to Maurene E. McNeil, Chief Zoning Hearing Examiner, that the District Council voted to remand the case to the Zoning Hearing Examiner.</i>	
07/10/2025	Zoning Hearing Examiner	approval with conditions
08/08/2025	Applicant	filed
	<i>Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.</i>	
08/08/2025	Person of Record	filed
	<i>Sean Suhar Esq., Persons of Record filed Exceptions and Request for Oral Argument Hearing.</i>	

08/22/2025	Office of the Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
09/08/2025	Sitting as the District Council	announced hearing date
10/06/2025	Sitting as the District Council	hearing held; case taken under advisement
	<i>Ellen Chadle, M-NCPPC planning staff, provided an overview of the Stewart Property (SE-22002). Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Chris L. Hatcher Esq., attorney for applicant spoke in support. Sean Suhar Esq., Howard Aldag, and Michele Rosenfeld spoke in opposition. Council took this case under advisement.</i>	
10/21/2025	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of an approving document (Vote: 9-0; Absent: Council Members Adams-Stafford and Ivey).</i>	

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 & Reque](#)[SE-22002 Remand - Hatcher to Brown \(Exceptions & Reg](#)[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](#)

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

History:

09/24/2025

M-NCPPC Technical Staff

approval with conditions

10/30/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[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:

09/23/2025

M-NCPPC Technical Staff

approval with conditions

10/30/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-2503-Planning Board Resolution](#)

SDP-2503-PORL

[SDP-2503-Technical Staff Report](#)**[ADJ89-25](#)****ADJOURN****10:30 AM COUNTY COUNCIL - (COUNCIL HEARING ROOM)***(SEE SEPARATE AGENDA)*