



# 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*

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**Monday, November 17, 2025**

**10:00 AM**

**Council Hearing Room**

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**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

*Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk*

**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:**

**Aye:** 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 Preliminary Conditional Zoning Approval](#)  
[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

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**Attachment(s):**     [SE-22002 Remand - Zoning Agenda Item Summary](#)  
[SE 22002 Remand - Notice of Final Decision of the District Council](#)  
[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

**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-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