



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 17, 2025 **10:00 AM** **Council Hearing Room**

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:

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 DOCUMENTSE-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 - 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 BOARDSDP-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