



# Prince George's County Council

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

## Zoning Minutes - Final Sitting as the District Council

*Krystal Oriadha, Chair, District 7*  
*Eric C. Olson, Vice Chair, District 3*  
*Shayla D. Adams-Stafford, District 5*  
*Timothy J. Adams, District 4*  
*Wala Blegay, At-Large*  
*Edward P. Burroughs III, District 8*  
*Thomas E. Dernoga, District 1*  
*Wanika Fisher, District 2*  
*Sydney J. Harrison, District 9*  
*Danielle I. Hunter, District 6*  
*Jolene Ivey, At-Large*

*David Murray, Council Administrator*

---

Tuesday, April 7, 2026

10:15 AM

Council Hearing Room

---

### 10:15 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 Oriadha at 1:50 p.m. with eight members present at roll call. (Absent: Council Members Adams-Stafford, Blegay, and Fisher).*

**Present:**           8 -     Chair Krystal Oriadha  
  Vice Chair Eric Olson  
  Council Member Edward Burroughs  
  Council Member Thomas Dernoga  
  Council Member Sydney Harrison  
  Council Member Jolene Ivey  
  Council Member Danielle Hunter  
  Council Member Timothy Adams

**Absent:**             Council Member Shayla Adams-Stafford  
  Council Member Wala Blegay  
  Council Member Wanika Fisher

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 03232026](#)

**District Council Minutes Dated March 23, 2026**

**A motion was made by Vice Chair Olson, seconded by Council Member Hunter, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 8 - Oriadha, Olson, Adams-Stafford, Burroughs, Dernoga, Ivey, Hunter and Adams

**Absent:** Blegay, Fisher and Harrison

**Attachment(s):** [3-23-2026 District Council Minutes Draft](#)

**REFERRED FOR DOCUMENT**

**CSP-23002 Remand**

**Signature Club East**

- Applicant(s):** Signature 2016 Commercial, L.L.C.
- Location:** Located in the northeast quadrant of the intersection of MD 228 (Berry Road) and Manning Road East (16.90 Acres; RMF-48 Zone (Prior; M-X-T Zone)).
- Request:** Requesting approval of a Conceptual Site Plan (CSP) for the development of up to 300 multifamily dwelling units and 12,600 square feet of commercial/retail space.
- Council District:** 9
- Appeal by Date:** 2/23/2026
- Review by Date:** 2/23/2026
- Action by Date:** 4/10/2026

**History:**

*Council adopted prepared order of approval with conditions (Vote:8-0; Absent: Council Member Adams-Stafford, Blegay and Fisher).*

**A motion was made by Council Member Harrison, seconded by Council Member Ivey, that this Conceptual Site Plan be approved. The motion carried by the following vote:**

**Aye:** 8 - Oriadha, Olson, Burroughs, Dernoga, Harrison, Ivey, Hunter and Adams

**Absent:** Adams-Stafford, Blegay and Fisher

- 
- Attachment(s):** [CSP-23002 Remand-Zoning Agenda Item Summary](#)  
[CSP-23002 Remand-Notice of Final Decision of the District Council](#)  
[CSP-23002 Remand-Presentation Slides](#)  
[CSP-23002 Remand Gibbs to Brown Letter \(Typographical Error\) 2-26-2026](#)  
[CSP-23002 Remand-Gibbs to Brown Appeal Request \(2-20-2026\)](#)  
[CSP-23002 Remand-Votaw to Brown Appeal Request \(2-19-2026\)](#)  
[CSP-23002 Remand -Notice of Oral Arguments](#)  
[CSP-23002 Remand-Planning Board Resolution \(Amended 3-19-2026\)](#)  
[CSP-23002 Remand-Planning Board Resolution](#)  
CSP-23002 Remand- PORL  
[CSP-23002 Remand-Technical Staff Report \(Revised 3-19-2026\) reduced](#)  
[CSP-23002 Remand -Technical Staff Report](#)  
[CSP-23002 Remand- Transcripts 1-16-2026](#)  
[CSP-23002 Remand - Planning Board Record](#)  
[CSP-23002 Remand PZC Notice of Intention to Participate District Council 3-23-2026](#)

[ADJ30-26](#)

**ADJOURN**

**History:**

*THIS MEETING ADJOURNED AT 1:52 P.M.*

**A motion was made by Chair Oriadha that this meeting be adjourned. The motion carried by the following vote:**

**Aye:** 9 - Oriadha, Olson, Adams-Stafford, Burroughs, Dernoga, Harrison, Ivey, Hunter and Adams  
**Absent:** Blegay and Fisher