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THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

SMITH LAKES ESTATES
DETAILED SITE PLAN, DET-2024-015

T R A N S C R I P T
O F
P R O C E E D I N G S

LARGO HEADQUARTERS
Largo, Maryland
November 20, 2025
VOLUME 1 of 1

BEFORE:

- DARRYL BARNES, Chairman
- MANUEL GERALDO, Commissioner
- BILLY OKOYE, Commissioner

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C O N T E N T S

SPEAKER

PAGE

Meng Sun

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Matthew Tedesco

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P R O C E E D I N G S

CHAIRMAN: Next item on the agenda is Item 7, Detail Site Plan DET-2024-015, Smith Lakes Estates. We will now hear from Staff, Ms. Sun.

MS. SUN: Good morning, Mr. Chair, and members of the Planning Board. For the record, I'm Meng Sun with the Urban Design Section. Item Number 7 is Detailed Site Plan DET-2024-015 for Smith Lakes Estates. The Detailed Site Plan is for development of 75 single-family detached and 68 single-family attached residential dwelling units. The application also has a companion alternative compliance application, ACL-25-0007, which is requested alternative compliance from the requirements of Section 4.1 of the Landscape Manual regarding minimum planting area of each single-family detached lot.

As a matter of housekeeping, Staff received Applicant's Exhibit 1 prior to Tuesday's noon deadline. The exhibit provides a proposed revision to Finding and Condition 14F, which now reads as follows. Provides light fixtures, location for the proposed lake trail, lighting details and photometric plan to demonstrate conformance to Section 27-6707(e) of the Prince George's County Zoning Ordinance. Staff is in agreement with above revision, as it clarifies the intent of the condition. The exhibit has been included in the record.

1 Based on evaluation and analysis, Urban Design
2 Staff recommends that the Planning Board adopt the findings
3 of this report, and approve Detailed Site Plan DET-2024-015,
4 and Alternative Compliance, ACL- 2025-0007, and Type 2 Tree
5 Conservation Plan, TCP2-2025-0066, subject to the
6 recommended conditions of approval with the Technical Staff
7 Report as modified by the Applicant's Exhibit 1. This
8 concludes Staff's presentation. Thank you.

9 CHAIRMAN: Thank you. Any questions from the
10 Planning Board for Ms. Sun?

11 (No affirmative response.)

12 CHAIRMAN: Seeing none, we will now hear from the
13 Applicant's attorney, Mr. Tedesco. Before you get started,
14 David?

15 THE CLERK: Seeking to testify in this case, could
16 you please stand and raise your right hand? Anyone online
17 swear to tell the truth, the whole truth and nothing but the
18 truth?

19 MR. TEDESCO: Yeah. Good morning, Mr. Chairman,
20 And members of the Board. For the record, Matthew Tedesco
21 with the law firm of McNamee Hosea in Greenbelt here on
22 behalf of the Applicant, D.R. Horton, Inc. With us this
23 morning from our consulting team from Rodgers Consulting, we
24 have Charlie Howe, Christine Gillette, and Rob Swam. From
25 my office, we have Dominique Lockhart, who is online. And

1 from the Applicant team, D.R. Horton, we have Griffin Burns
2 and Jeff Otenasek, as well as Mike Lenhart, who is our
3 traffic engineer for the project.

4 First and foremost, I want to thank Ms. Sun and
5 Staff for their review of this application. We worked very
6 closely with Staff throughout the process, as we always do,
7 had some minor clarifications on a couple of items which we
8 were able to work through, and I just want to thank Staff
9 for that understanding and for their courtesy in Applicant's
10 Exhibit 1 and agreeing to that.

11 Today is a day of firsts, Mr. Chairman. I want to
12 welcome Mr. Okoye to the Commission, and look forward to
13 appearing before you many times, and congratulations on your
14 appointment.

15 This is a day of firsts for him, but also a day of
16 firsts for the County with respect to this particular
17 project being the very first property that was zoned to the
18 RPD, Residential Planned Development Zone, in the County
19 pursuant to the new zoning ordinance. This is the final
20 step in that entitlement process, saving the record plat.
21 So, hopefully, with your approval today, this will culminate
22 a three-year process embarked upon by the Applicant and this
23 team to facilitate the first Residential Plan Development
24 Zone project in the County for which we are very excited and
25 very proud to be a part of.

1 The proposal reflects years of coordinated
2 planning and results in a high-quality, environmentally
3 sensitive residential community of 143 homes. Seventy-five
4 are single-family detached and 68 are villa-style attached
5 homes within the RPD zone. The plan fully conforms to the
6 previously approved Zoning Map Amendment, the Preliminary
7 Plan of Subdivision, the Certificate of Adequacy, and what I
8 would like to emphasize, the Technical Staff has recommended
9 approval. All referring agencies also recommend approval.

10 Smith Lakes Estates has been designed around the
11 property's natural features, most notably the existing pond
12 and stream valley, which are preserved, enhanced and
13 showcased as the heart of the community, being a central,
14 organized element. A ten-foot wide public connector trail,
15 internal walking paths, lakeside seating areas create
16 substantial active and passive recreational opportunities
17 while protecting natural resources. All regulated and
18 environmental features are preserved and restored to the
19 fullest extent feasible.

20 The RPT Zone encourages flexible design, and this
21 plan delivers on that. The Applicant provides a mix of
22 housing options, ranging from traditional single-family
23 homes to wider villa-style homes, with main floor living
24 meeting the critical countywide need for both multi-
25 generational housing and opportunities for residents to age

1 in place.

2 Architectural elevations offer high-quality
3 materials, varied facades, and thoughtfully designed
4 streetscapes. The transportation network is safe and
5 functional, a single, well-placed access point on Frank
6 Tippet Road, sidewalks on both sides of internal streets,
7 striped crosswalks, and bike lanes along the frontage
8 provide strong multimodal connectivity. While a few waivers
9 are requested, Staff supports them due to the surrounding
10 institutional land, topographic constraints, and the absence
11 of meaningful connection points to adjoining properties.

12 This development is fully consistent with Plan
13 2035 and the Subregion 6 Master Plan, which call for
14 context-sensitive infill within established communities at
15 densities up to 3.5 units to the acre. This proposal is at
16 2.38 units per acre, which is consistent with the
17 surrounding neighborhoods, and respectful of the area's
18 established character.

19 This application provides needed housing choices
20 at multiple price points, preserves the highest
21 environmental features, enhances recreational opportunities,
22 and implements safe and complete pedestrian/bicycle
23 circulation, aligns with the County's planning policies, and
24 has received Staff's full support.

25 With that, Mr. Chairman, we're happy to answer any

1 questions. We are excited about this project. We would
2 respectfully request the Planning Board's approval as
3 recommended by your Staff, and as further modified by
4 Applicant's Exhibit 1, which was just a clarification of a
5 finding and a condition related to the trail system around
6 the lake feature to include lighting. With that, Mr.
7 Chairman, and members of the Board, again, we submit on the
8 record, and incorporate and adopt our justification as
9 further testimony. Thank you so much.

10 CHAIRMAN: Are there any questions for Mr.
11 Tedesco?

12 COMMISSIONER GERALDO: I have none.

13 CHAIRMAN: Seeing none, and I see no one in
14 opposition. Is there a motion?

15 COMMISSIONER GERALDO: Yes. Mr. Chair, based upon
16 the Staff's Report and analysis, I move that the Planning
17 Board adopt the findings of the report and approve Detailed
18 Site Plan DET-2024-015; Alternative Compliance, ACL 2025-
19 00707; and Type Two Tree Conservation Plan, TCP2-2025-0066;
20 as well as with the conditions as by Staff, as well as
21 modified, or further modified by Applicant's Exhibit Number
22 1 with regards to one finding and its conditions.

23 CHAIRMAN: Being properly moved by Commissioner
24 Geraldo, and second by --

25 COMMISSIONER OKOYE: Yes, I second.

1 CHAIRMAN: Commissioner Okoye, I will now call the
2 roll. Vice chair Geraldo?

3 COMMISSIONER GERALDO: I vote aye.

4 CHAIRMAN: Commissioner Okoye?

5 COMMISSIONER OKOYE: I vote aye.

6 CHAIRMAN: And I vote aye as well. Thank you so
7 much.

8 **(Whereupon, the proceedings were concluded.)**

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DIGITALLY SIGNED CERTIFICATE

ESCRIBERS, LLC, hereby certified that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

SMITH LAKES ESTATES
Hearing, PPS DET-2024-015

By: Tracy Hahn Date: February 19, 2026

Tracy Hahn, Transcriber