



Prince George's County Council

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

Zoning Minutes - Draft 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](#)

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

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- Attachment(s):** [CSP-23002 Remand-Zoning Agenda Item Summary](#)
[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