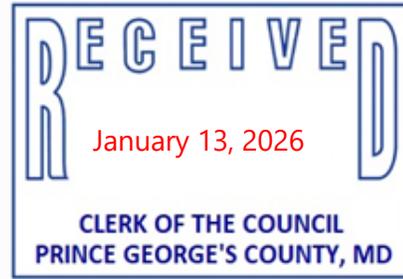


January 12, 2026

Office of the Clerk of the County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
2nd Floor
Largo, MD 20774



RE: Request for Appeal of Detailed Site Plan
DET-2024-015 Smith Lake Estates
Decision Date: December 11, 2025
“Party of Record” Notified: December 16, 2025

To the Clerk of the County Council:

Most urgently, I, Alicia Rosser, am writing as a concerned resident and a “Party of Record” to formally appeal and request that the District Council overturn the Planning Board’s decision made on December 11, 2025, regarding Detailed Site Plan DET-2024-015 (Smith Lake Estates).

Pursuant to Section 25-212 of the Land Use Article of the Annotated Code of Maryland, I am exercising my right as an aggrieved person to request a full review of the Planning Board’s action. I urge the District Council to reject the application DET-2024-015 based on the following grounds:

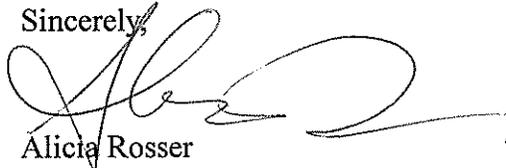
1. **Procedural Deficit and Ineffective Notice:** The applicant’s community outreach was fundamentally flawed for the following reasons:
 - a. At the initial pre-application meeting, only myself and my mother Lisa Rosser were present. This lack of attendance serves as evidence that the notification process failed to reach the broader community, depriving the Planning Board a complete and representative record of public concern.
 - b. Under Section 24-3303(c)(1) of the Subdivision Regulations for Prince George’s County effective April 1, 2022, the applicant of DET-2024-015 was required to hold a Pre-Application Neighborhood Meeting that, “*shall be held after 6:30 P.M. on a weekday, or between 10 A.M. and 4 P.M. on a weekend, at a location that is convenient and generally accessible to neighbors residing in proximity to the land subject to the proposed application.*” The applicant posted a sign (See Attachment) that stated the “Pre-Application Neighborhood Meeting” was scheduled at **6:00 PM** on December 11, 2024, at 11700 Duley Station Road, Upper Marlboro, MD 20772. Because December 11, 2024, was a Wednesday, a weekday, and the applicant listed the meeting to begin at 6:00 PM, the applicant violated Section 24-3303(c)(1) of the Subdivision Regulations.

- c. Under Section 24-3303(c)(3)(B)(iii) of the Subdivision Regulations, the applicant was required yet failed to give meeting attendees Lisa Rosser and Alicia Rosser “...*proposed building heights, and anticipated parking need;*” as a part of their “development fact sheet or summary...”. (Scans of the specific materials presented by the applicant at the Pre-Application Neighborhood Meeting on December 11, 2024, are included in the “Attachment (2)” section of this appeal.)
2. **Environmental Incompatibility:** The proposal of Smith Lake Estates fails to adhere to “Green-First” architecture and transit-oriented development goals. The loss of contiguous forest in this area will cause irreparable harm to the local ecosystem and stormwater management.
3. **Failure of Master Plan Alignment:** The decision to approve DET-2024-015 ignores the County’s mandate to balance housing with environmental resilience. By approving DET-2024-015, the Board would prioritize short-term development over the long-term ecological and fiscal health of District 9.
4. **Site Characterization Inaccuracy:** As a resident of an adjoining property (the Rosser Property: 10611 Frank Tippett Road, Cheltenham, MD 20623) to the property involved in the aforementioned Detailed Site Plan application DET-2024-015, I am formally placing on the record that the applicant, or agents acting on behalf of the applicant,
 - a. Were explicitly asked in the Spring of 2025 by myself and owners of the Rosser Property not to use the Rosser Property at any time, for any reason to access or survey the adjoining land detailed in the DET-2024-015 application.
 - b. Illegally trespassed onto the Rosser Property in the Spring and Summer of 2025, when myself and the Rosser Property owners were not present. The presence of parties of the applicant, or agents acting on behalf of the applicant, was noted by other residents of the Rosser Property. Because the applicant’s presence on the Rosser Property was unauthorized and illegal, I am challenging the validity of the technical data submitted in the application DET-2024-015. The trespasses suggest that the applicant may have utilized private land to conduct surveys, measurements, or site characterization studies without consent.
 - c. Specifically trespassed onto the Rosser Property on August 26, 2025. A white pickup truck, utilized by the applicant’s surveyor(s) on previous occasions, accelerated from one end of the Rosser Property driveway to the other end. I ran after the surveyor driving the speeding truck on the Rosser Property in order to attempt to record the license plate. Although I was unsuccessful at noting the license plate of the truck, I recognized the surveyor driving the truck. The driver was the surveyor of the applicant that came to the front door of the Rosser Property to speak with Lisa Rosser and I in the Spring of 2025, requesting to utilize the driveway in order to carry a boat back to the pond behind the Rosser Property; Lisa Rosser and I explicitly asked him not to use the Rosser Property driveway at any time.

If any portion of the submitted site plan – including, but not limited to, topography, boundary markers, or utility easements – was derived from data gathered during trespasses in 2025, the plan is technically inaccurate and should be dismissed. Further, if the applicant or agents acting on behalf of the applicant, entered the Rosser Property to perform tree flagging, wetland delineation, or forest stand delineations to meet Prince George’s County environmental requirements, that data is legally compromised. I dispute the validity of any “Green Space” or “Forest Conservation” calculations that rely on access to land which was never granted.

As a “Party of Record” who has participated via in-person-attendance in this process since the initial meeting (also attending the hearing on December 11, 2025), I urge that the District Council exercise its authority under Section 25-212, acknowledge the aforementioned grounds and intervene to reject the application of Detailed Site Plan DET-2024-015 (Smith Lake Estates), overturning the PGC Planning Board’s decision made on December 11, 2025. I look forward to your response and a date for the Council’s review.

Sincerely,



Alicia Rosser
10611 Frank Tippett Road
Cheltenham, MD 20623

Attachment(s):

1. Photograph of the “Pre-Application Neighborhood Meeting” notice posted by Detailed Site Plan DET-2024-015 applicant
2. Scans of the Insufficient “Project Materials” provided by Applicant of Detailed Site Plan DET-2024-015 (Smith Lake Estates), given to Alicia Rosser and Lisa Rosser at the “Pre-Application Neighborhood Meeting” held at 6:00 PM on December 11, 2024, at 11700 Duley Station Road, Upper Marlboro, MD 20772.

cc: Donna J. Brown, Clerk of the County Council
Sydney Harrison, District Council Member of District 9

Attachment (1): Photograph of the "Pre-Application Neighborhood Meeting" notice for Detailed Site Plan
DET-2024-015



Photograph owned and taken by the "Party of Record" Alicia Rosser on December 1, 2024, 10:17 AM, on Frank Tippett Road, Cheltenham, MD 20623.

Attachment (2): Scans of the Insufficient "Project Materials" provided by Applicant of Detailed Site Plan DET-2024-015 (Smith Lake Estates), given to Alicia Rosser and Lisa Rosser at the "Pre-Application Neighborhood Meeting" held at 6:00 PM on December 11, 2024 at 11700 Duley Station Road, Upper Marlboro, MD 20772.

Smith Lake Estates

DET-2024-015

D·R·HORTON
America's Builder
RODGERS
CONSULTING **MH** | McNamee Hosea
Accounting & Advisors

NEIGHBORHOOD MEETING DECEMBER 11, 2024

AGENDA

DEVELOPMENT TEAM INTRODUCTION

PROJECT HISTORY & TIMELINE

PROCESS OVERVIEW

EXISTING CONDITIONS

ILLUSTRATIVE PLAN

QUESTIONS

NEIGHBORHOOD MEETING DECEMBER 11, 2024

PROJECT TIMELINE



NEIGHBORHOOD MEETING DECEMBER 11, 2024

VICINITY MAP

SUBJECT PROPERTY Parcels 10, 18, 20, 62 - Frank Tippett Rd, Cheltenham, MD 20623



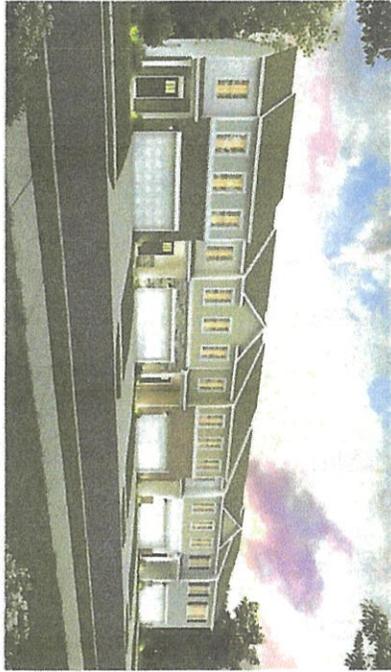
NEIGHBORHOOD MEETING DECEMBER 11, 2024

ILLUSTRATIVE

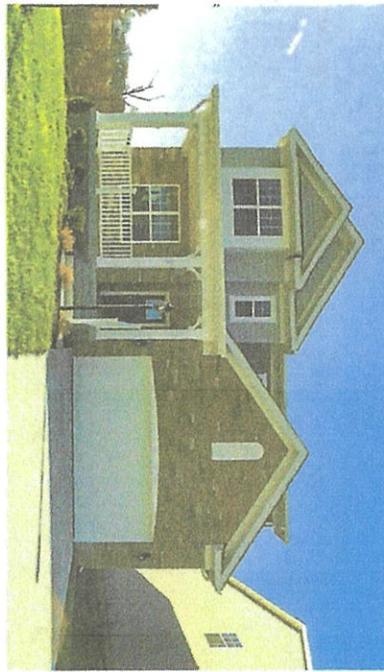


NEIGHBORHOOD MEETING DECEMBER 11, 2024

ELEVATIONS



BRENTWOOD II



HAMPSHIRE



SUMMIT

Smith Lake Estates

Thank you for your time

D.R.HORTON™
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**RODGERS
CONSULTING**

MH

McNamee Hosea
Attorneys & Advisors

NEIGHBORHOOD MEETING DECEMBER 11, 2024

Smith Lake Estates

DET-2024-015
PANM Fact Sheet

1. Property Addresses:

- Parcel 10 (10609 Frank Tippet Rd, Cheltenham, MD 20623)
- Parcel 18 (10605 Frank Tippet Rd, Cheltenham, MD 20623)
- Parcel 20 (10703 Frank Tippet Rd, Cheltenham, MD 20623)
- Parcel 62 (0 Frank Tippet Rd, Cheltenham, MD 20623)

2. Owner / Applicant: *Walton Maryland, LLC / D.R. Horton*

3. Point of Contact: Barry Dluzen / Matt Muddiman

4. Type of Application:

- Detailed Site Plan of Subdivision for residential use in a planned development zone
- Public Facility Adequacy

5. Project Notes

- approximately 800 feet southwest of the intersection of Frank Tippet Road and Comma Road, unincorporated area of Cheltenham
 - approximately 62.51 gross acres of land
 - Rezoning to the R-PD (Residential-Planned Development) Zone with ZMA-2022-003 was approved on May 15, 2024.
 - Detailed Site plan shows a residential density of 2.38 units/acre.
 - planning and development goal is to create a community of single-family detached and attached housing, consistent with Plan 2035 and the Subregion 6 Master Plan.
 - comprehensively designed neighborhood will feature integral open space and connectivity, a compact land plan allowing for effective environmental stewardship, and an existing farm pond providing a truly unique water-based centralized gathering place for the community with supporting passive and active recreation.
 - Woodland conservation threshold will be met on-site.
-

Approximate Proposed Unit Mix

- 75 single-family detached
- 68 townhomes (single-family attached dwelling units)
- Approximate residential units total: **143**



Proposed Elevations

- Hampshire
 - o - 3,200 sqft +/-, 2 car garage



- Summit

- o +/- 3,100 sqft, 2 car garage



- Brentwood II

- o +/- 1,800 sqft, 2 car garage



=> still under design
=> row will be likely
3-5 residences
connected (not just 2)

Sec. 27-3605(d) Detailed Site Plan Procedure (Illustrative)

Figure 27-3605(d): Detailed Site Plan Procedure (Illustrative)

↓	27-3401	Pre-Application Conference	Required
↓	27-3402	Pre-Application Neighborhood Meeting	Required
↓	27-3403	Application Submittal	To Planning Director
↓	27-3404	Determination of Completeness	Planning Director makes determination
↓	27-3406	Staff Review and Action	Planning Director prepares Technical Staff Report
↓	27-3407	Scheduling Public Hearing and Public Notice	Planning Board schedules hearing, provides notice
↓	27-3409	Review and Decision by Decision-Making Body or Official	Planning Board holds hearing, makes decision (conditions allowed)
↓	27-3416	Notification	Planning Board notifies
↓	27-3417	Appeal	Optional (to District Council)
→		Election	Optional. District Council may elect to review Planning Board's decision

Person of Record Information

No government agency has reviewed this application. If you have questions about the Prince George's County Zoning Ordinance, Subdivision Regulations, or general development process in the County, please call the Public Information Services Counter at 301-952-3195, or contact the Planning Department via email at PPD-Infocounter@ppd.mnccppc.org. You may also find information about the Prince George's County Planning Department and on-going planning efforts at www.pgplanning.org.

If you wish to become a Person of Record to this application, you are encouraged to do so at this time. As a Person of Record, you will be entitled to certain rights under the Zoning Ordinance and Subdivision Regulations, but registration is required. You may register online at https://www.mnccppcapps.org/planning/Person_of_Record/default.cfm, or you may submit your name, address, and the above-referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
 Development Review Division
 1616 McCormick Drive
 Largo, Maryland 20774

Please reference the subject application number: **DET-2024-015**