



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

Monday, March 23, 2026

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 Vice-Chair Olson at 10:14 a.m. with six members present at roll call. Chair Oriadha arrived at 10:36 a.m. Council Member Ivey arrived at 10:25 a.m. (Absent: Council Member Adams-Stafford, Blegay, and Burroughs).

Present: 8 - Chair Krystal Oriadha
 Vice Chair Eric Olson
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 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 Edward Burroughs

Also Present:

David Murray, Council Administrator

Karen T. Zavakos, Deputy Council Administrator

Stan Brown, People's Zoning Counsel

Jim Campbell, Land Use & Development Specialist

Rajesh Kumar, Principal Counsel to the District Council

Chad Hudson, Assistant Zoning Counsel

Donna J. Brown, Clerk of the Council

James Walker-Bey, Associate Clerk of the Council

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Council Member Fisher.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 03102026](#)

District Council Minutes Dated March 10, 2026

A motion was made by Council Member Harrison, seconded by Council Member Dernoga, that these Minutes be approved. The motion carried by the following vote:

Aye: 6 - Olson, Dernoga, Fisher, Harrison, Hunter and Adams

Absent: Oriadha, Adams-Stafford, Blegay, Burroughs and Ivey

Attachment(s): [3-10-2026 District Council Minutes Draft](#)

ORAL ARGUMENTS**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:

Emery Huang, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan (CSP) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Edward Gibbs Esq., attorney for applicant spoke in support. Alex Votaw Esq. and Tatiana Gomez Ramirez spoke in opposition. Council referred item to staff for preparation of an approving document, with conditions.

A motion was made by Council Member Harrison, seconded by Council Member Ivey, that this Conceptual Site Plan be referred for document; hearing held. The motion carried by the following vote:

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

Absent: Adams-Stafford, Blegay and Burroughs

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- PORK
[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](#)

REFERRED FOR DOCUMENT[ZMA-2024-005](#)**West Marlton****Applicant(s):** Lake Marlton Land Holdings, LLC**Location:** Located at the northeastern corner of the intersection of Heathermore Boulevard and Woodstock Drive East, Upper Marlboro, Maryland (18.03 Acres; LCD Zone).**Request:** Requesting approval of a Zoning Map Amendment (ZMA) to rezone 18.03 acres a part of Parcel 102 (Tax Map 119, Grids A-1, A-2, and B-2), from the LCD (Legacy Comprehensive Design) Zone to the RMF-12 (Residential, Multifamily-12) Zone to match the remaining acres 7.75 acres in Parcel 102. Thus, the request is to remove the current split-zoning of the subject property. If the request is approved, the Applicant would develop Parcels 101, 102, and 103 as a cohesive townhouse development, with all properties zoned RMF.**Council District:** 9**Appeal by Date:** 3/16/2026**Action by Date:** 6/17/2026**Opposition:** The Marlton Control Commission, Cindy Proctor, et. al.**History:**

Council adopted the prepared Order of approval, with conditions (Vote:8-0; Absent: Council Members Adam-Stafford, Blegay, and Burroughs).

A motion was made by Council Member Harrison, seconded by Council Member Ivey, that this Zoning Map Amendment be approved. The motion carried by the following vote:

Aye: 8 - Oriadha, Olson, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams**Absent:** Adams-Stafford, Blegay and Burroughs**Attachment(s):** [ZMA-2024-005-Zoning Agenda Item Summary](#)
[ZMA-2024-005- Notice of Preliminary Conditional Zoning Approval](#)
[ZMA-2024-005-Notice of ZHE Decision](#)
[ZMA-2024-005-ZHE Decision](#)
ZMA-2024-005-POR List
[ZMA-2024-005-Technical Staff Report](#)
[ZMA-2024-005-Exhibit List](#)
[ZMA-2024-005-Exhibit List #1-44](#)

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 BOARD[DET-2024-010](#)**Enclave at Brandywine, Phase 2****Applicant(s):** Sage Ventures, LLC**Location:** Located on the west side of General Lafayette Boulevard, approximately 850 feet southwest of its intersection with Chadds Ford Drive (5.44 Acres; RSF-A Zone).**Request:** Requesting approval of a Detailed Site Plan (DET) for the development of 36 townhouse dwelling units and associated infrastructure, for Phase 2 of the overall development known as Enclave at Brandywine.**Council District:** 9**Appeal by Date:** 4/13/2026**Review by Date:** 4/13/2026**History:**

Council waived election to review for this item (Vote:8-0; Absent: Council Members Adam-Stafford, Blegay, and Burroughs).

A motion was made by Council Member Harrison, seconded by Council Member Fisher, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

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

Absent: Adams-Stafford, Blegay and Burroughs

Attachment(s): [DET-2024-010-Zoning Agenda Item Summary](#)
[DET-2024-010-Planning Board Resolution](#)
 DET-2024-010_PORL
[DET-2024-010_Technical Staff Report](#)

PENDING FINALITY (continued)[DSP-2025-0017](#)**Hyde Landing****Applicant(s):** Hyde Field Acquisition LLC**Location:** Located on the northwest side of MD 223 (Piscataway Road), at its intersection with Steed Road (425.26 Acres; R-PD Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) for infrastructure improvements, including public streets, water, sewer, stormdrain, and stormwater management (SWM) facilities, in support of a mixed-use development consisting of 906 single-family attached dwelling units, 382 two-family dwelling units, and up to 69,000 square feet of commercial development, public utility, and community service uses.**Council District:** 9**Appeal by Date:** 4/13/2026**Review by Date:** 4/13/2026**History:**

Council waived election to review for this item (Vote:8-0; Absent: Council Members Adam-Stafford, Blegay, and Burroughs).

A motion was made by Council Member Harrison, seconded by Council Member Fisher, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 8 - Oriadha, Olson, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams**Absent:** Adams-Stafford, Blegay and Burroughs**Attachment(s):** [DSP-2025-0017-Zoning Agenda Item Summary](#)
[DSP-2025-0017 Planning Board Resolution](#)
DSP-2025-0017_PORL
[DSP-2025-0017-Technical Staff Report](#)

**CASE(S) SCHEDULED FOR MANDATORY REVIEW HEARING ON MONDAY, APRIL 13, 2026
AT 10:00 A.M.**

Hearing Dates & Times Subject to Change

[DSP-20053-02](#) **West Hyattsville Phase 2- ETOD**

Companion Case(s): DPT-2025-0003

Applicant(s): WHPC Block 3, LLC & WHPC Block 4, LLC

Location: Located on the east side of Little Branch Run, 250 feet west of its intersection with Ager Road (8.04 Acres; LTO-C Zone (Prior; M-X-T/T-D-O Zones)).

Request: Requesting approval of a Detailed Site Plan (DSP) to develop a residential building consisting of 342 multifamily dwelling units and an associated parking garage and plaza on proposed Parcel 2.

Council District: 2

Appeal by Date: 4/6/2026

Action by Date: 5/12/2026

Municipality: Hyattsville

This Detailed Site Plan (Prior Ordinance) hearing date was announced.

Attachment(s): [DSP-20053-02-Zoning Agenda Item Summary](#)
 [DSP-20053-02-Notice of Oral Arguments](#)
 [DSP-20053-02-Planning Board Resolution](#)
 DSP-20053-02-PORL
 [DSP-20053-02-Technical Staff Report](#)
 [DSP-20053-02-Planning Board Record](#)

**CASE(S) SCHEDULED FOR MANDATORY REVIEW HEARING ON MONDAY, APRIL 13, 2026
AT 10:00 A.M.**

Hearing Dates & Times Subject to Change

[DPT-2025-0003](#) **West Hyattsville Phase 2-ETOD**

Companion Case(s): DSP-20053-02

Applicant(s): WHPC Block 3, LLC & WHPC Block 4, LLC

Location: Located on the east side of Little Branch Run, 250 feet west of its intersection with Ager Road (8.04 Acres; LTO-C Zone (Prior; M-X-T/T-D-O Zones)).

Request: Requesting approval of a Departure from Design Standards (DPT) from the design standards of Section 4.7, Buffering Incompatible Uses, of the 2010 Prince George's County Landscape Manual (Landscape Manual), for a reduction in the bufferyard provided along the eastern property line. This DPT is companion to Detailed Site Plan DSP-20053-02 (PGCPB Resolution No. 2026-011) which was approved for a residential building consisting of 342 multifamily dwelling units and an associated parking garage and plaza on proposed Parcel 2.

Council District: 2

Appeal by Date: 4/6/2026

Action by Date: 5/12/2026

Municipality: Hyattsville

This Departure from Design Standards hearing date was announced.

Attachment(s): [DPT-2025-0003-Zoning Agenda Item Summary](#)
[DPT-2025-0003 Notice of Oral Arguments](#)
[DPT-2025-0003 Planning Board Resolution](#)
DPT-2025-0003_PORL
[DPT-2025-0003 Technical Staff Report](#)
[DPT-2025-0003 Planning Board Record](#)

[ADJ26-26](#)

ADJOURN

History:

Meeting adjourned at 10:59 a.m.

A motion was made by Council Member Ivey, seconded by Council Member Harrison, that this meeting be adjourned. The motion carried by the following vote:

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

Absent: Adams-Stafford, Blegay and Burroughs