Prince George's County Council

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

Zoning Agenda - Final

Tuesday, September 29, 2026
10:00 AM

Committee Room 2027

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

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language and interpreters for non-english speakers are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: http://pgccouncil.us

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

10:00 AM CALL TO ORDER - (COMMITTEE ROOM 2027)

APPROVAL OF DISTRICT COUNCIL MINUTES

MINDC 09142026 **District Council Minutes Dated September 14, 2026**

Attachment(s): 9-14-2026 District Council Minutes Draft

ORAL ARGUMENTS

SDP-2025-0014 **Oakwood Preserve**

Applicant(s): Richmond American Homes of Maryland, Inc.

Location: Located along the east and west sides of MD 202 (Largo Road), approximately 2,220 feet south of Kent Drive (167.7 Acres; LCD Zone (Prior; R-L Zone)).

Request: Requesting approval of a Specific Design Plan (SDP) for development of 112 single-family detached dwelling units, with associated infrastructure improvements.

Council District: 6

Appeal by Date: 8/7/2026

Action by Date: 10/30/2026

History:

06/11/2026	M-NCPPC Technical Staff	approval with conditions
07/02/2026	M-NCPPC Planning Board	approval with conditions
07/21/2026	Sitting as the District Council	waived election to review
	Council waived election to review for this item (Vote:8-0; Absent: Council Members Blegay, Burroughs, and Fisher).	
08/07/2026	Person of Record	filed
	Geoffrey Collins and Greg Smith, Persons of Record, filed an appeal of the Planning Board's decision and requested an Oral Argument Hearing.	
08/11/2026	Clerk of the Council	mailed
	Notice of Oral Argument Hearing was mailed to Persons of Record.	
08/13/2026	Clerk of the Council	mailed
	Corrected Notice of Oral Argument Hearing was mailed to Persons of Record.	
09/14/2026	Sitting as the District Council	announced hearing date
09/21/2026	Applicant	filed
	Robert J. Antonetti, Jr., attorney for the applicant, filed a response in opposition to the written appeal of the Planning Board's decision.	

09/22/2026	Person of Record	filed

Geoffrey Collins, Person of Record, filed written testimony.

Attachment(s):

SDP-2025-0014 - Zoning Agenda Item Summary
SDP-2025-0014 - Presentation Slides
SDP-2025-0014 - Collins to Brown (Written Testimony 9-
SDP-2025-0014 - Antonetti to Brown (Opposition to Appe
SDP-2025-0014 - Collins & Smith to Brown (Appeal & R
SDP-2025-0014 - Notice of Oral Argument Hearing
SDP-2025-0014 - Planning Board Resolution
SDP-2025-0014 - PORL
SDP-2025-0014 - Technical Staff Report
SDP-2025-0014 - Planning Board Record Part 1
SDP-2025-0014 - Planning Board Record Part 2
SDP-2025-0014 - Planning Board Record Part 3
SDP-2025-0014 - Transcripts
SDP-2025-0014 - Notice to Participate

ORAL ARGUMENTS (continued)

SDP-2025-0015 **Saddle Ridge**

Applicant(s): D.R. Horton, Inc.

Location: Located south of Floral Park Road and north of MD 373 (Accokeek Road), approximately one mile west of the intersection of MD 373 and Brandywine Road (289.36 Acres; LCD Zone (Prior; R-S Zone)).

Request: Requesting approval of a Specific Design Plan (SDP) for development of 450 single-family detached dwellings and 253 single-family attached dwellings (townhouses), with recreational amenities.

Council District: 9

Appeal by Date: 8/7/2026

Action by Date: 10/30/2026

History:

05/28/2026	M-NCPPC Technical Staff	approval with conditions
07/02/2026	M-NCPPC Planning Board	approval with conditions
07/21/2026	Sitting as the District Council	waived election to review
	Council waived election to review for this item (Vote:8-0; Absent: Council Members Blegay, Burroughs, and Fisher).	
08/07/2026	Person of Record	filed
	Mark Calhoun, Person of Record filed an appeal of the Planning Boards Decision.	
08/11/2026	Clerk of the Council	mailed
	Notice of Oral Argument Hearing was mailed to Persons of Record.	
08/13/2026	Clerk of the Council	mailed
	Corrected Notice of Oral Argument Hearing was mailed to Persons of Record.	
09/14/2026	Sitting as the District Council	announced hearing date
09/16/2026	Applicant	filed
	Matthew Tedesco Esq, attorney for the applicant, filed a response to the written appeal and request for affirmance of the Planning Board's decision.	

Attachment(s):

SDP-2025-0015 - Zoning Agenda Item Summary
SDP-2025-0015 - Presentation Slides
SDP-2025-0015 - Notice of Oral Argument Hearing
SDP-2025-0015 - Tedesco to Brown (Response to Written
SDP-2025-0015 - Calhoun to Brown (Appeal & Request f
SDP-2025-0015 - Planning Board Resolution
SDP-2025-0015 - PORL
SDP-2025-0015 - Technical Staff Report
SDP-2025-0015 - Planning Board Record Part 1
SDP-2025-0015 - Planning Board Record Part 2
SDP-2025-0015 - Transcripts
SDP-2025-0015-Notice to Participate

ITEM(S) FOR DISCUSSION

ZMA-2024-004 **The Grove at Hyde Landing**

Applicant(s): NVR, INC

Location: Located on the south side of Steed Road, approximately 3,300 feet northwest of its intersection with MD 223 (Piscataway Road) (126.16 Acres; RE / APA-6 Zones).

Request: Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 126.16 acres of land in the RE (Residential Estate) Zone to the R-PD (Residential Planned Development) Zone.

Council District: 9

Appeal by Date: 7/23/2026

Action by Date: 2/22/2027

Opposition: Branch Hill Steeds Glen Homeowners Association, et.al.

History:

12/03/2025	M-NCPPC Technical Staff	approval with conditions
06/23/2026	Zoning Hearing Examiner	approval with conditions
07/06/2026	Sitting as the District Council	deferred
	Council deferred item to next scheduled District Council.	
07/22/2026	Person of Record	filed
	Alex Votaw Esq., Person of Record, filed Exceptions and Request for Oral Argument Hearing.	
08/11/2026	Clerk of the Council	mailed
	Notice of Oral Argument Hearing was mailed to Persons of Record.	
09/02/2026	Applicant	filed
	Matthew Tedesco Esq, attorney for the applicant, filed a response to the written exceptions and request for affirmance of the Zoning Hearing Examiner's decision.	
09/14/2026	Sitting as the District Council	referred for document
	Council referred item to staff for preparation of a document of remand to the Zoning Hearing Examiner (Vote:7-0; Absent: Council Members Oriadha, Blegay, Burroughs, and Fisher).	

Attachment(s):

ZMA-2024-004 - Zoning Agenda Item Summary
ZMA-2024-004 - Presentation Slides 9-14-26
ZMA-2024-004 - Notice of Oral Argument Hearing
ZMA-2024-004 - Tedesco to Brown (Response to Written
ZMA-2024-004 - Votaw to Brown (Exceptions & Request
ZMA-2024-004 - Notice of ZHE Decision
ZMA-2024-004 - ZHE Decision
ZMA-2024-004 - PORL
ZMA-2024-004 - Exhibit List
ZMA-2024-004 - Exhibits # 1-52
ZMA-2024-004 - Technical Staff Report
ZMA-2024-004 - Transcripts- 03-25-2026
ZMA-2024-004-PZC Notice of Intention to Participate Dis

ITEM(S) FOR DISCUSSION (continued)

REV-CR-077-2026 **SMA Revisory Petition for Central Avenue-Blue/Silver Line Sectional Map Amendment (CR-077-2026)**

Location: Located at 8601, 8605 and 8607 Central Avenue in Capital Heights (6.0 Acres; CGO Zone (Prior IE Zone)).

Request: Requesting a revision to a portion of the Approved Central Avenue-Blue/Silver Line Sectional Map Amendment (SMA) based on four (4) alleged factual errors in Zoning Change (ZC)-61 of the SMA.

Council District: 6

Comment(s): The case is before the District Council on the legal opinion issued by the Principal Counsel to the District Council in accordance with Section 27-3503(b)(7)(D)(iii)-(v) of the Zoning Ordinance finding that there is no reasonable basis to revise the Sectional Map Amendment.

History:

08/19/2026	Applicant	filed a petition for revision

Thomas Haller, Attorney for the Applicant, filed a petition for revision of the SMA on behalf of the property owner.

09/18/2026	Principal Counsel to the District Council	filed a legal opinion

The Principal Counsel to the District Council filed a legal opinion advising that the petition does not provide a reasonable basis to consider revising the Sectional Map Amendment.

Attachment(s): REV-CR-077-2026 Zoning Agenda Item Summary
REV-CR-077-2026 Principal Counsel Legal Opinion (9-18
REV-CR-077-2026 Haller to Brown (Revisory Petition 8-

REFERRED FOR DOCUMENT

CDP-9306-06 **Bailey's Village, Lot 10**

Applicant(s): WYL B FLATS LLC

Location: Located south of Floral Park Road, at its intersection with Saint Marys View Road (858.9 Acres; LCD Zone (Prior; R-L / L-A-C Zones)).

Request: Requesting approval of a Comprehensive Design Plan (CDP) for an 878.9-acre property of the Villages of Piscataway, comprised of property zoned Residential Low Development (R-L) and Local Activity Center (L-A-C). This CDP approved the land uses throughout the project, and specifically within the L-A-C Zone (known as Bailey's Village), which is 19.98 acres and consists of 13.23 acres of residential area and 6.75 acres of commercial/mixed use designated area. The land uses for the L-A-C Zone included up to 140 residential units, a minimum of 20,000 to 30,000 square feet of retail space, and a minimum of 10,000 to15,000 square feet of office space. Among 140 residential units, 106 units have been approved with Specific Deign Plan SDP-0319 within the L-A-C Zone and no nonresidential development has been constructed. The remaining property to be developed in the L-A-C Zone consists of Lot 10, Block E, which is 1.64 acres. The minimum required square footage of retail and office space cannot be achieved, according to the applicant. The subject CDP amendment seeks to reduce the minimum amount of retail/office space to a range of 6,000 to 10,000 square feet, while retaining the prior approved multifamily dwelling units (initially approved as residential over retail) in the L-A-C Zone, and update the associated CDP site plan and text to reflect these changes.

Council District: 9

Appeal by Date: 8/7/2026

Action by Date: 10/14/2026

History:

06/04/2026	M-NCPPC Technical Staff	approval with conditions
07/02/2026	M-NCPPC Planning Board	approval with conditions
07/15/2026	Person of Record	filed
	Monique Morman, Person of Record, filed an appeal of the Planning Board's decision and requested an Oral Argument Hearing.	
07/21/2026	Sitting as the District Council	deferred

08/07/2026	Person of Record	filed

Randy Griffin, Person of Record, filed an appeal of the Planning Board's decision and requested an Oral Argument Hearing.

08/07/2026	Person of Record	filed

Tiffany Harkless, Person of Record, filed an appeal of the Planning Board's decision and requested an Oral Argument Hearing.

08/07/2026	Person of Record	filed

Jessica Button, Person of Record, filed an appeal of the Planning Board's decision and requested an Oral Argument Hearing.

08/11/2026	Clerk of the Council	mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

09/14/2026	Sitting as the District Council	hearing held; referred for document

Emery Huang, M-NCPPC planning staff, provided an overview of the Conceptual Design Plan (CDP) 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. Nathaniel Forman Esq., attorney for applicant spoke in support. Randy Griffin spoke in opposition. Council referred item to staff for preparation of an approving document, with conditions.

Attachment(s):

CDP-9306-06 Zoning Agenda Item Summary
CDP-9306-06 Presentation Slides
CDP-9306-06 Notice of Oral Argument Hearing
CDP-9306-06 Harkless to Brown (Appeal & Request for C
CDP-9306-06 Button to Brown (Appeal & Request for Or
CDP-9306-06 Griffin to Brown (Appeal & Request for Or
CDP-9306-06 Morman to Brown (Appeal & Request for C
CDP-9306-06 Planning Board Resolution
CDP-9306-06 PORL
CDP-9306-06 Technical Staff Report
CDP-9306-06 Planning Board Record
CDP-9306-06 Transcripts 6-18-2026
CDP-9306-06 - PZC Notice of Intention to Participate Dis

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-2024-017 **Metro Grove**

Applicant(s): Silver Hill 9, LLC; Silver Hill 4, LLC; Silver Hill Land Owner, LLC

Location: Located in the southwest quadrant of the intersection of MD 458 (Silver Hill Road) and Suitland Parkway (7.21 Acres; RMF-48 Zone).

Request: Requesting approval of a Detailed Site Plan (DET) for development of 250 multifamily residential dwelling units in 3 buildings, with associated infrastructure and amenities. The development consists of two phases; Phase 1 will include two buildings (Buildings 1 and 2) totaling 200 units, and Phase 2 will consist of one building (Building 3) with 50 dwelling units.

Council District: 7

Appeal by Date: 10/9/2026

Review by Date: 10/9/2026

History:

07/09/2026	M-NCPPC Technical Staff	approval with conditions
09/03/2026	M-NCPPC Planning Board	approval with conditions

Attachment(s):
DET-2024-017 - Zoning Agenda Item Summary
DET-2024-017 - Planning Board Resolution
DET-2024-017 - PORL
DET-2024-017 - Technical Staff Report

ADJ86-26 **ADJOURN**

12:00 PM COUNTY COUNCIL - (COMMITTEE ROOM 2027)

(SEE SEPARATE AGENDA)