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

Tuesday, September 29, 2026 **10:00 AM** **Committee Room 2027**

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

Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened by Vice-Council Chair Olson at 11:28 a.m. with seven members present at roll call. Council Member Fisher arrived at 11:41 a.m. (Absent: Council Members Adams-Stafford, Blegay and Oriadha).

Present: 8 - Vice Chair Eric Olson
Council Member Edward Burroughs
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: Chair Krystal Oriadha
Council Member Shayla Adams-Stafford
Council Member Wala Blegay

Also Present:
David Murray, Council Administrator
Rajesh Kumar, Principal Counsel to the District Council
Stan Brown, People's Zoning Counsel
Chad Hudson, Assistant Principal Counsel
James Walker-Bey, Associate Clerk of the Council
Akinjide Adeyemo, Zoning Assistant

APPROVAL OF DISTRICT COUNCIL MINUTES

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

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

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

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

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:

Meng Sun, M-NCPPC planning staff, provided an overview of the Specific Design Plan (SDP) 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. Robert Antonetti Esq., attorney for applicant spoke in support. Greg Smith, Geoffrey Collins, and Judith Artman spoke in opposition. Council referred item to staff for preparation of an approving document, with conditions.

A motion was made by Council Member Hunter, seconded by Council Member Fisher, that this Specific Design Plan be referred for document; hearing held. The motion carried by the following vote:

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

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

Attachment(s):

SDP-2025-0014 - Zoning Agenda Item Summary
SDP-2025-0014 - Presentation Slides
SDP-2025-0014 - Collins to Brown (Written Testimony 9-22-2026)
SDP-2025-0014 - Antonetti to Brown (Opposition to Appeal 9-21-2026)
SDP-2025-0014 - Collins & Smith to Brown (Appeal & Request for Oral Argument 8-7-2026)
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:

Emery Huang, M-NCPPC planning staff, provided an overview of the Specific Design Plan (SDP) 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. Matthew Tedesco Esq., attorney for applicant spoke in support. Mark Calhoun 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 Hunter, that this Specific Design Plan be referred for document; hearing held. The motion carried by the following vote:

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

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

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 Exceptions and Request for Affirmance of the Planning Board's Decision) 9-16-2026
SDP-2025-0015 - Calhoun to Brown (Appeal & Request for Oral Argument 8-7-2026)
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:

The Council reconsidered the previous motion to refer item to staff for preparation of a document of remand (Vote: 6-0; Absent: Adams-Stafford, Blegay, Burroughs and Fisher).

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

Aye:	6 -	Olson, Dernoga, Harrison, Ivey, Hunter and Adams
Absent:		Oriadha, Adams-Stafford, 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 Exceptions and Request for Affirmance of the ZHE's Decision) 9-2-2026
ZMA-2024-004 - Votaw to Brown (Exceptions & Request for Oral Argument hearing) 7-22-2026
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 District Council

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:

Council referred item to staff for the preparation of a document of denial (Vote: 6-0; Absent: Adams-Stafford, Blegay, Burroughs and Fisher).

A motion was made by Council Member Hunter, seconded by Council Member Ivey, that this Revisory Petition be referred for document. The motion carried by the following vote:

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

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

Attachment(s):
REV-CR-077-2026 Zoning Agenda Item Summary
REV-CR-077-2026 Principal Counsel Legal Opinion (9-18-2026)
REV-CR-077-2026 Haller to Brown (Revisory Petition 8-19-2026)

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:

Council adopted prepared order of approval with conditions (Vote:8-0; Absent: Council Members Adams-Stafford, Blegay, Burroughs, and Oriadha).

A motion was made by Council Member Harrison, seconded by Council Member Ivey, that this Comprehensive Design Plan be approved with conditions. The motion carried by the following vote:

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

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

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 Oral Argument 8-7-2026)
CDP-9306-06 Button to Brown (Appeal & Request for Oral Argument 8-7-2026)
CDP-9306-06 Griffin to Brown (Appeal & Request for Oral Argument 8-7-2026)
CDP-9306-06 Morman to Brown (Appeal & Request for Oral Argument 7-15-2026)
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 District Council

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:

Council deferred this case to the next District Council session.

A motion was made by Vice Chair Olson that this Detailed Site Plan be deferred. The motion carried by the following vote:

Aye: 9 - Olson, Adams-Stafford, Burroughs, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Oriadha and Blegay

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**

History:

This meeting adjourned at 1:49 p.m.

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

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

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