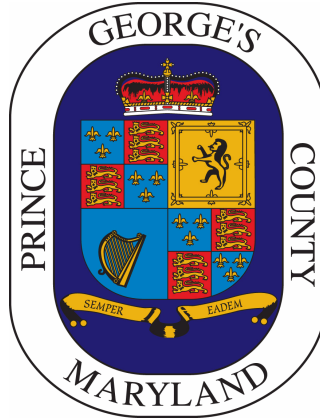


Prince George's County Council

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



Zoning Agenda - Final

**Monday, June 9, 2025
10:00 AM**

Council Hearing Room

Sitting as the District Council

Edward P. Burroughs, III, Chair, District 8

Krystal Oriadha, Vice Chair, District 7

Wala Blegay, District 6

Thomas E. Dernoga, District 1

Wanika Fisher, District 2

Sydney J. Harrison, District 9

Calvin S. Hawkins, II, At-Large

Jolene Ivey, At-Large

Eric C. Olson, District 3

Ingrid S. Watson, District 4

Vacant - District 5 (effective: 12/05/2024)

Colette R. Gresham, Interim 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 - (COUNCIL HEARING ROOM)

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05132025](#)

District Council Minutes Dated May 13, 2025

Attachment(s):

[5-13-2025 District Council Minutes Draft](#)

NEW CASES[A-8427-02](#)**Oak Creek Club-Landbay T****Companion Case(s):** A-8578-02; A-8579-02**Applicant(s):** Carrolton Oak Creek, LLC**Location:** Located at the northeast corner of the intersection of Mary Bowie Parkway and South Church Road (8.09 Acres; LCD Zone (Prior; L-A-C/R-L Zones).**Request:** Requesting approval to amend Basic Plans A-8427, A-8578, and A-8579, approved by the District Council on November 26, 1991, to allow for the additional development of 36 single-family detached dwelling units. The request specifically asks for an increase in density through the modification of Condition 1 of the prior approved basic plans.**Council District:** 6**Appeal by Date:** 6/12/2025**Action by Date:** 7/14/2025**Opposition:** None**History:**

09/17/2024 M-NCPPC Technical Staff approval with conditions

05/28/2025 Zoning Hearing Examiner approval with conditions

Attachment(s): [A-8427-02- Zoning Agenda Item Summary](#)[A-8427-02- Notice of Decision](#)[A-8427-02-ZHE Decision](#)

A-8427-02- PORL

[A-8427-02 - ZHE Exhibit List](#)[A-8427-02-Exhibits #1-47](#)[A-8427-02-Transcripts 03-05-2025](#)[A-8427-02-Technical Staff Report](#)

NEW CASES (continued)[A-8578-02](#)**Oak Creek Club-Landbay T****Companion Case(s):** A-8427-02; A-8579-02**Applicant(s):** Carrolton Oak Creek, LLC**Location:** Located at the northeast corner of the intersection of Mary Bowie Parkway and South Church Road (8.09 Acres; LCD Zone (Prior; L-A-C/R-L Zones).**Request:** Requesting approval to amend Basic Plans A-8427, A-8578, and A-8579, approved by the District Council on November 26, 1991, to allow for the additional development of 36 single-family detached dwelling units. The request specifically asks for an increase in density through the modification of Condition 1 of the prior approved basic plans.**Council District:** 6**Appeal by Date:** 6/12/2025**Action by Date:** 7/14/2025**Opposition:** None**History:**

09/17/2024 M-NCPPC Technical Staff approval with conditions

05/28/2025 Zoning Hearing Examiner approval with conditions

Attachment(s): [A-8578-02-Zoning Agenda Item Summary](#)[A-8578-02- Notice of Decision](#)[A-8578-02- ZHE Decision](#)

A-8578-02- PORL

[A-8578-02- ZHE Exhibit List](#)[A-8578-02- Exhibits #1-47](#)[A-8578-02-Transcripts 03-05-2025](#)[A-8578-02-Technical Staff Report](#)

NEW CASES (continued)[A-8579-02](#)**Oak Creek Club-Landbay T****Companion Case(s):** A-8427-02; A-8578-02**Applicant(s):** Carrolton Oak Creek, LLC**Location:** Located at the northeast corner of the intersection of Mary Bowie Parkway and South Church Road (8.09 Acres; LCD Zone (Prior; L-A-C/R-L Zones).**Request:** Requesting approval to amend Basic Plans A-8427, A-8578, and A-8579, approved by the District Council on November 26, 1991, to allow for the additional development of 36 single-family detached dwelling units. The request specifically asks for an increase in density through the modification of Condition 1 of the prior approved basic plans.**Council District:** 6**Appeal by Date:** 6/12/2025**Action by Date:** 7/14/2025**Opposition:** None**History:**

09/17/2024 M-NCPPC Technical Staff approval with conditions

05/28/2025 Zoning Hearing Examiner approval with conditions

Attachment(s): [A-8579-02- Zoning Agenda Item Summary](#)[A-8579-02-Notice of Decision](#)[A-8579-02- ZHE Decision](#)

A-8579-02-PORL

[A-8579-02- ZHE Exhibit List](#)[A-8579-02-Exhibits # 1-47](#)[A-8579-02-Transcripts 03-05-2025](#)[A-8579-02-Technical Staff Report](#)

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-2023-003****Michael's Retreat****Applicant(s):**

A. Decesaris Holding Company, LLC

Location:

Located on the north side of MD 373 (Accokeek Road), approximately 600 feet west of its intersection with MD 5 (Branch Avenue) (30.41 Acres; RSF-A/RR Zone).

Request:

Requesting approval of a Detailed Site Plan (DET) for the development of 155 single-family attached (townhouse) residential dwelling units with associated infrastructure and amenities. The applicant requests a waiver from Section 27-6208(a)(2)(B), to provide an internal bicycle circulation system.

Council District:

9

Appeal by Date:

6/12/2025

Review by Date:

6/12/2025

History:

03/27/2025

M-NCPPC Technical Staff

approval with conditions

05/08/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DET-2023-003-Zoning Agenda Item Summary](#)[DET-2023-003-Planning Board Resolution](#)

DET-2023-003-PORL

[DET-2023-003-Technical Staff Report](#)

PENDING FINALITY (continued)**[DDS-24002](#)****Flats at Glenridge Station****Companion Case(s):** DSP-23008**Applicant(s):** Landover Hills Leased Housing Associates I, LLLP**Location:** Approximately 110 feet east of the intersection of MD 450 (Annapolis Road) and Chesapeake Road (3.00 Acres; NAC Zone (M-X-T/D-D-O Zones).**Request:** Requesting approval of a Departure from Design Standards (DDS) for a departure from Section 4.6, Buffering Development from Streets, of the 2010 Prince George's County Landscape Manual (Landscape Manual), which requires a 50-foot-wide planted buffer between the property for Detailed Site Plan DSP-23008 and MD 410 (Veterans Parkway), which is classified as an arterial road. The applicant's departure request is to allow an approximately 0.5-foot-wide buffer and no planting, pursuant to Section 27-239.01 of the prior Prince George's County Zoning Ordinance.**Council District:** 3**Appeal by Date:** 5/12/2025**Review by Date:** 6/16/2025**History:**

02/26/2025 M-NCPPC Technical Staff approval

04/03/2025 M-NCPPC Planning Board approval

Attachment(s): [DDS-24002-Zoning Agenda Item Summary](#)[DDS-24002-Planning Board Resolution](#)

DDS-24002-POR List

[DDS-24002-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23008****Flats at Glenridge Station****Applicant(s):**

Landover Hills Leased Housing Associates I, LLLP

Location:

Located Approximately 110 feet east of the intersection of MD 450 (Annapolis Road) and Chesapeake Road (3.00 Acres; NAC Zone (M-X-T/D-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for development of a 275,625-square-foot building and associated site improvements for 245 multifamily dwelling units and approximately 1,380 square feet of office space.

Council District:

3

Appeal by Date:

5/12/2025

Review by Date:

6/16/2025

History:

02/26/2025

M-NCPPC Technical Staff

approval with conditions

04/03/2025

M-NCPPC Planning Board

approval

Attachment(s):[DSP-23008-Zoning Agenda Item Summary](#)[DSP-23008-Planning Board Resolution](#)

DSP-23008-POR List

[DSP-23008-Technical Staff Report](#)

PENDING FINALITY (continued)[SDP-0317-H11](#)**Cameron Grove - The Palisades at Oak Creek, Lot 61, Block A****Applicant(s):**

Edwin James

Location:

Located on the southeastern side of Hidden Gate Court cul-de-sac, approximately 190 feet northwest of its intersection with Jones Bridge Road (0.295 Acres; LCD Zone (Prior; R-L Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) to construct an elevated 12-foot by 12-foot covered gazebo with a 20-foot by 20-foot connected deck and stairs, and an approximately 38.58-foot by 22.75-foot brick patio at the rear of an existing single-family detached dwelling.

Council District:

6

Appeal by Date:

5/29/2025

Review by Date:

6/26/2025

History:

03/27/2025

M-NCPPC Technical Staff

approval

04/24/2025

M-NCPPC Planning Board

approval

Attachment(s):[SDP-0317-H11 Zoning Agenda Item Summary](#)[SDP-0317-H11-Planning Board Resolution](#)

SDP-0317-H11-PORL

[SDP-0317-H11-Technical Staff Report](#)

PENDING FINALITY (continued)**(b) PLANNING BOARD'S REPRESENTATIVE**[CNU-00558-2024-U](#)**6313 Rhode Island Ave Riverdale****Applicant(s):**

Gregory S. Pendable

Location:

Located within the town of Riverdale Park on the west side of Rhode Island Avenue, just north of an overpass for East West Highway (MD 410) (.72 Acres; LMUTC Zone (Prior; I-1 Zone).

Request:

Requesting Certification of Nonconforming Use (CNU) for an auto towing station. Certification of existing auto towing station is required pursuant to 2004 Riverdale Park Mixed-Use Town Center Zone Development Plan which rezoned the property from I-1 to M-UTC.

Council District:

3

Review by Date:

6/9/2025

History:

05/08/2025

M-NCPPC Administrative Certification approval

05/13/2025

Sitting as the District Council deferred

Attachment(s):

[CNU-00558-2024-U Zoning Agenda Item Summary](#)
[CNU-00558-2024-U Casefile](#)

ADJOURN[ADJ54-25](#)**ADJOURN**