



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CSP-24001 **Councilmanic District:** 7
Meeting Date: 7/13/2026 **Zone(s):** RMF-20/RSF-65 (Prior; M-X-T/R-18/R-55/D
Case Name: Southern Hills
Applicant: Southern Hills LLC
Location: Located on the south side of Southern Avenue and the north and south sides of Wheeler Hills Road (85.4 Acres; RMF-20/RSF-65 Zones (Prior; M-X-T/R-18/R-55/D-D-O Zones)).
Request: Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 980 multifamily dwelling units, 150 senior housing units, 168 townhouse units, and approximately 45,000 square feet of commercial/retail and medical office space. Pursuant to Section 27-548.26(b) of the prior Prince George's County Zoning Ordinance, the applicant also requests an amendment to the Development District Overlay (D-D-O) Zone use table to permit multifamily and townhouse uses within the Multifamily Medium Density Residential (R-18)/D-D-O and One-Family Detached Residential (R-55)/D-D-O Zones, to be developed according to the Mixed Use-Transportation Oriented (M-X-T) Zone regulations.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 6/18/2026

Review date:

Action date: 7/20/2026

Comments:

Mandatory Review:

{District Council review of this case is required by
Section 27-548.26(b) of the Zoning Ordinance}

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	04/09/2026	approval with conditions
M-NCPPC Planning Board	05/14/2026	approval with conditions

Sitting as the District Council 06/09/2026 waived election to review

Notes: *Council waived election to review for this item (Vote: 7-0; Absent: Council Members Adams-Stafford, Dernoga, Blegay, and Burroughs).*

Aye: 7 Oriadha, Olson, Dernoga, Fisher, Ivey, Hunter and Adams

Absent: 4 Adams-Stafford, Blegay, Burroughs and Harrison

Office of the Clerk of the Council 06/12/2026 mailed

Notes: *Notice of Mandatory Review Hearing was mailed to Persons of Record.*

Sitting as the District Council 06/22/2026 reconsidered

Notes: *The Council reconsidered the previous motion to waive election to review.*

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

Absent: 3 Oriadha, Blegay and Burroughs

Sitting as the District Council 07/06/2026 announced hearing date

Sitting as the District Council 07/13/2026 hearing held; referred for document

Notes: *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. Thomas Haller Esq., attorney for applicant spoke in support. Council referred this case for document.*

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

Absent: 5 Oriadha, Blegay, Burroughs, Fisher and Hunter

Sitting as the District Council 07/14/2026

Document(s): CSP-24001-Zoning Agenda Item Summary, CSP-24001 Presentation Slides, CSP-24001_Notice of Mandatory Review Hearing, CSP-24001_Planning Board Resolution, CSP-24001_PORL, CSP-24001-Transcripts, CSP-24001_Technical Staff Report, CSP-24001_Planning Board Record