

Prince George's County Council

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

Zoning Minutes - Draft Sitting as the District Council

Edward P. Burroughs III, Chair, District 8

Krystal Oriadha, Vice Chair, District 7

Shayla D. Adams-Stafford, District 5

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

Colette R. Gresham, Acting Council Administrator

Tuesday, July 8, 2025

9:45 AM

Council Hearing Room

9:45 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 Chair Burroughs at 10:40 a.m. with ten members present at roll call. (Absent: Council Member Harrison).

Present: 10 - Council Member Wala Blegay
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Calvin S. Hawkins
 Council Member Eric Olson
 Council Member Ingrid Watson
 Chair Edward Burroughs
 Vice Chair Krystal Oriadha
 Council Member Jolene Ivey
 Council Member Shayla Adams-Stafford

Excused: 1 - Council Member Sydney Harrison

Also Present:

Colette Gresham, Interim Council Administrator

Karen T. Zavakos, Associate Council Administrator

Stan Brown, People's Zoning Counsel

Jim Campbell, Land Use & Development Specialist

Rajesh Kumar, Principal Counsel to the District Council

Donna J. Brown, Clerk of the Council

James Walker-Bey, Associate Clerk of the Council

Lennie Moses, Deputy Clerk of the Council

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 06092025](#)

District Council Minutes Dated June 9, 2025

A motion was made by Council Member Blegay, seconded by Council Member Watson, that these minutes be approved. The motion carried by the following vote:

Excused: 1 - Harrison

Attachment(s): [6-9-2025 District Council Minutes Draft](#)

ITEM(S) FOR DISCUSSION[DET-2022-001](#)**Westphalia Business Center 1 and 2**

Applicant(s): Northpoint Realty Partners, LLC

Location: Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (33.17 Acres; TAC-E / MIO Zones).

Request: Requesting approval of a Detailed Site Plan (DET) for a total of 306,000 square feet of commercial/warehouse uses in two separate buildings on two proposed parcels. A variance to Section 27-4204(d)(3) of the Prince George's County Zoning Ordinance, for the floor area ratio (FAR) requirement for the building on proposed Parcel 32, is also requested.

Council District: 6

Appeal by Date: 4/13/2023

Review by Date: 4/13/2023

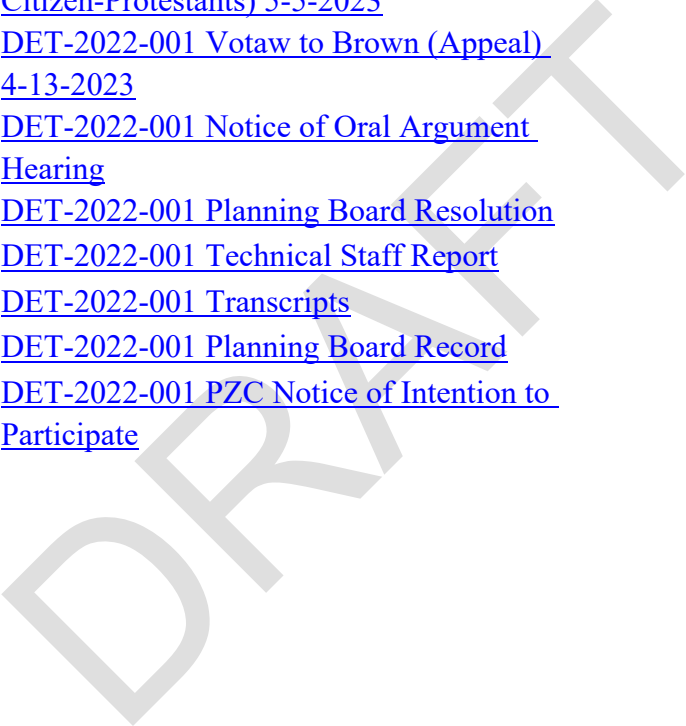
Action by Date: 5/26/2023

A motion was made by Council Member Blegay, seconded by Council Member Hawkins, that this Detailed Site Plan be referred for document. The motion carried by the following vote:

Aye: 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Excused: 1 - Harrison

Attachment(s): [DET-2022-001 Zoning Agenda Item Summary](#)
[DET-2022-001 The Appellate Court of](#)
[Maryland Opinion](#)
[DET-2022-001 Notice of Final Decision of the](#)
[District Council](#)
[DET-2022-001 Court Record \(Color\)](#)
[DET-2022-001 Votaw to Brown 7-14-2023](#)
[DET-2022-001 Camp to Brown \(Request for](#)
[reconsideration\) 6-16-2023](#)
[DET-2022-001 - Presentation Slides](#)
[DET-2022-001 Votaw to Brown \(Testimony](#)
[Citizen-Protestants\) 5-5-2023](#)
[DET-2022-001 Votaw to Brown \(Appeal\)](#)
[4-13-2023](#)
[DET-2022-001 Notice of Oral Argument](#)
[Hearing](#)
[DET-2022-001 Planning Board Resolution](#)
[DET-2022-001 Technical Staff Report](#)
[DET-2022-001 Transcripts](#)
[DET-2022-001 Planning Board Record](#)
[DET-2022-001 PZC Notice of Intention to](#)
[Participate](#)



REFERRED FOR DOCUMENT[A-8578-02](#)**Oak Creek Club-Landbay T****Companion Case(s):** A-8427-02; A-8579-02**Applicant(s):** Carrollton 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

A motion was made by Council Member Blegay, seconded by Council Member Watson, that this Basic Plan Amendment be approved. The motion carried by the following vote:

Aye: 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Absent: Harrison

Attachment(s): [A-8578-02-Zoning Agenda Item Summary](#)
[A-8578-02-Notice of Final Decision of the District Council](#)
[A-8578-C-02-Notice of Preliminary Conditional Zoning Approval](#)
[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](#)

REFERRED FOR DOCUMENT (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:

Council adopted prepared order of approval (Vote: 10-0; Absent: Council Member Harrison).

A motion was made by Council Member Blegay, seconded by Council Member Hawkins, that this Basic Plan Amendment be approved. The motion carried by the following vote:

Aye: 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Excused: 1 - Harrison

Attachment(s): [A-8579-02- Zoning Agenda Item Summary](#)
[A-8579-02-Notice of Final Decision of the District Council](#)
[A-8579-C-02-Notice of Preliminary Conditional Zoning Approval](#)
[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](#)

REFERRED FOR DOCUMENT (continued)[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:***Council adopted prepared order of approval (Vote: 10-0; Absent: Council Member Harrison).*

A motion was made by Council Member Blegay, seconded by Council Member Watson, that this Basic Plan Amendment be approved. The motion carried by the following vote:

Aye: 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Excused: 1 - Harrison

Attachment(s): [A-8427-02 - Zoning Agenda Item Summary](#)
[A-8427-02-Notice of Final Decision of the District Council](#)
[A-8427-C-02 - Notice of Preliminary Conditional Zoning Approval](#)
[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](#)

PENDING FINALITY**[CSP-07002-01](#)****Sanbury Crossing**

Applicant(s): P, B&J, LLC

Location: Located At the southeast quadrant of the intersection of Sansbury Road and Ritchie Marlboro Road (4.41 Acres; RMF-48 Zone (Prior; M-X-T Zone).

Request: Requesting approval of a Conceptual Site Plan (CSP) for an amendment to the approved CSP-07002, to remove Condition 15 and to revise Condition 5(d) regarding drive-through facilities.

Council District: 6

Appeal by Date: 7/31/2025

Review by Date: 7/31/2025

History:

Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).

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

Aye: 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Excused: 1 - Harrison

Attachment(s): [CSP-07002-01- Zoning Agenda Item Summary](#)
[CSP-07002-01-Planning Board Resolution](#)
CSP-07002-01-PORL
[CSP-07002-01-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-24010****Melford Town Center - Blocks 4 and 6**

Applicant(s): St. John Properties, Inc.

Location: Located south of Melford Boulevard and Tesla Drive, and north of US 50 (John Hanson Highway), within the City of Bowie (51.83 Acres; TAC-E Zone (Prior; M-X-T Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) for parking methodology and optional parking and playground regulations for future tenants within the existing flex buildings, for Blocks 4 and 6 within the Melford Town Center development, under the prior Mixed Use-Transportation Oriented (M-X-T) Zone, in accordance with the prior Prince George's County Zoning Ordinance.

Council District: 4

Appeal by Date: 7/31/2025

Review by Date: 7/31/2025

Municipality: City of Bowie

History:

Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).

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

Aye: 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Excused: 1 - Harrison

Attachment(s): [DSP-24010-Zoning Agenda Item Summary](#)

[DSP-24010-Planning Board Resolution](#)

DSP-24010-PORL

[DSP-24010-Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-8712-07](#)****Collington Center, Lot 29, Block B**

Applicant(s): Maverick Holdings, LLC

Location: Located along the west side of Prince George's Boulevard, approximately 680 feet to the south of its intersection with Commerce Drive (6.08 Acres; I H Zone (Prior; E-I-A Zone).

Request: Requesting approval of a Specific Design Plan (SDP) for an amendment to develop a 25,103-square-foot addition to an existing 40,800-square-foot building (warehouse use) and associated site improvements for warehouse and office uses.

Council District: 4

Appeal by Date: 7/31/2025

Review by Date: 7/31/2025

History:

Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).

A motion was made by Council Member Watson, seconded by Council Member Ivey, that Council waive election to review for this Specific Design Plan. The motion carried by the following vote:

Aye: 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Excused: 1 - Harrison

Attachment(s): [SDP-8712-07 Zoning Agenda Item Summary](#)
[SDP-8712-07-PLB Memo](#)
[SDP-8712-07-Planning Board Resolution](#)
SDP-8712-07-PORL
[SDP-8712-07-Technical Staff Report](#)

[ADJ62-25](#)**ADJOURN**

History:

Meeting adjourned at 10:57 a.m.

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

Aye: 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

Excused: 1 - Harrison