



# Prince George's County Council

Sitting as the District Council

## Zoning Agenda Item Summary

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**Case No.:** ZMA-2025-003 **Councilmanic District:** 6  
**Meeting Date:** 4/27/2026 **Zone(s):** AR  
**Case Name:** Melwood Estates  
**Applicant:** Day Land Investment, LLC  
**Location:** Located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with MD 4 (Pennsylvania Avenue) (27.54 Acres; AR Zone).  
**Request:** Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 27.54 acres of land in the AR (Agricultural-Residential) Zone to the RSF-A (Residential, Single-Family Attached) Zone. The property is also located in the M-I-O (Military Installation Overlay) Zone for Height, Surface E (Conical Surface), and will remain therein if the request is approved.

### Companion

**Case(s):**

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### DECISIONS/RECOMMENDATION:

**Technical Staff:** Disapproval  
**Planning Board:**  
**Zoning Hearing Examiner:** Approval with Conditions

### LEGAL DEADLINES:

**Appeal date:** 5/14/2026  
**Review date:**  
**Action date:** 8/12/2026

**Municipality:**

*Comments:*

**Opposition:**

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**Staff:** Candra Teshome

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### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/07/2025	disapproval
Zoning Hearing Examiner	04/14/2026	approval with conditions

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**Document(s):** ZMA-2025-003-Notice of ZHE Decision, ZMA-2025-003-ZHE Decision, ZMA-2025-003-PORL, ZMA-2025-003-Technical Staff Report, ZMA-2025-003-Exhibit List, ZMA-2025-003-Exhibits # 1-44, ZMA-2025-003-Transcripts (Corrected)