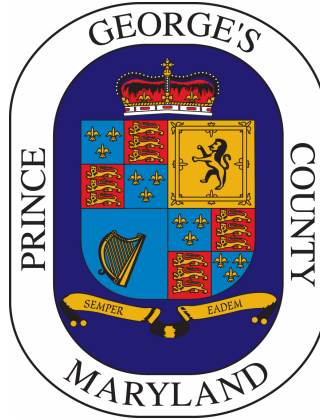


Prince George's County Council

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



Zoning Agenda - Final

**Tuesday, November 18, 2025
9:45 AM**

Council Hearing Room

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

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.

9:45 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 11172025](#)

District Council Minutes Dated November 17, 2025

REFERRED FOR DOCUMENT**[ZMA-2024-003](#)****RST New Carrollton****Applicant(s):**

RST DEVELOPMENT, LLC

Location:

Located on the south side of MD 450 (Annapolis Road), at 7591 Annapolis Road, Lanham, Maryland (4.29 Acres; NAC Zone).

Request:

Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 4.29 acres in the NAC (Neighborhood Activity Center) Zone to the NAC-PD (Neighborhood Activity Center Planned Development) Zone for the development of up to 300 multifamily dwelling units.

Council District:

3

Appeal by Date:

11/14/2025

Action by Date:

3/16/2026

Opposition:

Amanda Karam

History:

04/17/2025	M-NCPPC Technical Staff	approval with conditions
10/15/2025	Zoning Hearing Examiner	approval with conditions
10/21/2025	Sitting as the District Council	deferred

Attachment(s):

[ZMA-2024-003-Zoning Agenda Item Summary](#)
[ZMA-2024-003-Notice of ZHE Decision](#)
[ZMA-2024-003-ZHE Decision](#)
[ZMA-2024-003-PORL](#)
[ZMA-2024-003-Technical Staff Report 4-10-2025](#)
[ZMA-2024-003-Technical Staff Report 5-1-2025](#)
[ZMA-2024-003-Exhibit List](#)
[ZMA-2024-003-Exhibits # 1-48](#)

[ADJ90-25](#)**ADJOURN****10:00 AM COUNTY COUNCIL - (COUNCIL HEARING ROOM)***(SEE SEPARATE AGENDA)*