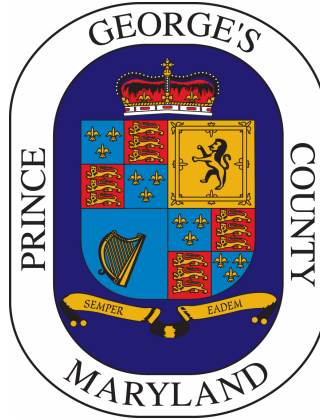


Prince George's County Council

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



Zoning Agenda - Final

**Monday, November 24, 2025
10:00 AM**

Virtual Hearing

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 (VIRTUAL)

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. To ensure 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.

VIRTUAL DISTRICT COUNCIL MEETINGS

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19" and the Prince George's County State of Emergency Declarations, the District Council is operating under emergency procedures. As authorized by CB-33-2020 hearings will be conducted virtually and in accordance with District Council Rules of Procedure.

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. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify. Persons of Record wishing to give oral argument on a specific case should register with the Clerk of the Council by email to clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178 by 3:00 p.m. on the day BEFORE the meeting.

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. Five (5) minute rebuttal from the side requesting hearing
5. Five (5) minute rebuttal from the side favoring decision
6. Comments by the People's Zoning Counsel

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. State your name and address for the record and 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/LIVE>
PLEASE SILENCE ALL CELLULAR PHONES DURING THE MEETING.

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 11182025](#)

District Council Minutes Dated November 18, 2025

Attachment(s):

[11-18-2025 District Council Minutes Draft](#)

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-2024-005](#)****Covington Oaks****Applicant(s):**

Collington Place, LLC

Location:

Located on the north side of Elder Oaks Boulevard, approximately 215 feet east from its intersection with Excalibur Road. (2.34 Acres; RMF-20 Zone).

Request:

Requesting approval of a Detailed Site Plan (DET) for the development of 48 two-family dwelling units, with associated infrastructure and amenities.

Council District:

4

Appeal by Date:

12/22/2025

Review by Date:

1/20/2026

Municipality:

City of Bowie

History:

10/08/2025

M-NCPPC Technical Staff

approval with conditions

11/20/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DET-2024-005 Zoning Agenda Item Summary](#)[DET-2024-005 Planning Board Resolution](#)[DET-2024-005_PORL](#)[DET-2024-005 Technical Staff Report](#)

PENDING FINALITY (continued)[DET-2024-020](#)**Penn Place II****Applicant(s):**

Penn Place II Owner LLC

Location:

Located on the southeast side of Penn Crossing Drive, at its intersection with Marlboro Pike (4.91 Acres; RMF-20 Zone).

Request:

Requesting approval of Detailed Site Plan (DET) approves development of 54 multifamily residential dwelling units in 7 buildings, with an additional amenity building and associated infrastructure.

Council District:

7

Appeal by Date:

12/22/2025

Review by Date:

1/20/2026

History:

10/08/2025

M-NCPPC Technical Staff

approval with conditions

11/20/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DET-2024-020 Zoning Agenda Item Summary](#)[DET-2024-020 Planning Board Resolution](#)[DET-2024-020 PORL](#)[DET-2024-020 Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-2402](#)****Woodside Reserve - East****Applicant(s):**

Richmond American Homes of Maryland, Inc.

Location:

Located on the south side of Westphalia Road, approximately 3,750 feet west of its intersection with Ritchie Marlboro Road (53.36 Acres; LCD / MIO (Prior R-M / M-I-O Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) for the physical improvements necessary for development of 260 single-family detached homes and associated infrastructure. This SDP is considered Phase II of the Woodside Reserve development. The Prince George's County Planning Board approved SDP-2301 in 2024, for the Phase I development, which consists of 233 single-family detached homes and 117 single-family attached homes.

Council District:

6

Appeal by Date:

12/22/2025

Review by Date:

1/20/2026

History:

10/08/2025

M-NCPPC Technical Staff

approval with conditions

11/20/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-2402- Zoning Agenda Item Summary](#)[SDP-2402 Planning Board Resolution](#)

SDP-2402_PORL

[SDP-2402 Technical Staff Report](#)**[ADJ96-25](#)****ADJOURN**