



# 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*

*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*

*Vacant - District 5 (effective: 12/05/2024)*

*Colette R. Gresham, Acting Council Administrator*

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**Monday, June 9, 2025**

**10:00 AM**

**Council Hearing Room**

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### **10:00 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 Vice-Chair Oriadha at 10:15 a.m. with eight members present at roll call. (Absent: Council Chair Burroughs and Council Member Fisher).*

**Present:**            8 -    Council Member Sydney Harrison  
                                 Council Member Wala Blegay  
                                 Council Member Thomas Dernoga  
                                 Council Member Calvin S. Hawkins  
                                 Council Member Eric Olson  
                                 Council Member Ingrid Watson  
                                 Vice Chair Krystal Oriadha  
                                 Council Member Jolene Ivey

**Excused:**            2 -    Council Member Wanika Fisher  
                                 Chair Edward Burroughs

*Also Present:*

*Karen T. Zavakos, Associate Council Administrator*

*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*

*Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk*

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Harrison.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 05132025](#)

**District Council Minutes Dated May 13, 2025**

**A motion was made by Vice Chair Oriadha that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 8 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Oriadha and Ivey

**Absent:** Fisher and Burroughs

**Attachment(s):** [5-13-2025 District Council Minutes Draft](#)

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**NEW CASES**[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

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

**Aye:** 8 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Oriadha and Ivey

**Absent:** Fisher and Burroughs

**Attachment(s):** [A-8427-02- Zoning Agenda Item Summary](#)

[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](#)

**NEW CASES (continued)**[A-8578-02](#)**Oak Creek Club-Landbay T****Companion Case(s):** A-8427-02; 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

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

**Aye:** 8 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Oriadha and Ivey

**Absent:** Fisher and Burroughs

**Attachment(s):** [A-8578-02-Zoning Agenda Item Summary](#)  
[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](#)

**NEW CASES (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

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

**Aye:** 8 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Oriadha and Ivey

**Absent:** Fisher and Burroughs

**Attachment(s):** [A-8579-02- Zoning Agenda Item Summary](#)  
[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](#)

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**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-2023-003](#)****Michael's Retreat**

**Applicant(s):** A. Decesaris Holding Company, LLC

**Location:** Located on the north side of MD 373 (Accokeek Road), approximately 600 feet west of its intersection with MD 5 (Branch Avenue) (30.41 Acres; RSF-A/RR Zone).

**Request:** Requesting approval of a Detailed Site Plan (DET) for the development of 155 single-family attached (townhouse) residential dwelling units with associated infrastructure and amenities. The applicant requests a waiver from Section 27-6208(a)(2)(B), to provide an internal bicycle circulation system.

**Council District:** 9

**Appeal by Date:** 6/12/2025

**Review by Date:** 6/12/2025

**History:**

*Council waived election to review for this item (Vote:8-0; Absent: Chair Burroughs and Council Member Fisher).*

**A motion was made by Council Member Harrison, seconded by Council Member Watson, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

**Aye:** 8 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Oriadha and Ivey

**Absent:** Fisher and Burroughs

**Attachment(s):** [DET-2023-003-Zoning Agenda Item Summary](#)  
[DET-2023-003-Planning Board Resolution](#)  
DET-2023-003-PORL  
[DET-2023-003-Technical Staff Report](#)

**PENDING FINALITY (continued)**[DDS-24002](#)**Flats at Glenridge Station****Companion Case(s):** DSP-23008**Applicant(s):** Landover Hills Leased Housing Associates I, LLLP**Location:** Approximately 110 feet east of the intersection of MD 450 (Annapolis Road) and Chesapeake Road (3.00 Acres; NAC Zone (Prior; M-X-T/D-D-O Zones).**Request:** Requesting approval of a Departure from Design Standards (DDS) for a departure from Section 4.6, Buffering Development from Streets, of the 2010 Prince George's County Landscape Manual (Landscape Manual), which requires a 50-foot-wide planted buffer between the property for Detailed Site Plan DSP-23008 and MD 410 (Veterans Parkway), which is classified as an arterial road. The applicant's departure request is to allow an approximately 0.5-foot-wide buffer and no planting, pursuant to Section 27-239.01 of the prior Prince George's County Zoning Ordinance.**Council District:** 3**Appeal by Date:** 5/12/2025**Review by Date:** 6/16/2025**History:**

*Council waived election to review for this item (Vote:8-0; Absent: Chair Burroughs and Council Member Fisher).*

**A motion was made by Council Member Olson, seconded by Council Member Watson, that Council waive election to review for this Departure from Design Standards. The motion carried by the following vote:**

**Aye:** 8 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Oriadha and Ivey

**Absent:** Fisher and Burroughs

**Attachment(s):** [DDS-24002-Zoning Agenda Item Summary](#)[DDS-24002-Planning Board Resolution](#)[DDS-24002-POR List](#)[DDS-24002-Technical Staff Report](#)[DDS-24002-PLB Memo](#)

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**PENDING FINALITY (continued)****DSP-23008****Flats at Glenridge Station**

**Applicant(s):** Landover Hills Leased Housing Associates I, LLLP

**Location:** Located Approximately 110 feet east of the intersection of MD 450 (Annapolis Road) and Chesapeake Road (3.00 Acres; NAC Zone (Prior; M-X-T/D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) for development of a 275,625-square-foot building and associated site improvements for 245 multifamily dwelling units and approximately 1,380 square feet of office space.

**Council District:** 3

**Appeal by Date:** 5/12/2025

**Review by Date:** 6/16/2025

**History:**

*Council waived election to review for this item (Vote:8-0; Absent: Chair Burroughs and Council Member Fisher).*

**A motion was made by Council Member Olson, seconded by Council Member Watson, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

**Aye:** 8 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Oriadha and Ivey

**Absent:** Fisher and Burroughs

**Attachment(s):** [DSP-23008 PLB Memo](#)  
[DSP-23008-Zoning Agenda Item Summary](#)  
[DSP-23008-Planning Board Resolution](#)  
DSP-23008-POR List  
[DSP-23008-Technical Staff Report](#)



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**PENDING FINALITY (continued)****[SDP-0317-H11](#)****Cameron Grove - The Palisades at Oak Creek, Lot 61, Block A**

**Applicant(s):** Edwin James

**Location:** Located on the southeastern side of Hidden Gate Court cul-de-sac, approximately 190 feet northwest of its intersection with Jones Bridge Road (0.295 Acres; LCD Zone (Prior; R-L Zone).

**Request:** Requesting approval of a Specific Design Plan (SDP) to construct an elevated 12-foot by 12-foot covered gazebo with a 20-foot by 20-foot connected deck and stairs, and an approximately 38.58-foot by 22.75-foot brick patio at the rear of an existing single-family detached dwelling.

**Council District:** 6

**Appeal by Date:** 5/29/2025

**Review by Date:** 6/26/2025

**History:**

*Council waived election to review for this item (Vote:8-0; Absent: Chair Burroughs and Council Member Fisher).*

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

**Aye:** 8 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Oriadha and Ivey

**Absent:** Fisher and Burroughs

**Attachment(s):** [SDP-0317-H11-PLB Memo](#)  
[SDP-0317-H11 Zoning Agenda Item Summary](#)  
[SDP-0317-H11-Planning Board Resolution](#)  
SDP-0317-H11-PORL  
[SDP-0317-H11-Technical Staff Report](#)

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**PENDING FINALITY (continued)****(b) PLANNING BOARD'S REPRESENTATIVE**[CNU-00558-2024-U](#)**6313 Rhode Island Ave Riverdale****Applicant(s):** Gregory S. Pendable**Location:** Located within the town of Riverdale Park on the west side of Rhode Island Avenue, just north of an overpass for East West Highway (MD 410) (.72 Acres; LMUTC Zone (Prior; I-1 Zone).**Request:** Requesting Certification of Nonconforming Use (CNU) for an auto towing station. Certification of existing auto towing station is required pursuant to 2004 Riverdale Park Mixed-Use Town Center Zone Development Plan which rezoned the property from I-1 to M-UTC.**Council District:** 3**Review by Date:** 6/9/2025**History:**

*Council waived election to review for this item (Vote:8-0; Absent: Chair Burroughs and Council Member Fisher).*

**A motion was made by Council Member Olson, seconded by Council Member Watson, that Council waive election to review for this Certification of a Nonconforming Use.**

**The motion carried by the following vote:**

**Aye:** 8 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Oriadha and Ivey

**Absent:** Fisher and Burroughs

**Attachment(s):** [CNU 00558-2024 PLB Memo](#)  
[CNU-00558-2024-U Zoning Agenda Item](#)  
[Summary](#)  
[CNU-00558-2024-U Casefile](#)

**ADJOURN**[ADJ54-25](#)**ADJOURN****History:**

*This meeting adjourned at 10:35 a.m.*

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

**Aye:** 8 - Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Oriadha and Ivey

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**Absent:** Fisher and Burroughs

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