



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: ZMA-2025-003 **Councilmanic District:** 6
Meeting Date: 6/22/2026 **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):

DECISIONS/RECOMMENDATION:

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

LEGAL DEADLINES:

Appeal date: 5/14/2026
Review date:
Action date: 9/8/2026

Municipality:

Comments:

Opposition: None

Staff: Candra Teshome

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/07/2025	disapproval
Zoning Hearing Examiner	04/14/2026	approval with conditions
Sitting as the District Council	04/27/2026	elected to review

Notes: Council elected to review this item (Vote:7-0; Absent: Council Members Adams-Stafford, Burroughs, Blegay and Oriadha).

Aye: 7 Olson, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: 4 Oriadha, Adams-Stafford, Blegay and Burroughs

Sitting as the District Council 06/09/2026 reconsidered
Aye: 7 Oriadha, Olson, Fisher, Harrison, Ivey, Hunter and Adams
Absent: 4 Adams-Stafford, Blegay, Burroughs and Dernoga

Sitting as the District Council 06/09/2026 referred for document
Notes: *Council referred item to staff for preparation of an approving document, with conditions (Vote:7-0; Absent: Council Members Adams-Stafford,Dernoga, Blegay,and Burroughs).*
Aye: 7 Oriadha, Olson, Fisher, Harrison, Ivey, Hunter and Adams
Absent: 4 Adams-Stafford, Blegay, Burroughs and Dernoga

Sitting as the District Council 06/22/2026

Document(s): ZMA-2025-003-Zoning Agenda Item Summary, 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)