



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: A-8579-02 **Councilmanic District:** 6
Meeting Date: 7/7/2025 **Zone(s):** LCD (Prior; L-A-C / R-L)
Case Name: Oak Creek Club-Landbay T
Applicant: 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.
Companion Case(s): A-8427-02; A-8578-02

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board:

Zoning Hearing Examiner: Approval with Conditions

Municipality:

Opposition: None

LEGAL DEADLINES:

Appeal date: 6/12/2025

Review date:

Action date: 7/14/2025

Comments:

Staff: Joshua Mitchum

HISTORY:

Acting Body:

Date:

Action:

M-NCPPC Technical Staff

09/17/2024

approval with conditions

Zoning Hearing Examiner

05/28/2025

approval with conditions

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06/09/2025

referred for document

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

Absent: 2 Fisher and Burroughs

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07/07/2025

Document(s): 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