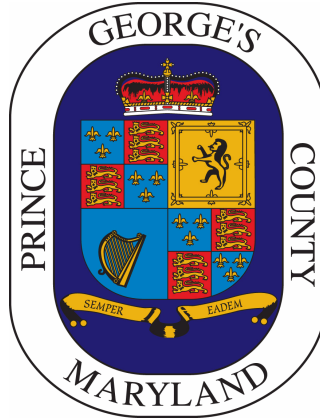


Prince George's County Council

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



Zoning Agenda - Final

Last District Council Session prior to August Recess

**Tuesday, July 8, 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 06092025](#)

District Council Minutes Dated June 9, 2025

Attachment(s):

[6-9-2025 District Council Minutes Draft](#)

ITEM(S) FOR DISCUSSION**DET-2022-001****Westphalia Business Center 1 and 2****Applicant(s):**

Northpoint Realty Partners, LLC

Location:

Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (33.17 Acres; TAC-E / MIO Zones).

Request:

Requesting approval of a Detailed Site Plan (DET) for a total of 306,000 square feet of commercial/warehouse uses in two separate buildings on two proposed parcels. A variance to Section 27-4204(d)(3) of the Prince George's County Zoning Ordinance, for the floor area ratio (FAR) requirement for the building on proposed Parcel 32, is also requested.

Council District:

6

Appeal by Date:

4/13/2023

Review by Date:

4/13/2023

Action by Date:

5/26/2023

History:

02/16/2023 M-NCPPC Technical Staff approval with conditions

03/09/2023 M-NCPPC Planning Board approval with conditions

03/27/2023 Sitting as the District Council elected to review

Council elected to review this item (Vote: 8-0-1; Abstain: Council Member Franklin; Council Members Burroughs and Hawkins).

04/04/2023 Clerk of the Council mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

04/13/2023 Person of Record filed

Alex Votaw Esq. attorney for Citizen-Protestants filed Exceptions and Request Oral Argument Hearing.

05/05/2023 Person of Record filed

Alex Votaw Esq., attorney for Citizen-Protestants filed written testimony.

05/08/2023 Sitting as the District Council announced hearing date

05/15/2023	Sitting as the District Council	hearing held; referred for document
	<i>Jill Kosack and James Hunt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Marva Jo Camp, Esq., attorney for applicant spoke in support. Alex Votaw, Esq., attorney for citizen protestants spoke in opposition. Council referred item to staff for preparation of a disapproving document (Vote: 8-0; Absent: Council Members Franklin, Hawkins and Oriadha).</i>	
05/16/2023	Sitting as the District Council	adopted
	<i>Council adopted the prepared Order of disapproval (Vote 10-0; Absent: Council Member Hawkins).</i>	
06/16/2023	Applicant	filed
	<i>Marva Jo Camp Esq. attorney for the applicant, filed a request for Reconsideration and Amendment of Final Decision.</i>	
07/14/2023	Person of Record	filed
	<i>Alex Votaw Esq., attorney for Citizens Protestant filed opposition to applicants motion for reconsideration</i>	
07/17/2023	Sitting as the District Council	denied for reconsideration
	<i>After procedural and posture orientation by Stan Brown, People's Zoning Counsel, Council denied the request for reconsideration (Vote: 8-0)</i>	
07/18/2023	Clerk of the Council	mailed
	<i>Notice of Decision on Reconsideration request was mailed to Persons of Record.</i>	
05/02/2025	Court of Appeals	remanded
	<i>The Appellate Court of Maryland affirmed the circuit court which held that the District Council erred as a matter of law when it found that the Planning Board's approval of DET-2022-001 and TCP2-029-12-16 was arbitrary, capricious, or otherwise illegal. As a result, the Appellate Court of Maryland remanded this matter to the District Council for a decision regarding approval of the DET and TCP consistent with its opinion.</i>	

Attachment(s):

[DET-2022-001 Zoning Agenda Item Summary](#)
[DET-2022-001 The Appellate Court of Maryland Opinion](#)
[DET-2022-001 Notice of Final Decision of the District Co](#)
[DET-2022-001 Court Record \(Color\)](#)
[DET-2022-001 Votaw to Brown 7-14-2023](#)
[DET-2022-001 Camp to Brown \(Request for reconsiderati](#)
[DET-2022-001 - Presentation Slides](#)
[DET-2022-001 Votaw to Brown \(Testimony Citizen-Prote](#)
[DET-2022-001 Votaw to Brown \(Appeal\) 4-13-2023](#)
[DET-2022-001 Notice of Oral Argument Hearing](#)
[DET-2022-001 Planning Board Resolution](#)
[DET-2022-001 Technical Staff Report](#)
[DET-2022-001 Transcripts](#)
[DET-2022-001 Planning Board Record](#)
[DET-2022-001 PZC Notice of Intention to Participate](#)

REFERRED FOR DOCUMENT[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**History:**

09/17/2024	M-NCPPC Technical Staff	approval with conditions
05/28/2025	Zoning Hearing Examiner	approval with conditions
06/09/2025	Sitting as the District Council	referred for document

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](#)

REFERRED FOR DOCUMENT (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**History:**

09/17/2024	M-NCPPC Technical Staff	approval with conditions
05/28/2025	Zoning Hearing Examiner	approval with conditions
06/09/2025	Sitting as the District Council	referred for document

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](#)

REFERRED FOR DOCUMENT (continued)[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**History:**

09/17/2024	M-NCPPC Technical Staff	approval with conditions
05/28/2025	Zoning Hearing Examiner	approval with conditions
06/09/2025	Sitting as the District Council	referred for document

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](#)

PENDING FINALITY[CSP-07002-01](#)**Sanbury Crossing****Applicant(s):**

P, B&J, LLC

Location:

Located At the southeast quadrant of the intersection of Sansbury Road and Ritchie Marlboro Road (4.41 Acres; RMF-48 Zone (Prior; M-X-T Zone).

Request:

Requesting approval of a Conceptual Site Plan (CSP) for an amendment to the approved CSP-07002, to remove Condition 15 and to revise Condition 5(d) regarding drive-through facilities.

Council District:

6

Appeal by Date:

7/31/2025

Review by Date:

7/31/2025

History:

05/22/2025

M-NCPPC Technical Staff

approval with conditions

06/26/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[CSP-07002-01- Zoning Agenda Item Summary](#)[CSP-07002-01-Planning Board Resolution](#)

CSP-07002-01-PORL

[CSP-07002-01-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-24010****Melford Town Center - Blocks 4 and 6****Applicant(s):**

St. John Properties, Inc.

Location:

Located south of Melford Boulevard and Tesla Drive, and north of US 50 (John Hanson Highway), within the City of Bowie (51.83 Acres; TAC-E Zone (Prior; M-X-T Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for parking methodology and optional parking and playground regulations for future tenants within the existing flex buildings, for Blocks 4 and 6 within the Melford Town Center development, under the prior Mixed Use-Transportation Oriented (M-X-T) Zone, in accordance with the prior Prince George's County Zoning Ordinance.

Council District:

4

Appeal by Date:

7/31/2025

Review by Date:

7/31/2025

Municipality:

City of Bowie

History:

05/15/2025

M-NCPPC Technical Staff

approval with conditions

06/26/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-24010-Zoning Agenda Item Summary](#)[DSP-24010-Planning Board Resolution](#)

DSP-24010-PORL

[DSP-24010-Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-8712-07](#)****Collington Center, Lot 29, Block B****Applicant(s):**

Maverick Holdings, LLC

Location:

Located along the west side of Prince George's Boulevard, approximately 680 feet to the south of its intersection with Commerce Drive (6.08 Acres; I H Zone (Prior; E-I-A Zone).

Request:

Requesting approval of a Specific Design Plan (SDP) for an amendment to develop a 25,103-square-foot addition to an existing 40,800-square-foot building (warehouse use) and associated site improvements for warehouse and office uses.

Council District:

4

Appeal by Date:

7/31/2025

Review by Date:

7/31/2025

History:

05/22/2025

M-NCPPC Technical Staff

approval with conditions

06/26/2025

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-8712-07 Zoning Agenda Item Summary](#)[SDP-8712-07-Planning Board Resolution](#)

SDP-8712-07-PORL

[SDP-8712-07-Technical Staff Report](#)**[ADJ62-25](#)****ADJOURN****10:00 AM COUNTY COUNCIL - (COUNCIL HEARING ROOM)***(SEE SEPARATE AGENDA)*