



# Prince George's County Council

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

## Zoning Minutes - Final 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*

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**Tuesday, July 8, 2025**

**9:45 AM**

**Council Hearing Room**

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### **9:45 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 Chair Burroughs at 10:40 a.m. with ten members present at roll call. (Absent: Council Member Harrison).*

**Present:**        10 -     Council Member Wala Blegay  
                                 Council Member Thomas Dernoga  
                                 Council Member Wanika Fisher  
                                 Council Member Calvin S. Hawkins  
                                 Council Member Eric Olson  
                                 Council Member Ingrid Watson  
                                 Chair Edward Burroughs  
                                 Vice Chair Krystal Oriadha  
                                 Council Member Jolene Ivey  
                                 Council Member Shayla Adams-Stafford

**Excused:**        1 -     Council Member Sydney Harrison

*Also Present:*

*Colette Gresham, Interim Council Administrator*

*Karen T. Zavakos, Associate Council Administrator*

*Stan Brown, People's Zoning Counsel*

*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*

*Lennie Moses, Deputy Clerk of the Council*

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

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 06092025](#)

**District Council Minutes Dated June 9, 2025**

**A motion was made by Council Member Blegay, seconded by Council Member Watson, that these minutes be approved. The motion carried by the following vote:**

**Excused:**            1 -            Harrison

**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

**A motion was made by Council Member Blegay, seconded by Council Member Hawkins, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

**Excused:** 1 - Harrison

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**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 Council](#)  
[DET-2022-001 Court Record \(Color\)](#)  
[DET-2022-001 Votaw to Brown 7-14-2023](#)  
[DET-2022-001 Camp to Brown \(Request for](#)  
[reconsideration\) 6-16-2023](#)  
[DET-2022-001 - Presentation Slides](#)  
[DET-2022-001 Votaw to Brown \(Testimony](#)  
[Citizen-Protestants\) 5-5-2023](#)  
[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](#)

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**REFERRED FOR DOCUMENT**[A-8578-02](#)**Oak Creek Club-Landbay T****Companion Case(s):** A-8427-02; A-8579-02**Applicant(s):** Carrollton 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 approved. The motion carried by the following vote:

**Aye:** 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

**Absent:** Harrison

**Attachment(s):** [A-8578-02-Zoning Agenda Item Summary](#)  
[A-8578-02-Notice of Final Decision of the District Council](#)  
[A-8578-C-02-Notice of Preliminary Conditional Zoning Approval](#)  
[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](#)

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**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:***Council adopted prepared order of approval (Vote: 10-0; Absent: Council Member Harrison).*

**A motion was made by Council Member Blegay, seconded by Council Member Hawkins, that this Basic Plan Amendment be approved. The motion carried by the following vote:**

**Aye:** 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

**Excused:** 1 - Harrison

**Attachment(s):** [A-8579-02- Zoning Agenda Item Summary](#)  
[A-8579-02-Notice of Final Decision of the District Council](#)  
[A-8579-C-02-Notice of Preliminary Conditional Zoning Approval](#)  
[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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**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:***Council adopted prepared order of approval (Vote: 10-0; Absent: Council Member Harrison).*

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

**Aye:** 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

**Excused:** 1 - Harrison

**Attachment(s):** [A-8427-02 - Zoning Agenda Item Summary](#)  
[A-8427-02-Notice of Final Decision of the District Council](#)  
[A-8427-C-02 - Notice of Preliminary Conditional Zoning Approval](#)  
[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:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).*

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

**Aye:** 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

**Excused:** 1 - Harrison

**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:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).*

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

**Aye:** 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

**Excused:** 1 - Harrison

**Attachment(s):** [DSP-24010-Zoning Agenda Item Summary](#)  
[DSP-24010-Planning Board Resolution](#)  
DSP-24010-PORL  
[DSP-24010-Technical Staff Report](#)

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**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:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).*

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

**Aye:** 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

**Excused:** 1 - Harrison

**Attachment(s):** [SDP-8712-07 Zoning Agenda Item Summary](#)  
[SDP-8712-07-PLB Memo](#)  
[SDP-8712-07-Planning Board Resolution](#)  
SDP-8712-07-PORL  
[SDP-8712-07-Technical Staff Report](#)

**[ADJ62-25](#)****ADJOURN**

**History:**

*Meeting adjourned at 10:57 a.m.*

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

**Aye:** 10 - Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha, Ivey and Adams-Stafford

**Excused:** 1 - Harrison