



Prince George's County Council

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

Zoning Minutes - Draft Sitting as the District Council

Krystal Oriadha, Chair, District 7
Eric C. Olson, Vice Chair, District 3
Shayla D. Adams-Stafford, District 5
Timothy J. Adams, District 4
Wala Blegay, At-Large
Edward P. Burroughs III, District 8
Thomas E. Dernoga, District 1
Wanika Fisher, District 2
Sydney J. Harrison, District 9
Danielle I. Hunter, District 6
Jolene Ivey, At-Large

David Murray, Council Administrator

Monday, July 6, 2026

10:00 AM

Council Hearing Room

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 Chair Oriadha at 10:24 a.m. with eight members present at roll call. (Absent: Council Members Blegay, Burroughs, and Fisher).

Present: 8 - Chair Krystal Oriadha
 Vice Chair Eric Olson
 Council Member Shayla Adams-Stafford
 Council Member Thomas Dernoga
 Council Member Sydney Harrison
 Council Member Jolene Ivey
 Council Member Danielle Hunter
 Council Member Timothy Adams
Absent: Council Member Wala Blegay
 Council Member Edward Burroughs
 Council Member Wanika Fisher

Also Present:

David Murray, Council Administrator

Stan Brown, People's Zoning Counsel

Jim Campbell, Land Use & Development Specialist

Rajesh Kumar, Principal Counsel to the District Council

Chad Hudson, Assistant Zoning Counsel

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

Led by Vice-chair Olson

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 06222026](#)

District Council Minutes Dated June 22, 2026

A motion was made by Vice Chair Olson, seconded by Council Member Hunter, that these Minutes be approved. The motion carried by the following vote:

Aye: 8 - Oriadha, Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams

Absent: Blegay, Burroughs and Fisher

Attachment(s): [6-22-2026 District Council Minutes Draft](#)

NEW CASE(S)[ERR-001-2026](#)**Eucharia Ogu****Applicant(s):**

Eucharia Ogu

Location:

Located at 6313 Joyce Drive, Temple Hills, Maryland 20748 (.3251 Acres; RSF-95 Zone).

Request:

Requesting approval of a Permit Issued in Error (ERR) for the validation of Permit No. 41406-2018-RGW issued in error for the construction of a fence on August 30, 2018, and Permit No.31752-2020-RGU issued in error for the construction of a two-story rear addition on May 13, 2021, on property located at 6313 Joyce Drive, Temple Hills, Maryland.

Council District:

8

Appeal by Date:

7/27/2026

Action by Date:

1/25/2027

Opposition:

None

History:

Council deferred item to next scheduled District Council.

This Permit issued in error was deferred.

Attachment(s):[ERR-001-2026 - Zoning Agenda Item Summary](#)[ERR-001-2026 - Notice of ZHE Decision](#)[ERR-001-2026 - ZHE Decision](#)[ERR-001-2026 - PORL](#)[ERR-001-2026 - Exhibit List](#)[ERR-001-2026 - Exhibits #1-27](#)

NEW CASE(S)**[ZMA-2024-004](#)****The Grove at Hyde Landing****Applicant(s):** NVR, INC**Location:** Located on the south side of Steed Road, approximately 3,300 feet northwest of its intersection with MD 223 (Piscataway Road) (126.16 Acres; RE / APA-6 Zones).**Request:** Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 126.16 acres of land in the RE (Residential Estate) Zone to the R-PD (Residential Planned Development) Zone.**Council District:** 9**Appeal by Date:** 7/23/2026**Action by Date:** 1/21/2027**Opposition:** Branch Hill Steeds Glen Homeowners Association, et.al.**History:***Council deferred item to next scheduled District Council.***This Zoning Map Amendment was deferred.****Attachment(s):** [ZMA-2024-004 - Zoning Agenda Item Summary](#)
[ZMA-2024-004 - Notice of ZHE Decision](#)
[ZMA-2024-004 - ZHE Decision](#)
ZMA-2024-004 - PORL
[ZMA-2024-004 - Exhibit List](#)
[ZMA-2024-004 - Exhibits # 1-52](#)
[ZMA-2024-004 - Technical Staff Report](#)
[ZMA-2024-004 -Transcripts- 03-25-2026](#)

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-2022-004](#)**Promenade at Lottsford**

Applicant(s): Banneker Ventures, LLC

Location: Located southwest of the intersection of Lottsford Road and McCormick Drive (9.61 Acres; RTO-H-E Zone).

Request: Requesting approval of a Detailed Site Plan (DET) for the development of 763 multifamily dwelling units in three buildings and 47,461 square feet nonresidential uses, with associated infrastructure and amenities. Nonresidential use consists of an 11,950-square-foot consumer goods establishment, an 11,950-square-foot restaurant (without drive-through), a 16,411-square-foot grocery store, and a 7,150-square-foot existing minor public utility uses or structures.

Council District: 6

Appeal by Date: 7/30/2026

Review by Date: 7/30/2026

History:

Council waived election to review for this item (Vote:8-0; Absent: Council Members Blegay, Burroughs, and Fisher).

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

Aye: 8 - Oriadha, Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams

Absent: Blegay, Burroughs and Fisher

Attachment(s): [DET-2022-004-Zoning Agenda Item Summary](#)
[DET-2022-004-Planning Board Resolution](#)
DET-2022-004-PORL
[DET-2022-004-Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-2026-0009****Largo Station**

Applicant(s): Largo QODZ JV LLC

Location: Located southeast of the confluence of Largo Drive West and Harry S Truman Drive (3.67 Acres; RTO-H-C Zone (Prior; M-U-I / D-D-O Zones)).

Request: Requesting approval of a Detailed Site Plan (DSP) for construction of a mixed-use building consisting of 269 multifamily dwelling units and 1,990 square feet of ground-floor commercial/retail space.

Council District: 6

Appeal by Date: 7/24/2026

Review by Date: 7/24/2026

History:

Council waived election to review for this item (Vote: 8-0; Absent: Council Members Blegay, Burroughs, and Fisher).

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

Aye: 8 - Oriadha, Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams

Absent: Blegay, Burroughs and Fisher

Attachment(s): [DSP-2026-0009-Zoning Agenda Item Summary](#)
[DSP-2026-0009-Planning Board Resolution](#)
DSP-2026-0009-PORL
[DSP-2026-0009-Technical Staff Report](#)

PENDING FINALITY (continued)**[DSP-25002](#)****Metro City, Phase 1**

Applicant(s): Metro City LLC

Location: Located on the west side of Addison Road South and the east side of Rollins Avenue, approximately 4,000 feet southwest of the intersection of MD 214 (Central Avenue) and Addison Road South (24.81 Acres; RMF-48 Zone (Prior M-X-T / D-D-O Zones)).

Request: Requesting approval of a Detailed Site Plan (DSP) application for Phase 1 of a mixed-use project consisting of 72 single-family attached (townhouse) dwelling units, 240 multifamily dwelling units for seniors (55 years plus), and a 195-bed assisted living facility.

Council District: 7

Appeal by Date: 7/30/2026

Review by Date: 7/30/2026

Municipality: Capital Heights

History:

Council deferred item to next scheduled District Council.

This Detailed Site Plan (Prior Ordinance) was deferred.

Attachment(s): [DSP-25002-Zoning Agenda Item Summary](#)
[DSP-25002-Planning Board Resolution](#)
DSP-25002-PORL
[DSP-25002-Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-2026-0013](#)****Nordstrom Distribution Center (Lot 3, Block D)**

Applicant(s): Nordstrom, Inc.

Location: Located on the west side of Commerce Drive, approximately 1,000 feet northwest of its intersection with Prince Georges Boulevard (27.86 Acres; I H Zone (Prior; E-I-A Zone)).

Request: Requesting approval of a Specific Design Plan (SDP) for pavement expansion for trailer parking associated with an existing warehouse development. This is an amendment to SDP-8704.

Council District: 4

Appeal by Date: 7/30/2026

Review by Date: 7/30/2026

History:

Council waived election to review for this item (Vote:8-0; Absent: Council Members Blegay, Burroughs, and Fisher).

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

Aye: 8 - Oriadha, Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams

Absent: Blegay, Burroughs and Fisher

Attachment(s): [SDP-2026-0013-Zoning Agenda Item Summary](#)
[SDP-2026-0013-Planning Board Resolution](#)
SDP-2026-0013-PORL
[SDP-2026-0013-Technical Staff Report](#)

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON JULY 13, 2026 AT 10:00 A.M.

Hearing Dates & Times Subject to Change

CSP-24001**Southern Hills****Applicant(s):**

Southern Hills LLC

Location:

Located on the south side of Southern Avenue and the north and south sides of Wheeler Hills Road (85.4 Acres; RMF-20/RSF-65 Zones (Prior; M-X-T/R-18/R-55/D-D-O Zones)).

Request:

Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 980 multifamily dwelling units, 150 senior housing units, 168 townhouse units, and approximately 45,000 square feet of commercial/retail and medical office space. Pursuant to Section 27-548.26(b) of the prior Prince George's County Zoning Ordinance, the applicant also requests an amendment to the Development District Overlay (D-D-O) Zone use table to permit multifamily and townhouse uses within the Multifamily Medium Density Residential (R-18)/D-D-O and One-Family Detached Residential (R-55)/D-D-O Zones, to be developed according to the Mixed Use-Transportation Oriented (M-X-T) Zone regulations.

Council District:

7

Appeal by Date:

6/18/2026

Action by Date:

7/20/2026

Comment(s):

Mandatory Review:

{District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance}

This Conceptual Site Plan hearing date was announced.

Attachment(s):

[CSP-24001-Zoning Agenda Item Summary](#)

[CSP-24001_Notice of Mandatory Review](#)

[Hearing](#)

[CSP-24001_Planning Board Resolution](#)

[CSP-24001_PORL](#)

[CSP-24001-Transcripts](#)

[CSP-24001_Technical Staff Report](#)

[CSP-24001_Planning Board Record](#)

Absent: Blegay, Burroughs and Fisher