



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: A-8578-02 **Councilmanic District:** 6
Meeting Date: 6/9/2025 **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-8579-02

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
Sitting as the District Council	06/09/2025	

Document(s): A-8578-02- Notice of 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