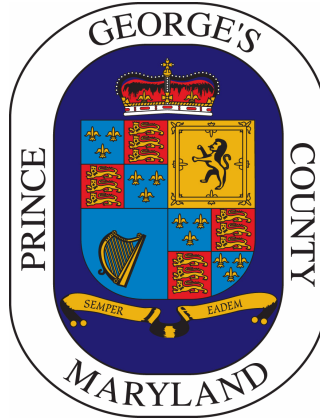


Prince George's County Council

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



Zoning Agenda - Final

**Tuesday, July 21, 2026
9:45 AM**

Council Hearing Room

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

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 07142026](#)

District Council Minutes Dated July 14, 2026

Attachment(s):

[7-14-2026 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT[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:

06/26/2026

Zoning Hearing Examiner

approval with conditions

07/06/2026

Sitting as the District Council

deferred

Council deferred item to next scheduled District Council.

07/13/2026

Sitting as the District Council

referred for document

Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner's decision (Vote: 6-0; Absent: Council Members Blegay, Burroughs, Fisher, Hunter, and Oriadha).

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](#)

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**CDP-9306-06****Bailey's Village, Lot 10****Applicant(s):**

WYL B FLATS LLC

Location:

Located south of Floral Park Road, at its intersection with Saint Marys View Road (858.9 Acres; LCD Zone (Prior; R-L / L-A-C Zones)).

Request:

Requesting approval of a Comprehensive Design Plan (CDP) for an 878.9-acre property of the Villages of Piscataway, comprised of property zoned Residential Low Development (R-L) and Local Activity Center (L-A-C). This CDP approved the land uses throughout the project, and specifically within the L-A-C Zone (known as Bailey's Village), which is 19.98 acres and consists of 13.23 acres of residential area and 6.75 acres of commercial/mixed use designated area. The land uses for the L-A-C Zone included up to 140 residential units, a minimum of 20,000 to 30,000 square feet of retail space, and a minimum of 10,000 to 15,000 square feet of office space. Among 140 residential units, 106 units have been approved with Specific Design Plan SDP-0319 within the L-A-C Zone and no nonresidential development has been constructed. The remaining property to be developed in the L-A-C Zone consists of Lot 10, Block E, which is 1.64 acres. The minimum required square footage of retail and office space cannot be achieved, according to the applicant. The subject CDP amendment seeks to reduce the minimum amount of retail/office space to a range of 6,000 to 10,000 square feet, while retaining the prior approved multifamily dwelling units (initially approved as residential over retail) in the L-A-C Zone, and update the associated CDP site plan and text to reflect these changes.

Council District:

9

Appeal by Date:

8/7/2026

Action by Date:

10/14/2026

History:

06/04/2026

M-NCPPC Technical Staff

approval with conditions

07/02/2026

M-NCPPC Planning Board

approval with conditions

07/15/2026

Person of Record

filed

Monique Morman, Person of Record, filed an appeal of the Planning Board's decision and requested an Oral Argument Hearing.

Attachment(s):[CDP-9306-06 Zoning Agenda Item Summary](#)[CDP-9306-06 Morman to Brown \(Appeal & Request for C](#)[CDP-9306-06 Planning Board Resolution](#)

CDP-9306-06 PORL

[CDP-9306-06 Technical Staff Report](#)

PENDING FINALITY (continued)**[DET-2024-009](#)****The Mark at College Park****Applicant(s):**

The Mark at College Park, LLC

Location:

Located approximately 500 feet west of US 1 (Baltimore Avenue), between Hartwick Road and Knox Road (4.53 Acres; RTO-PD Zone).

Request:

Requesting approval of a Detailed Site Plan (DET) for development of 589 multifamily dwelling units within two buildings.

Council District:

3

Appeal by Date:

8/7/2026

Review by Date:

9/8/2026

Municipality:

College Park

History:

05/28/2026

M-NCPPC Technical Staff

approval with conditions

07/02/2026

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DET-2024-009 - Zoning Agenda Item Summary](#)[DET-2024-009 Planning Board Resolution](#)

DET-2024-009_PORL

[DET-2024-009 Technical Staff Report](#)

PENDING FINALITY (continued)**[DSP-2025-0036](#)****Mill Branch Crossing - Arby's****Applicant(s):**

Mill Branch Sandwiches, LLC

Location:

Located On the east side of US 301 (Robert Crain Highway), approximately 200 feet north of its intersection with Mill Branch Road (.93 Acres; CGO Zone (Prior; C-S-C Zone)).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the physical site improvements for a 1,910-square-foot eating and drinking establishment with drive-through service on proposed Parcel 6 of the Mill Branch Crossing subdivision.

Council District:

4

Appeal by Date:

8/7/2026

Review by Date:

9/8/2026

Municipality:

Bowie

History:

06/11/2026

M-NCPPC Technical Staff

approval with conditions

07/02/2026

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-2025-0036 - Zoning Agenda Item Summary](#)[DSP-2025-0036 Planning Board Resolution](#)

DSP-2025-0036_PORL

[DSP-2025-0036 Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-2025-0014](#)****Oakwood Preserve****Applicant(s):**

Richmond American Homes of Maryland, Inc.

Location:

Located along the east and west sides of MD 202 (Largo Road), approximately 2,220 feet south of Kent Drive (167.7 Acres; LCD Zone (Prior; R-L Zone)).

Request:

Requesting approval of a Specific Design Plan (SDP) for development of 112 single-family detached dwelling units, with associated infrastructure improvements.

Council District:

6

Appeal by Date:

8/7/2026

Review by Date:

9/8/2026

History:

06/11/2026

M-NCPPC Technical Staff

approval with conditions

07/02/2026

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-2025-0014 - Zoning Agenda Item Summary](#)[SDP-2025-0014 Planning Board Resolution](#)

SDP-2025-0014_PORL

[SDP-2025-0014 Technical Staff Report](#)

PENDING FINALITY (continued)**[SDP-2025-0015](#)****Saddle Ridge****Applicant(s):**

D.R. Horton, Inc.

Location:

Located south of Floral Park Road and north of MD 373 (Accokeek Road), approximately one mile west of the intersection of MD 373 and Brandywine Road (289.36 Acres; LCD Zone (Prior; R-S Zone)).

Request:

Requesting approval of a Specific Design Plan (SDP) for development of 450 single-family detached dwellings and 253 single-family attached dwellings (townhouses), with recreational amenities.

Council District:

9

Appeal by Date:

8/7/2026

Review by Date:

9/8/2026

History:

05/28/2026

M-NCPPC Technical Staff

approval with conditions

07/02/2026

M-NCPPC Planning Board

approval with conditions

Attachment(s):[SDP-2025-0015 - Zoning Agenda Item Summary](#)[SDP-2025-0015 Planning Board Resolution](#)

SDP-2025-0015_PORL

[SDP-2025-0015 Technical Staff Report](#)**[ADJ70-26](#)****ADJOURN****10:00 AM COUNTY COUNCIL - (COUNCIL HEARING ROOM)***(SEE SEPARATE AGENDA)*