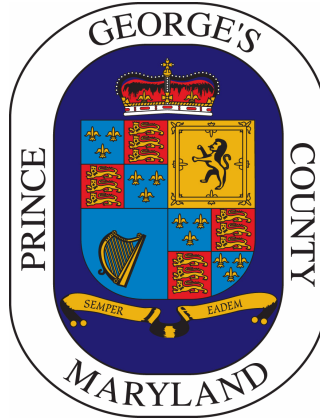


Prince George's County Council

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



Zoning Agenda - Final

**Monday, June 22, 2026
10:00 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.

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

MOMENT OF SILENCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 06092026](#)

District Council Minutes Dated June 9, 2026

Attachment(s):

[6-9-2026 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT[ZMA-2025-003](#)**Melwood Estates****Applicant(s):**

Day Land Investment, LLC

Location:

Located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with MD 4 (Pennsylvania Avenue) (27.54 Acres; AR Zone).

Request:

Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 27.54 acres of land in the AR (Agricultural-Residential) Zone to the RSF-A (Residential, Single-Family Attached) Zone. The property is also located in the M-I-O (Military Installation Overlay) Zone for Height, Surface E (Conical Surface), and will remain therein if the request is approved.

Council District:

6

Appeal by Date:

5/14/2026

Action by Date:

9/8/2026

Opposition:

None

History:

11/07/2025	M-NCPPC Technical Staff	disapproval
04/14/2026	Zoning Hearing Examiner	approval with conditions
04/27/2026	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote: 7-0; Absent: Council Members Adams-Stafford, Burroughs, Blegay and Oriadha).</i>	
06/09/2026	Sitting as the District Council	reconsidered
06/09/2026	Sitting as the District Council	referred for document
	<i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Adams-Stafford, Dernoga, Blegay, and Burroughs).</i>	

Attachment(s):

[ZMA-2025-003-Zoning Agenda Item Summary](#)

[ZMA-2025-003-Notice of ZHE Decision](#)

[ZMA-2025-003-ZHE Decision](#)

[ZMA-2025-003-PORL](#)

[ZMA-2025-003-Technical Staff Report](#)

[ZMA-2025-003-Exhibit List](#)

[ZMA-2025-003-Exhibits # 1-44](#)

[ZMA-2025-003-Transcripts \(Corrected\)](#)

ITEM(S) FOR DISCUSSION[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

History:

04/09/2026	M-NCPPC Technical Staff	approval with conditions
05/14/2026	M-NCPPC Planning Board	approval with conditions
06/09/2026	Sitting as the District Council	waived election to review
	<i>Council waived election to review for this item (Vote: 7-0; Absent: Council Members Adams-Stafford, Dernoga, Blegay, and Burroughs).</i>	
06/12/2026	Office of the Clerk of the Council	mailed
	<i>Notice of Mandatory Review Hearing was mailed to Persons of Record.</i>	

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_Technical Staff Report](#)

[CSP-24001_Planning Board Record](#)

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**DPLS-24001****AutoZone #1837****Applicant(s):**

AutoZone Development, LLC

Location:

Located on the south side of Landover Road, approximately 365 feet east of its intersection with Fire House Road (2.296 Acres; CGO Zone (Prior; C-S-C Zone)).

Request:

Requesting approval of a Departure from Parking and Loading Standards (DPLS) from Section 27-568(a) of the prior Zoning Ordinance, which dictates the minimum number of parking spaces required. Under the prior Zoning Ordinance, 123 parking spaces are required for the vehicle parts store with the proposed addition. Retail uses falling under the normal parking generation group, per Section 27-568(a), require one parking space for every 150 square feet of GFA for the first 3,000 square feet, and one space for every 200 square feet after 3,000. This results in a total of 101 required parking spaces for the 19,052.52-square-foot portion of the existing building, which is to remain. Storage, wholly enclosed, accessory to an allowed use, which is considered under the low parking generation group, required one parking space for every 500 feet of GFA. Therefore, the proposed 10,537-square-foot addition required 22 parking spaces. However, per Section 27-568(b)(1) of the prior Zoning Ordinance, the number of parking spaces required may be reduced by 15 percent if a plan meets the parking lot internal planting requirements of Section 4.3(c)(2)(A) of the 2010 Prince George's County Landscape Manual (Landscape Manual). As the submitted plans met this requirement, the project qualified for a reduction to a total of 105 parking spaces required for the property. The applicant requested a further reduction of 29 spaces, for a total of 76 spaces for the property. This parking reduction is the subject of this approval.

Council District:

5

Appeal by Date:

7/6/2026

Review by Date:

7/6/2026

History:

04/23/2026	M-NCPPC Technical Staff	approval with conditions
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05/28/2026	M-NCPPC Planning Board	approval with conditions
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Attachment(s): [DPLS-24001-Zoning Agenda Item Summary](#)
 [DPLS-24001-Planning Board Resolution](#)
 DPLS-24001-PORL
 [DPLS-24001-Technical Staff Report](#)

PENDING FINALITY (continued)**[DSP-2025-0024](#)****Landover Metro****Applicant(s):**

Standard Landover Venture LP

Location:

Located on the north side of Old Landover Road, approximately 175 feet west of its intersection with Pennsy Drive (8.53 Acres; LTO-C Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for development of 260 multifamily dwelling units, with associated infrastructure and amenities.

Council District:

5

Appeal by Date:

7/13/2026

Review by Date:

7/13/2026

History:

04/30/2026

M-NCPPC Technical Staff

approval with conditions

06/04/2026

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-2025-0024-Zoning Agenda Item Summary](#)[DSP-2025-0024_Planning Board Resolution](#)[DSP-2025-0024_PORL](#)[DSP-2025-0024_Technical Staff Report](#)**[ADJ61-26](#)****ADJOURN**