



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: ZMA-2024-005 **Councilmanic District:** 9
Meeting Date: **Zone(s):** LCD
Case Name: West Marlton
Applicant: Lake Marlton Land Holdings, LLC
Location: Located at the northeastern corner of the intersection of Heathermore Boulevard and Woodstock Drive East, Upper Marlboro, Maryland (18.03 Acres; LCD Zone).
Request: Requesting approval of a Zoning Map Amendment (ZMA) to rezone 18.03 acres a part of Parcel 102 (Tax Map 119, Grids A-1, A-2, and B-2), from the LCD (Legacy Comprehensive Design) Zone to the RMF-12 (Residential, Multifamily-12) Zone to match the remaining acres 7.75 acres in Parcel 102. Thus, the request is to remove the current split-zoning of the subject property. If the request is approved, the Applicant would develop Parcels 101, 102, and 103 as a cohesive townhouse development, with all properties zoned RMF.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board:

Zoning Hearing Examiner: Approval with Conditions

Municipality:

Opposition: The Marlton Control Commission,
Cindy Proctor, et. al.

LEGAL DEADLINES:

Appeal date: 3/16/2026

Review date:

Action date: 6/17/2026

Comments:

Staff: Candra Teshome

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	07/24/2025	approval with conditions
Zoning Hearing Examiner	02/17/2026	approval with conditions
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Notes: Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Blegay, Burroughs, Fisher and

Oriadha).

Aye: 7 Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams

Absent: 4 Oriadha, Blegay, Burroughs and Fisher

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03/23/2026

Document(s): ZMA-2024-005-Zoning Agenda Item Summary, ZMA-2024-005-Notice of ZHE Decision, ZMA-2024-005-ZHE Decision, ZMA-2024-005-POR List, ZMA-2024-005-Technical Staff Report, ZMA-2024-005-Exhibit List, ZMA-2024-005-Exhibit List #1-44