



Prince George's County Council

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

Zoning Minutes - Final 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 13, 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 Vice-Chair Olson at 10:28 a.m. with six members present at roll call. (Absent: Council Members Blegay, Burroughs, Fisher, Hunter and Oriadha).

Present: 6 - Vice Chair Eric Olson
 Council Member Shayla Adams-Stafford
 Council Member Thomas Dernoga
 Council Member Sydney Harrison
 Council Member Jolene Ivey
 Council Member Timothy Adams

Absent: Chair Krystal Oriadha
 Council Member Wala Blegay
 Council Member Edward Burroughs
 Council Member Wanika Fisher
 Council Member Danielle Hunter

Also Present:

Karen T. Zavakos, Deputy 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

Pledge of Allegiance led by Council Member Adams-Stafford.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07062026](#)

District Council Minutes Dated July 6, 2026

A motion was made by Council Member Dernoga, seconded by Council Member Harrison, that these Minutes be approved. The motion carried by the following vote:

Aye: 6 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey and Adams

Absent: Oriadha, Blegay, Burroughs, Fisher and Hunter

Attachment(s): [7-6-2026 District Council Minutes Draft](#)

MANDATORY REVIEW (Using Oral Argument Procedures)[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}**History:**

Emery Huang, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan (CSP) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Thomas Haller Esq., attorney for applicant spoke in support. Council referred item to staff for preparation of an approving document, with conditions.

A motion was made by Vice Chair Olson, seconded by Council Member Harrison, that this Conceptual Site Plan be referred for document; hearing held. The motion carried by the following vote:

Aye: 6 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey and Adams

Absent: Oriadha, Blegay, Burroughs, Fisher and Hunter

Attachment(s): [CSP-24001-Zoning Agenda Item Summary](#)
 [CSP-24001 Presentation Slides](#)
 [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](#)

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 referred item to staff for preparation of an approving document (Vote:6-0; Absent: Council Members Blegay, Burroughs, Fisher, Hunter, and Oriadha).

A motion was made by Vice Chair Olson, seconded by Council Member Harrison, that this Permit issued in error be referred for document. The motion carried by the following vote:

Aye: 6 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey and Adams

Absent: Oriadha, Blegay, Burroughs, Fisher and Hunter

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

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

(a) ZONING HEARING EXAMINER**[SE-23003](#)****Meridian Hill**

Applicant(s): Meridian Hill Partners LLC

Location: Located at the end of Johensu Drive, approximately 1,775 feet east of its intersection with Woodyard Road. (43.73 Acres; A R / M I O Zones (Prior; R-A /M I O Zones)).

Request: Requesting approval of a Special Exception (SE) to develop 43.73 acres, more particularly described as Parcels 22 and 83 on Tax Map 109, among the land records of Prince George's County, Maryland, as a Planned Retirement Community with a total of 126 single-family attached villas.

Council District: 9

Appeal by Date: 8/6/2026

Review by Date: 9/8/2026

Opposition: Tomeka Pinckney-Jackiewicz, et.al.

History:

Council waived election to review for this item (Vote:6-0; Absent: Council Members Blegay, Burroughs, Fisher, Hunter, and Oriadha).

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

Aye: 6 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey and Adams

Absent: Oriadha, Blegay, Burroughs, Fisher and Hunter

Attachment(s): [SE-23003-Zoning Agenda Item Summary](#)
[SE-23003-Notice of ZHE Decision](#)
[SE 23003-ZHE Decision](#)
SE-23003-PORL
[SE-23003-Technical Staff Report](#)
[SE-23003-Exhibit List](#)
[SE-23003-Exhibits # 1-61](#)
[SE-23003-Transcripts 3-18-2026](#)

PENDING FINALITY (continued)

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.

(b) PLANNING BOARD**DSP-2026-0004****Capital Plaza Eastern Pad Site**

Applicant(s): Landover Sandwiches, LLC

Location: Located on the north side of MD 450 (Annapolis Road), approximately 1,150 feet east of its intersection with MD 295 (Baltimore-Washington Parkway) (43.81 Acres; RSF-65/CGO Zones (Prior; R-55/C-S-C/D-D-O Zones)).

Request: Requesting approval of a Detailed Site Plan (DSP) for construction of a 1,910-square-foot building and associated improvements for an eating and drinking establishment, with drive-through service, on a 1.33-acre area within a 43.81-acre integrated shopping center, on property known as Parcel I. This is an amendment to DSP-15020 for Eastern Pad Site C. DSP amendment DSP-15020-03 specifically included approval of the building on Eastern Pad Site C, which is now approved for amendment with the subject application.

Council District: 3

Appeal by Date: 7/24/2026

Review by Date: 7/24/2026

History:

Council waived election to review for this item (Vote:6-0; Absent: Council Members Blegay, Burroughs, Fisher, Hunter, and Oriadha).

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

Aye: 6 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey and Adams

Absent: Oriadha, Blegay, Burroughs, Fisher and Hunter

Attachment(s): [DSP-2026-0004-Zoning Agenda Item Summary](#)
[DSP-2026-0004_Planning Board Resolution](#)
DSP-2026-0004_PORL
[DSP-2026-0004_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 waived election to review for this item (Vote:6-0; Absent: Council Members Blegay, Burroughs, Fisher, Hunter, and Oriadha).

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

Aye: 6 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey and Adams

Absent: Oriadha, Blegay, Burroughs, Fisher and Hunter

Attachment(s): [DSP-25002-Zoning Agenda Item Summary](#)

[DSP-25002-Planning Board Resolution](#)

DSP-25002-PORL

[DSP-25002-Technical Staff Report](#)

ADJ66-26**ADJOURN**

History:

This meeting adjourned at 10:55 a.m.

A motion was made by Council Member Harrison, seconded by Council Member Adams, that this meeting be adjourned. The motion carried by the following vote:

Aye: 6 - Olson, Adams-Stafford, Dernoga, Harrison, Ivey and Adams

Absent: Oriadha, Blegay, Burroughs, Fisher and Hunter