



Prince George's County Council

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

Zoning Minutes - Draft 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, June 22, 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 10:20 a.m. with eight members present at roll call. (Absent: Council Members Blegay, Burroughs, and Oriadha).

Present: 8 - Vice Chair Eric Olson
 Council Member Shayla Adams-Stafford
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Sydney Harrison
 Council Member Jolene Ivey
 Council Member Danielle Hunter
 Council Member Timothy Adams

Absent: Chair Krystal Oriadha
 Council Member Wala Blegay
 Council Member Edward Burroughs

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

Kathleen Canning, Office of Law

Donna Brown, Clerk of the Council

James Walker-Bey, Associate Clerk of the Council

Akinjide Adeyemo, Zoning Reference Aide

MOMENT OF SILENCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 06092026](#)

District Council Minutes Dated June 9, 2026

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

Aye: 8 - Olson, Adams-Stafford, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Blegay and Burroughs

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

A motion was made by Council Member Hunter, seconded by Council Member Harrison, that this Zoning Map Amendment be approved. The motion carried by the following vote:

Aye: 8 - Olson, Adams-Stafford, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Blegay and Burroughs

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**Comment(s):** Mandatory Review:
{District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance}

A motion was made by Council Member Fisher, seconded by Council Member Adams, that this Conceptual Site Plan be reconsidered. The motion carried by the following vote:

Aye: 8 - Olson, Adams-Stafford, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams**Absent:** Oriadha, Blegay and Burroughs**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

A motion was made by Council Member Adams-Stafford, seconded by Council Member Fisher, that Council waive election to review for this Departure from Parking and Loading Standards. The motion carried by the following vote:

Aye: 8 - Olson, Adams-Stafford, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Blegay and Burroughs

Attachment(s): [DPLS-24001-Zoning Agenda Item Summary](#)
[DPLS-24001-Planning Board Resolution](#)
DPLS-24001-PORL
[DPLS-24001-Technical Staff Report](#)

DRAFT

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 Penny 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

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

Aye: 8 - Olson, Adams-Stafford, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Blegay and Burroughs

- 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****History:**

This meeting adjourned at 10:32 a.m.

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

Aye: 8 - Olson, Adams-Stafford, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Blegay and Burroughs