



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

Tuesday, July 14, 2026

9:45 AM

Council Hearing Room

9:45 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 10:17 a.m. with 6 members present at roll call. (Absent Council Members Blegay, Fisher, Hunter, Ivey and Oriadha).

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

Absent: Chair Krystal Oriadha
 Council Member Wala Blegay
 Council Member Wanika Fisher
 Council Member Jolene Ivey
 Council Member Danielle Hunter

Also Present:

Karen T. Zavakos, Deputy Council Administrator

Jim Campbell, Land Use & Development Specialist

Rajesh Kumar, Principal Counsel to the District Council

Chad Hudson, Assistant Principal Counsel

Donna Brown, Clerk of the Council

Leonard Moses, Deputy Clerk of the Council

James Walker-Bey, Associate Clerk of the Council

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 07132026](#)

District Council Minutes Dated July 13, 2026

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

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

Absent: Oriadha, Blegay, Fisher, Ivey and Hunter

Attachment(s): [7-13-2026 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT[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:**

Council adopted prepared order of approval with conditions (Vote 6-0: Absent Council Members Blegay, Burroughs, Fisher, Hunter, Ivey and Oriadha)

A motion was made by Vice Chair Olson, seconded by Council Member Burroughs, that this Conceptual Site Plan be approved with conditions. The motion carried by the following vote:

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

Absent: Oriadha, Blegay, Fisher, Ivey 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](#)

[ADJ68-26](#)

ADJOURN

History:

THIS MEETING ADJOURNED AT 10:26 A.M.

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

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

Absent: Oriadha, Blegay, Fisher, Ivey and Hunter