



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** SE-23003 **Councilmanic District:** 9  
**Meeting Date:** 7/13/2026 **Zone(s):** A R / M I O (Prior; R-A / M I O)  
**Case Name:** Meridian Hill  
**Applicant:** 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.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:**

**Zoning Hearing Examiner:** Approval with Conditions

**Municipality:**

**Opposition:** Tomeka Pinckney-Jackiewicz, et.al.

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#### LEGAL DEADLINES:

**Appeal date:** 8/6/2026

**Review date:** 9/8/2026

**Action date:**

*Comments:*

**Staff:** Candra Teshome

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#### HISTORY:

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| Acting Body:                    | Date:      | Action:                  |
|---------------------------------|------------|--------------------------|
| M-NCPPC Technical Staff         | 11/04/2025 | approval with conditions |
| Zoning Hearing Examiner         | 07/07/2026 | approval with conditions |
| Sitting as the District Council | 07/13/2026 |                          |

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**Document(s):** 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