



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, June 9, 2026

1:45 PM

Council Hearing Room

1:45 PM 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 Chair Oriadha at 3:24 p.m. with seven members present at roll call. (Absent: Council Members Adams-Stafford, Blegay, Burroughs, and Dernoga).

Present: 7 - Chair Krystal Oriadha
 Vice Chair Eric Olson
 Council Member Wanika Fisher
 Council Member Sydney Harrison
 Council Member Jolene Ivey
 Council Member Danielle Hunter
 Council Member Timothy Adams
Absent: Council Member Shayla Adams-Stafford
 Council Member Wala Blegay
 Council Member Edward Burroughs
 Council Member Thomas Dernoga

Also Present:

David Murray, Council Administrator

Colette Gresham, Interim Council Administrator

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

James Walker-Bey, Associate Clerk of the Council

Lennie Moses, Deputy Clerk of the Council

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 04272026](#)

District Council Minutes Dated April 27, 2026

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

Aye: 7 - Oriadha, Olson, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Adams-Stafford, Blegay, Burroughs and Dernoga

Attachment(s): [4-27-2026 District Council Minutes Draft](#)

ITEM(S) FOR DISCUSSION[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 Vice Chair Olson, that this Zoning Map Amendment be reconsidered. The motion carried by the following vote:

Aye: 7 - Oriadha, Olson, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Adams-Stafford, Blegay, Burroughs and Dernoga

Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Adams-Stafford, Dernoga, Blegay, and Burroughs).

This Zoning Map Amendment was referred for document. The motion carried by the following vote:

Aye: 7 - Oriadha, Olson, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Adams-Stafford, Blegay, Burroughs and Dernoga

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 \(Corrected\)](#)

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[CDP-9903-05](#)**Oak Creek Club-Development Parcel M**

Companion Case(s): CDP-9902-06

Applicant(s): Carrollton Oak Creek, LLC

Location: Located at the intersection of Oak Grove Road and Church Road, directly north of Oak Grove Road, and on the east and west sides of Church Road, approximately 3,900 feet south of the intersection of Church Road and MD 214 (Central Avenue) (917.75 Acres; LCD Zone (Prior; R-L / L-A-C Zone)).

Request: Requesting approval of a Comprehensive Design Plan (CDP) to amend CDP-9903, along with CDP-9902, revising the land use on an 8.09-acre portion of the site known as Development Parcel M, for development of 28 single-family detached dwelling units in the prior Residential Low Development (R-L) and Local Activity Center (L-A-C) Zones.

Council District: 6

Appeal by Date: 6/11/2026

Review by Date: 6/11/2026

History:

Council waived election to review for this item (Vote: 7-0; Absent: Council Members Adams-Stafford, Dernoga, Blegay, and Burroughs).

A motion was made by Council Member Hunter, seconded by Council Member Fisher, that Council waive election to review for this Comprehensive Design Plan. The motion carried by the following vote:

Aye: 7 - Oriadha, Olson, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Adams-Stafford, Blegay, Burroughs and Dernoga

Attachment(s): [CDP-9903-05-Zoning Agenda Item Summary](#)
[CDP-9903-05_Planning Board Resolution](#)
CDP-9903-05_PORL
[CDP-9903-05_Technical Staff Report](#)

PENDING FINALITY (continued)**[CDP-9902-06](#)****Oak Creek Club-Development Parcel M**

Applicant(s): Carrollton Oak Creek, LLC

Location: Located at the intersection of Oak Grove Road and Church Road, directly north of Oak Grove Road, and on the east and west sides of Church Road, approximately 3,900 feet south of the intersection of Church Road and MD 214 (Central Avenue) (917.75 Acres; LCD Zone (Prior; R-L / L-A-C Zone)).

Request: Requesting approval of a Comprehensive Design Plan (CDP) to amend CDP-9902, along with CDP-9903, revising the land use on an 8.09-acre portion of the site known as Development Parcel M, for development of 28 single-family detached dwelling units in the prior Residential Low Development (R-L) and Local Activity Center (L-A-C) Zones.

Council District: 6

Appeal by Date: 6/11/2026

Review by Date: 6/11/2026

History:

Council waived election to review for this item (Vote:7-0; Absent: Council Members Adams-Stafford, Dernoga, Blegay, and Burroughs).

A motion was made by Council Member Hunter, seconded by Council Member Fisher, that Council waive election to review for this Comprehensive Design Plan. The motion carried by the following vote:

Aye: 7 - Oriadha, Olson, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Adams-Stafford, Blegay, Burroughs and Dernoga

Attachment(s): [CDP-9902-06-Zoning Agenda Item Summary](#)

[CDP-9902-06_Planning Board Resolution](#)

[CDP-9902-06_PORL](#)

[CDP-9902-06-Technical Staff Report](#)

PENDING FINALITY (continued)**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

Review by Date: 6/18/2026

History:

Council waived election to review for this item (Vote:7-0; Absent: Council Members Adams-Stafford, Dernoga, Blegay, and Burroughs).

A motion was made by Chair Oriadha, seconded by Vice Chair Olson, that Council waive election to review for this Conceptual Site Plan. The motion carried by the following vote:

Aye: 7 - Oriadha, Olson, Dernoga, Fisher, Ivey, Hunter and Adams

Absent: Adams-Stafford, Blegay, Burroughs and Harrison

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](#)

[ADJ54-26](#)

ADJOURN

History:

This meeting was adjourned at 3:34 p.m.

A motion was made by Chair Oriadha, seconded by Vice Chair Olson, that this meeting be adjourned. The motion carried by the following vote:

Aye: 7 - Oriadha, Olson, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Adams-Stafford, Blegay, Burroughs and Dernoga

DRAFT