Prince George's County Council

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

Zoning Agenda - Revised*

****Revised: Time changed to 12:00 PM****

Monday, October 5, 2026
12:00 PM

Committee Room 2027

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

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language and interpreters for non-english speakers are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

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PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

10:00 AM CALL TO ORDER - (COMMITTEE ROOM 2027)

APPROVAL OF DISTRICT COUNCIL MINUTES

MINDC 10292026 **District Council Minutes Dated September 29, 2026**

Attachment(s): 9-29-2026 District Council Minutes Draft

REFERRED FOR DOCUMENT

REV-CR-077-2026 **SMA Revisory Petition for Central Avenue-Blue/Silver Line Sectional Map Amendment (CR-077-2026)**

Location: Located at 8601, 8605 and 8607 Central Avenue in Capital Heights (6.0 Acres; CGO Zone (Prior IE Zone)).

Request: Requesting a revision to a portion of the Approved Central Avenue-Blue/Silver Line Sectional Map Amendment (SMA) based on four (4) alleged factual errors in Zoning Change (ZC)-61 of the SMA.

Council District: 6

Comment(s): The case is before the District Council on the legal opinion issued by the Principal Counsel to the District Council in accordance with Section 27-3503(b)(7)(D)(iii)-(v) of the Zoning Ordinance finding that there is no reasonable basis to revise the Sectional Map Amendment.

History:

08/19/2026	Applicant	filed a petition for revision

Thomas Haller, Attorney for the Applicant, filed a petition for revision of the SMA on behalf of the property owner.

09/18/2026	Principal Counsel to the District Council	filed a legal opinion

The Principal Counsel to the District Council filed a legal opinion advising that the petition does not provide a reasonable basis to consider revising the Sectional Map Amendment.

09/29/2026	Sitting as the District Council	referred for document

Council referred item to staff for the preparation of a document of denial (Vote: 6-0; Absent: Adams-Stafford, Blegay, Burroughs and Fisher).

Attachment(s): REV-CR-077-2026 Zoning Agenda Item Summary
REV-CR-077-2026 Principal Counsel Legal Opinion (9-1
REV-CR-077-2026 Haller to Brown (Revisory Petition 8-

PENDING FINALITY

(a) PLANNING BOARD

DET-2024-017 **Metro Grove**

Applicant(s): Silver Hill 9, LLC; Silver Hill 4, LLC; Silver Hill Land Owner, LLC

Location: Located in the southwest quadrant of the intersection of MD 458 (Silver Hill Road) and Suitland Parkway (7.21 Acres; RMF-48 Zone).

Request: Requesting approval of a Detailed Site Plan (DET) for development of 250 multifamily residential dwelling units in 3 buildings, with associated infrastructure and amenities. The development consists of two phases; Phase 1 will include two buildings (Buildings 1 and 2) totaling 200 units, and Phase 2 will consist of one building (Building 3) with 50 dwelling units.

Council District: 7

Appeal by Date: 10/9/2026

Review by Date: 10/9/2026

History:

07/09/2026	M-NCPPC Technical Staff	approval with conditions
09/03/2026	M-NCPPC Planning Board	approval with conditions
09/29/2026	Sitting as the District Council	deferred

Council deferred this case to the next District Council session.

Attachment(s):
DET-2024-017 - Zoning Agenda Item Summary
DET-2024-017 - Planning Board Resolution
DET-2024-017 - PORL
DET-2024-017 - Technical Staff Report

ADJ88-26 **ADJOURN**

1:00 PM COUNTY COUNCIL - (COMMITTEE ROOM 2027)

(SEE SEPARATE AGENDA)