

**LONG RANGE AGENDA`  
February 10, 2022 – March 3, 2022**

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PGCPB AGENDA

2/10/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

- 4D. **A-9968-03 NATIONAL CAPITAL BUSINESS PARK**  
Council District: 04 Municipality: None  
Location: On the north side of Leeland Road, approximately  
3,178 feet west of the intersection of US 301.  
Planning Area: 74A Zone: E-I-A/R-S  
Gross Acreage: 427.30 Date Accepted: 12/17/2021  
Applicant: NCBP, LLC., c/o Manekin

**Request: Amend the current approved Basic Plan to  
reflect 5.5 million square feet of warehouse, distribution,  
office, light industrial and manufacturing.**

STAFF RECOMMENDATION: @  
(SIEVERS)

COMPREHENSIVE DESIGN PLAN (Inquiries call 301-952-3530)

5. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**

**NOTE: THIS ITEM MUST BE HEARD BEFORE  
ITEM 6 (PGCPB NO. 2022-14).**

**CDP-9705-04 CAMERON GROVE (JOHNSON  
SUNROOM)**  
(TCP)

Council District: 06 Municipality: Bowie  
Location: Southeast of the intersection of MD 214 (Central  
Avenue) and Church Road.  
Planning Area: 74A Zone:  
Gross Acreage: 200.30 Date Accepted: 11/16/2021  
Applicant: Michelle Clancy

**Request: Single-family dwelling unit with proposed  
sunroom within setbacks.**

Planning Board Action Limit: 2/10/2022

STAFF RECOMMENDATION: APPROVAL  
(BUTLER)

PGCPB AGENDA  
2/10/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

COMPREHENSIVE DESIGN PLAN (Inquiries call 301-952-3530)

6. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 5 (CDP-9705-04).**

**DRAFT RESOLUTION – CASE HEARD ON  
FEBRUARY 10, 2022**

PGCPB NO. 2022-14 - CDP-9705-04 CAMERON GROVE  
(JOHNSON SUNROOM)

STAFF RECOMMENDATION: APPROVAL  
(BUTLER)

DETAILED SITE PLAN (Inquiries call 301-952-3530)

7. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 8 (PGCPB NO. 2022-15).**

**DSP-07057-05 WOODMORE TOWN CENTER, LOT 14  
BLOCK J (GIBBS POOL)**

(TCP)

Council District: 05 Municipality: Glenarden

Location: On the north side of Sir Michael Place,  
approximately 200 feet west of Glenarden Parkway.

Planning Area: 73 Zone: M-X-T

Gross Acreage: 0.14 Date Accepted: 11/16/2021

Applicant: Livewell Outdoors

**Request: Construction of a pool and a hot tub within the  
rear setback of Lot 14 Block J.**

Planning Board Action Limit: 2/10/2022

STAFF RECOMMENDATION: APPROVAL  
(BISHOP)

PGCPB AGENDA  
2/10/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

DETAILED SITE PLAN (Inquiries call 301-952-3530)

8. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 7 (DSP-07057-05).**

**DRAFT RESOLUTION – CASE HEARD ON  
FEBRUARY 10, 2022**

PGCPB NO. 2022-15 - DSP-07057-05 WOODMORE  
TOWN CENTER, LOT 14 BLOCK J (GIBBS POOL)

STAFF RECOMMENDATION: APPROVAL  
(BISHOP)

SECONDARY AMENDMENT (Inquiries call 301-952-3530)

9. **SA-130001-03 CAFRITZ PROPERTY AT RIVERDALE  
PARK (STATION FOOD HALL)**

Council District: 03 Municipality: Edmonston  
Location: Northwest quadrant of the intersection of Van  
Buren Street and 45<sup>th</sup> Street.

Planning Area: 79 Zone: M-U-TC  
Gross Acreage: 37.37 Date Accepted: 12/10/2021  
Applicant: CT Building 4 LLC.

**Request: Secondary Amendment to Cafritz property at  
Riverdale Park development plan to allow a food hall  
within the M-U-TC table of uses.**

Planning Board Action Limit: N/A

STAFF RECOMMENDATION: @ APPROVAL  
(SIEVERS)

PGCPB AGENDA

2/10/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

10. **MR-2023F TPE MARYLAND SOLAR HOLDINGS, LLC**  
Council District: 09 Municipality: None  
Location: 11211 Tippet Road Clinton  
Planning Area: 81B Zone: R-E  
Gross Acreage: 16.87 Date Accepted: 12/15/2021  
Applicant: TPE Maryland Solar Holdings, LLC  
**Request: Development of a ground-mounted community solar project** Planning Board Action Limit: 2/10/2022

STAFF RECOMMENDATION: Transmit Recommendation to Applicant (OSEI)

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

11. **4-20035 RIDGES AT OLD CHAPEL - This item has been withdrawn by the applicant.**

PGCPB AGENDA  
2/10/2022

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

COUNTYWIDE PLANNING DIVISION (Inquiries call  
301-952-3680)

12. **Four reservations will expire on June 30, 2022, at various locations.** They consist of the following:

Parcel A of Branch Avenue/Surratts Road  
Interchange  
Summit Creek

Parcel B, C, G, and E of Branch Avenue/Surratts  
Road Interchange  
Summit Creek

One Part of Lot 4, Northwest of US 301 and  
Village Drive for the US 301 Upgrade  
Bowling Heights

Parcel A and Parcel B of Mill Branch Road  
and Crain Highway (US 301) for the proposed  
F-10 US 301 upgrade

STAFF RECOMMENDATION: APPROVAL to submit affidavits to the owners of the properties for consent to continue certain reservations for additional period of time as noted in the staff Memorandum dated January 28, 2022, and to provide an opportunity for the County Executive and the County Council to comment on the renewals.  
(CAPERS, HOWERTON)

PGCPB AGENDA

2/10/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

13. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on July 24, 2008, and is valid through December 31, 2021. Gingles, LLC, by letter dated November 30, 2021, requested a six-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2027.**

**4-07108 KONTERRA TOWN CENTER EAST**

Council District: 01 Municipality: N/A  
Location: Adjacent to east side of I-95 and bounded by Konterra Drive to the north and east and MD 200 to the south.  
Planning Area: 60 Zone: M-X-T  
Gross Acreage: 402.58 Extension File Date: 11/30/2021  
Applicant: 1325 G Street Associates, LLP

STAFF RECOMMENDATION: @ of a six-year extension (GUPTA)

14. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on May 3, 2007, and is valid through December 31, 2021. Mike Razavi, by letter dated December 15, 2021, requested a one -year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2022.**

**4-06116 GREENVALE PARKWAY**

Council District: 03 Municipality: None  
Location: Along the west side of Greenvale Parkway, sat its intersection with Furman Parkway.  
Planning Area: 69 Zone: R-55  
Gross Acreage: 2.14 Extension File Date: 12/20/2021  
Applicant: Surrinder Khanna and Surendra Dhir

STAFF RECOMMENDATION: APPROVAL of a one-year extension (HEATH)

PGCPB AGENDA

2/17/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

5. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on April 8, 2010, and is valid through December 31, 2021. Thomas H. Haller, by letter dated December 28, 2021, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2022.**

**4-08060 GRANDE VISTA**

Council District: 08 Municipality: None.

Location: On the west side of Clay Drive, approximately 500 feet north of its intersection with Potomac Valley Drive.

Planning Area: 80 Zone: R-R Zone

Gross Acreage: 18.36 Extension File Date: 12/28/2021

Applicant: Grande Vista, LLC

STAFF RECOMMENDATION: APPROVAL of a one-year extension  
(DIAZ-CAMPBELL)



PGCPB AGENDA

2/17/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

RECONSIDERATION OF A PRELIMINARY PLAN (Inquiries call (301) 952-3530)

6. **NOTE: This Preliminary Plan was APPROVED by the Planning Board on October 2, 2014, and the Resolution was mailed out on October 28, 2014. Edward C. Gibbs, Jr. requests a reconsideration of Conditions 10, 11, 15, 16, and 33. The request was granted at the Planning Board meeting of December 16, 2021. This hearing is on the merits of that request.**

**4-11004 STEPHEN'S CROSSING AT BRANDYWINE**

(TCP1-007-12-01) (VARIATIONS) (VARIANCE)

Council District: 09 Municipality: None

Location: At the southeast corner of Crain Highway (US 301) and Brandywine Road (MD 381)

Planning Area: 85A Zone: M-X-T/M-I-O

Gross Acreage: 169.34 Date Received: 11/22/2021

Applicant: Route 301 Industrial CPI Limited Partnership

STAFF RECOMMENDATION: APPROVAL with conditions (DIAZ-CAMPBELL)

7. **NOTE: This Preliminary Plan was APPROVED by the Planning Board on December 3, 2015, and the Resolution was mailed out on January 12, 2016. Edward C. Gibbs, Jr. requests a reconsideration of Conditions 3, 4, 8, and 9. The request was granted at the Planning Board meeting of December 16, 2021. This hearing is on the merits of that request.**

**4-15011 STEPHEN'S CROSSING AT BRANDYWINE, OUTLOT W**

(TCP1-007-12-02) (VARIATIONS) (VARIANCE)

Council District: 09 Municipality: None

Location: At the southwest corner of Missouri Avenue and Cattail Way.

Planning Area: 85A Zone: M-X-T

Gross Acreage: 7.12 Date Received: 11/22/2021

Applicant: Route 301 Industrial CPI Limited Partnership

STAFF RECOMMENDATION: APPROVAL with conditions (DIAZ-CAMPBELL)

PGCPB AGENDA

2/17/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

8. **4-21023 BRINKLEY ROAD APARTMENTS**  
(TCP)  
Council District: 08 Municipality: None  
Location: On the north side of Brinkley Road,  
approximately .20 mile east of its intersection with MD 414  
and I-495.  
Planning Area: 76B Zone: R-10/R-30C  
Gross Acreage: 5.18 Date Accepted: 10/29/2021  
Applicant: David Shaool  
**Request: One parcel for the development of 105  
multifamily dwelling units.**

Planning Board Action Limit: 04/01/2022

STAFF RECOMMENDATION:

- 4-21023 – APPROVAL with conditions
- TCP1-018-2021 – APPROVAL (HEATH)

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

9. **SDP-0519-01 BRANDYWINE VILLAGE**  
(TCP)  
Council District: 09 Municipality: None  
Location: In the southwestern quadrant of the intersection of  
Crain Highway and Chadds Ford Drive.  
Planning Area: 85A Zone: L-A-C  
Gross Acreage: 18.37 Date Accepted: 11/30/2021  
Applicant: ZP No. 140, LLC.  
**Request: Construction of approximately 97,597 square  
feet of office and retail uses in an integrated shopping  
center.**

Action must be taken on or before 2/23/2022.

STAFF RECOMMENDATION:

- SDP-0519-01 – APPROVAL with conditions
- TCP2-126-98 – APPROVAL  
(BISHOP)

PGCPB AGENDA

2/17/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

11. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on September 4, 2008, and is valid through December 31, 2021. Chris Hatcher, by letter dated December 29, 2021, requested a two-year extension of this approval. If this request is approved, the PPS will be valid through 12/31/2023.**

**4-08019 COMMONS AT ADDISON ROAD II**

Council District: 07 Municipality: None.

Location: On the west side of Addison Road, approximately 1,000 feet south of its intersection with MD 214.

Planning Area: 75A Zone: C-S-C/D-D-O

Gross Acreage: 1.00 Extension File Date: 12/29/2021

Applicant: 6301 Central Avenue, LLC

STAFF RECOMMENDATION: @ of a one-year extension (GUPTA)

PGCPB AGENDA

2/24/2022

Prince George's County Planning Department  
Andree Green Checkley, County Planning Director

BOARD ACTION AND VOTE

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

5. **December 2021 CYCLE OF AMENDMENTS,  
2018 Water and Sewer Service Area Changes**

CR-XX-2021 A Resolution Concerning the 2018 Water and Sewer Plan (September 2021 Cycle of Amendments)

STAFF RECOMMENDATION: APPROVAL of staff comments for transmittal to the County Council (THOMPSON)

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

6. **NOTE: THIS CASE WAS CONTINUED INDEFINATELY FROM THE PLANNING BOARD MEETING OF FEBRUARY 15, 2018.**

**CNU-12648-2015 8204 BELLEFONTE LANE APARTMENTS**

Council District: 09 Municipality: None

The subject property is located on the north side of Bellefonte Lane, approximately 2500 feet east of the intersection of Old Alexandria Ferry Road and Bellefonte Lane. (PA 81A)

(0.46± acre) (11/14/17)

R-R Zone

Joe Myers Sr., Applicant

**Request: Certification of a nonconforming use for an existing 6-unit multifamily building.**

STAFF RECOMMENDATION: APPROVAL (SIEVERS)

PGCPB AGENDA

2/24/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

DETAILED SITE PLAN (Inquiries call 301-952-3530)

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM 8 (DDS-687).**

**DSP-21009 DASH IN @ MARLBORO PIKE #7552 (AC)**

Council District: 09 Municipality: None

Location: In the southwest quadrant of the intersection of Marlboro Pike and US 301 (Crain Highway).

Planning Area: 79 Zone: I-1

Gross Acreage: 2.60 Date Accepted: 10/14/2021

Applicant: Dash in Food Stores

**Request: Construct a gas station with food and beverage store and a carwash.**

Planning Board Action Limit: 3/18/2022

STAFF RECOMMENDATION:

- DSP-21009 – APPROVAL with conditions
- AC-21022 - DENIAL

(BUTLER)

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

8. **NOTE: THIS ITEM IS COMPANION WITH ITEM 7 (DSP-21009).**

**DDS-687 DASH IN @ MARLBORO PIKE STORE #7552**

Council District: 09 Municipality: None

Location: In the southwest quadrant of the intersection of Marlboro Pike and US 301 (Crain Highway).

Planning Area: 79 Zone: I-1

Gross Acreage: 2.60 Date Accepted: 10/14/2021

Applicant: Dash In Food Stores, Inc.

**Request: Departure from design standards pertaining to Section 4.6 of the Landscape Manual; food and beverage store with gas station and car wash.**

STAFF RECOMMENDATION: APPROVAL

(BUTLER)

PGCPB AGENDA

2/24/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

DETAILED SITE PLAN (Inquiries call 301-952-3530)

9. **DSP-17023-03 ADDISON ROW (ETOD)**  
(TCP)  
Council District: 05 Municipality: None  
Location: 4800 Addison Road Capitol Heights  
Planning Area: 72 Zone: M-X-T  
Gross Acreage: 34.59 Date Accepted: 12/21/2021  
Applicant: Jemals Fairfield Farms  
**Request: Construction of a three-story building containing  
327 multifamily dwelling units.**

Planning Board Action Limit: 3/3/2022

STAFF RECOMMENDATION:

- DSP-17023-03 - @
- TCP2-007-2016-02 - @

(BISHOP)

PGCPB AGENDA

2/24/2022

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

COUNTYWIDE PLANNING DIVISION (Inquiries call  
301-952-3680)

**BRIEFING TO PRESENT THE FINAL PRINCE  
GEORGE'S COUNTY COMPREHENSIVE  
ECONOMIC DEVELOPMENT STRATEGIC  
ACTION PLAN**

Comprehensive Economic Development Strategic Action Plan seeks to generate new, high-quality jobs in Prince George's County, diversify and expand the County's tax base, and improve in the quality of life in the County. This updated strategy focuses on supporting Prince George's County by:

- Leveraging existing economic assets and critical industry clusters that have the most significant potential to contribute to economic growth and development in the County.
- Addressing the gaps, challenges, and opportunities related to the competitiveness of economic, workforce, and real-estate development in the County.
- Setting forth a series of targeted strategies and actions that help to maximize broad-based economic development.

The strategic planning process involved broad collaborative public-private engagements with economic development stakeholders from private industry, economic and workforce development, higher education, real estate development, and community and government leadership to review in detail the analyses and provide input into the development of strategies and actions.

Council Districts: ALL

STAFF RECOMMENDATION: Receive briefing  
(PHILSON)

PGCPB AGENDA

3/3/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

5. **4-21022 FIRST BAPTIST CHURCH OF HIGHLAND PARK**  
(TCP)  
Council District: 05 Municipality: N/A  
Location: On the south side of Sheriff Road, at its intersection with Hunt Avenue and MD 704 (Martin Luther King Jr. Highway).  
Planning Area: 72 Zone: R-80  
Gross Acreage: 18.64 Date Accepted: 12/28/2021  
Applicant: Community Housing Initiative, Inc.  
**Request: One parcel for the development of 138 multifamily units for elderly or handicap families. In addition to 128,112 square feet of existing institutional uses.**

Planning Board Action Limit: 03/15/2022

STAFF RECOMMENDATION:

- 4-21022 – @
  - TCP-021-2021 – @
- (HEATH)

DETAILED SITE PLAN (Inquiries call 301-952-3530)

6. **DSP-21012 SPIRIT OF GOD DELIVERANCE CHURCH**  
(TCP)(AC)  
Council District: 06 Municipality: None  
Location: On the south side of the intersection of Westphalia Road and Rock Spring Drive.  
Planning Area: 78 Zone: C-S-C  
Gross Acreage: 5.28 Date Accepted: 12/14/2021  
Applicant: Annette Dreher  
**Request: To construct a 18,112-square-foot church with 126 parking spaces.**

Planning Board Action Limit: 3/9/2022

STAFF RECOMMENDATION:

- DSP-21012 – @
  - TCP-@ – @
  - AC-@
- (BUTLER)



PGCPB AGENDA

3/3/2022

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

COMPREHENSIVE DESIGN PLAN (Inquiries call 301-952-3530)

7. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**

**CDP-2101 PARKLAND AND ROCK CREEK**

(TCP?)

Council District: 06 Municipality: None

Location: At the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road.

Planning Area: 78 Zone: R-M

Gross Acreage: 156.87 Date Accepted: 12/9/2021

Applicant: Stanley Martin Companies, LLC.

**Request: To include up to 620 residential dwelling units, including 350-440 single-family attached, 130-180 single-family detached, 110-160 units age restricted and 12,500 square feet of commercial development.**

Planning Board Action Limit: 3/4/2022

STAFF RECOMMENDATION: @  
(ZHANG)

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

8. **4-21028 RICHARDSON SUBDIVISION**

(TCP)

Council District: 09 Municipality: None

Location: Approximately 1,000 feet southeast from the intersection of Old Alexander Ferry Road and Woodyard Road.

Planning Area: 81A Zone: M-I-O/R-R

Gross Acreage: 6.35 Date Accepted: 12/16/2021

Applicant: Becker Building Company, LLC

**Request: Conservation Subdivision for 6 single-family residential lots.**

Planning Board Action Limit: 3/11/2022

STAFF RECOMMENDATION:

- 4-21028 – @
- TCP1-019-2021 – @

(GUPTA)

PGCPB AGENDA

3/3/2022

Prince George's County Planning Department  
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  
301-952-3530)

**4-21017 HILLSIDE (FORMERLY FORT  
WASHINGTON RIDGE)**

(TCP)

Council District: 08 Municipality: None

Location: At the northeast quadrant at the intersections of  
Oxon Hill Road and Fort Foote Road.

Planning Area: 80 Zone: R-R

Gross Acreage: 14.15 Date Accepted: 12/21/2021

Applicant: BGH Fort Washington

**Request: 64 lots and 16 parcels for the development of 64  
single-family attached dwellings.**

Planning Board Action Limit: 03/15/2022

STAFF RECOMMENDATION:

- 4-21017-@
- TCP1-020-2021-@

(HEATH)