



Monthly Report

APRIL, 2025

\*\*\*\*PLEASE NOTE: No cases in this report require a state ethics affidavit\*\*\*\*

CATEGORY: URBAN DESIGN

COUNCILMANIC DISTRICTS 01

CASE NUMBER:	AC-25008	TITLE:	STERLING CARE HILLHAVEN, THIS APPLICATION IS A COMPANION CASE TO SPECIAL EXCEPTION
DATE ACCEPTED:	4/14/2025		CASE NO. SE-24003. THIS APPLICATION IS FOR AN ALTERNATIVE COMPLIANCE TO THE 2010 PRINCE
PLANNING AREA:	61		GEORGE'S COUNTY LANDSCAPE MAN
ELECTION DISTRICT:	01	ZONING	RR 8.34
POLICE DIVISION:	VI - BELTSVILLE	with ACREAGE:	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES		
TIER:	DEVELOPED		
STREET ADDRESS:	3210 POWDER MILL ROAD		
CITY:	HYATTSVILLE	TOTAL ACRES:	8.34
TAX MAP & GRID:	018 A-2	LOCATED ON:	2,640 FEET SW OF THE INTERSECTION OF CHERRY HILL ROAD AND POWDER MILL ROAD
200 SHEET:	214NE03		
LOTS:	2	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED	0
PARCELS:	0	UNITS MULTIFAMILY	0
OUTPARCELS:	0	TOTAL UNITS:	0
		GROSS FLOOR AREA:	0
		APPLICANT:	HILLHAVEN SNF REALTY LLC
		AGENT:	ROBERT J. ANTONETTI, JR., ESQ.
		OWNER(S):	HILLHAVEN SNF REALTY LLC
		TOWN(S):	



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COUNCILMANIC DISTRICTS      06

CASE NUMBER:	SDP-1901-03	TITLE:	PRESERVE AT WESTPHALIA, REVISIONS TO REAR BUILDING SETBACK OF LOT 47, BLOCK E TO 15 FEET. LOT LINE ADJUSTMENT FOR LOTS 6-21, BLOCK D.
DATE ACCEPTED:	4/21/2025		
PLANNING AREA:	78		
ELECTION DISTRICT:	15		
POLICE DIVISION:	II    - BOWIE	ZONING	LCD                      1.20
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	10950 WHEAT BERRY DRIVE		
CITY:	UPPER MARLBORO	TOTAL ACRES:	1.20
TAX MAP & GRID:	083 B-4	LOCATED ON:	NORTHWEST QUADRANT OF THE INTERSECTION OF WESTPHALIA RD AND RITCHIE MARLBORO RD
200 SHEET:	204SE10		
LOTS:	0    UNITS ATTACHED:		
	0		
OUTLOTS:	0    UNITS DETACHED		
	0		
PARCELS:	0    UNITS MULTIFAMILY	APPLICANT:	STANLEY MARTIN HOMES
	0	AGENT:	MATTHEW C. TEDESCO, ESQ. / MCNAMEE HOSEA, P.A.
OUTPARCELS:	0    TOTAL UNITS:	OWNER(S):	STANLEY MARTIN HOMES
	0	TOWN(S):	
	GROSS FLOOR AREA:		
	0		
CASE NUMBER:	SDP-0610-H8	TITLE:	HUBBARD ADDITION - OAK CREEK CLUB - LOT 14C, THE PROJECT AT 908 SANGERVILLE CIRCLE, UPPER MARLBORO, MD, INVOLVES STRATEGIC HOME ADDITIONS TO ENHANCE LIVING SPACE AND OUTDOOR FUNCTIONALITY. THE SCOPE INCLUDES A 160 SF REA
DATE ACCEPTED:	4/2/2025		
PLANNING AREA:	71A		
ELECTION DISTRICT:	07		
POLICE DIVISION:	II    - BOWIE	ZONING	LCD                      0.50
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	908 SANGERVILLE CIRCLE		
CITY:	UPPER MARLBORO	TOTAL ACRES:	0.50
TAX MAP & GRID:	076 D-2	LOCATED ON:	ON THE SOUTH WEST SIDE OF SANGERVILLE CIRCLE, APPROXIMATELY 720 FEET WEST OF WHISTLING DUCK DRIVE
200 SHEET:	202SE12		
LOTS:	14    UNITS ATTACHED:		
	0		
OUTLOTS:	0    UNITS DETACHED		
	0		
PARCELS:	0    UNITS MULTIFAMILY	APPLICANT:	JAMES TAYLOR
	0	AGENT:	JAMES TAYLOR
OUTPARCELS:	0    TOTAL UNITS:	OWNER(S):	TONY HUBBARD
	0	TOWN(S):	UPPER MARLBORO
	GROSS FLOOR AREA:		
	0		



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CATEGORY: SUB DIVISION

COUNCILMANIC DISTRICTS 04

CASE NUMBER:	5-24116	TITLE:	RIPS SUBDIVISION, LOTS 11 & 12 (A RE-SUBDIVISION OF LOTS 6 & 7)
DATE ACCEPTED:	4/17/2025		
PLANNING AREA:	74B		
ELECTION DISTRICT:	07		
POLICE DIVISION:	II - BOWIE	ZONING	RR 5.06
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	3851 3785 NE ROBERT CRAIN HIGHWAY		
CITY:	BOWIE	TOTAL ACRES:	5.06
TAX MAP & GRID:	055 F-2	LOCATED ON:	EAST SIDE OF CRAIN HIGHWAY AT INTERSECTION OF COLLINGTON ROAD
200 SHEET:	205NE06		
LOTS:	0	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED	0
PARCELS:	0	UNITS MULTIFAMILY	0
OUTPARCELS:	0	TOTAL UNITS:	0
		GROSS FLOOR AREA:	0
		APPLICANT:	NORTHEAST INVESTMENT GROUP, LLC
		AGENT:	JOHN GRAY
		OWNER(S):	
		TOWN(S):	



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COUNCILMANIC DISTRICTS      04

CASE NUMBER:	5-24032	TITLE:	GLENNDALE HEIGHTS, MINOR FINAL PLAT IN ACCORDANCE WITH SECTION 24-108(A)(3) TO
DATE ACCEPTED:	4/4/2025		CONSOLIDATE LOTS. LOTS 59 & 60, BLOCK 1; LOTS 51-60, BLOCK 2; LOT 51, BLOCK 20
PLANNING AREA:	70		
ELECTION DISTRICT:	14		
POLICE DIVISION:	II - BOWIE	ZONING	RR 3.11
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:			
CITY:	GLENN DALE	TOTAL ACRES:	3.11
TAX MAP & GRID:	036 C-4	LOCATED ON:	GLENNDALE ROAD AT KRAUSE AVE & HARBOR AVE
200 SHEET:	209NE10		
LOTS:	13	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED	0
PARCELS:	0	UNITS MULTIFAMILY	0
OUTPARCELS:	0	TOTAL UNITS:	0
		GROSS FLOOR AREA:	0
		APPLICANT:	JOHN P. HILLEGAS
		AGENT:	PACKARD & ASSOCIATES, LLC
		OWNER(S):	
		TOWN(S):	



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COUNCILMANIC DISTRICTS      06

CASE NUMBER:	5-24130	TITLE:	RITCHIE STATION MARKETPLACE, RESUBDIVISION OF PARCELS 39 AND 40		
DATE ACCEPTED:	4/4/2025				
PLANNING AREA:	75A				
ELECTION DISTRICT:	15				
POLICE DIVISION:	VIII - WESTPHALIA	ZONING	CGO	42.90	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	MIO	0.00	
TIER:	DEVELOPED				
STREET ADDRESS:	1801 1821 RITCHIE STATION COURT				
CITY:	CAPITOL HEIGHTS	TOTAL ACRES:		42.90	
TAX MAP & GRID:	074 C-4	LOCATED ON:	WEST SIDE OF HWY 495 AT SOUTHERLY END OF RITCHIE STATION COURT		
200 SHEET:	203SE08				
LOTS:	0	UNITS ATTACHED:		0	
OUTLOTS:	0	UNITS DETACHED		0	
PARCELS:	0	UNITS MULTIFAMILY		0	
OUTPARCELS:	2	TOTAL UNITS:		0	
		GROSS FLOOR AREA:		0	
		OWNER(S):	RITCHIE II, LLC		
		TOWN(S):	JOHN GRAY		
CASE NUMBER:	4-24038	TITLE:	LOCUST HILL, 161 LOTS AND 8 PARCELS FOR SINGLE-FAMILY ATTACHED DEVELOPMENT		
DATE ACCEPTED:	4/21/2025				
PLANNING AREA:	79				
ELECTION DISTRICT:	03				
POLICE DIVISION:	II - BOWIE	ZONING	LCD	50.09	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:			
TIER:	DEVELOPED				
STREET ADDRESS:	14721 OAK GROVE ROAD				
CITY:	UPPER MARLBORO	TOTAL ACRES:		50.09	
TAX MAP & GRID:	076 E-4	LOCATED ON:	OAK GROVE ROAD		
200 SHEET:	203SE12				
LOTS:	161	UNITS ATTACHED:		0	
OUTLOTS:	0	UNITS DETACHED		0	
PARCELS:	8	UNITS MULTIFAMILY		0	
OUTPARCELS:	0	TOTAL UNITS:		0	
		GROSS FLOOR AREA:		0	
		OWNER(S):	WBLH, LLC		
		TOWN(S):	ESE CONSULTANTS, INC.		



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COUNCILMANIC DISTRICTS      09

CASE NUMBER:	5-25010	TITLE:	BRANDYWINE COMMERICAL CENTER, PLATS 5 AND 6
DATE ACCEPTED:	4/4/2025		
PLANNING AREA:	85A		
ELECTION DISTRICT:	11		
POLICE DIVISION:	V    CLINTON	ZONING	TAC-e      5.20
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	14620 14630 SE ROBERT CRAIN HWY		
CITY:	BRANDYWINE	TOTAL ACRES:	5.20
TAX MAP & GRID:	155 A-1	LOCATED ON:	EAST SIDE OF US ROUTE 301(ROBERT CRAIN HIGHWAY), SOUTH OF SHORT CUT ROAD APPROX. 1100'
200 SHEET:	219SE07		FORM INTERSECTION
LOTS:	2    UNITS ATTACHED:		
OUTLOTS:	0    UNITS DETACHED		
PARCELS:	0    UNITS MULTIFAMILY	APPLICANT:	GENERATION PROPERTIES, LLC
OUTPARCELS:	0    TOTAL UNITS:	AGENT:	ATWELL LLC
	GROSS FLOOR AREA:	OWNER(S):	
	0	TOWN(S):	
CASE NUMBER:	5-24126	TITLE:	STEPHEN'S CROSSING AT BRANDYWINE, PLAT OF CORRECTION PLAT 2
DATE ACCEPTED:	4/17/2025		
PLANNING AREA:	85A		
ELECTION DISTRICT:	11		
POLICE DIVISION:	V    CLINTON	ZONING	RMF-48      11.96
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:			
CITY:	BRANDYWINE	TOTAL ACRES:	11.96
TAX MAP & GRID:	145 B-3	LOCATED ON:	NORTH OF BRANDYWINE ROAD (MD381) BETWEEN MISSOURI AVENUE (EAST) AND MATTAWOMAN
200 SHEET:	218SE08		DRIVE (WEST)
LOTS:	0    UNITS ATTACHED:		
OUTLOTS:	0    UNITS DETACHED		
PARCELS:	0    UNITS MULTIFAMILY	APPLICANT:	ESC STEPHENS, LC
OUTPARCELS:	0    TOTAL UNITS:	AGENT:	MORGAN BELL
	GROSS FLOOR AREA:	OWNER(S):	
	0	TOWN(S):	



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COUNCILMANIC DISTRICTS      09

CASE NUMBER:	5-23027	TITLE:	BRANDYWINE WOODS PLAT 16, PARCEL I (EYE) AND OUTPARCEL A
DATE ACCEPTED:	4/23/2025		
PLANNING AREA:	85B		
ELECTION DISTRICT:	11		
POLICE DIVISION:	V    CLINTON	ZONING	RR            13.04
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:			
CITY:	BRANDYWINE	TOTAL ACRES:	13.04
TAX MAP & GRID:	145 E-2	LOCATED ON:	APPROXIMATELY 1/2 MILE NORTHEAST OF INTERSECTION OF BRANDYWINE ROAD (MD-381) AND CHERRY TREE CROSSING ROAD
200 SHEET:	217SE09		
LOTS:	0	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED	0
PARCELS:	0	UNITS MULTIFAMILY	0
OUTPARCELS:	0	TOTAL UNITS:	0
	GROSS FLOOR AREA:		0
		APPLICANT:	CHARLES P. JOHNSON & ASSOCIATES, INC.
		AGENT:	SHAWN JEWELL
		OWNER(S):	
		TOWN(S):	
CASE NUMBER:	5-23026	TITLE:	BRANDYWINE WOODS PLAT 15, PARCEL H AND PARCEL S
DATE ACCEPTED:	4/23/2025		
PLANNING AREA:	85B		
ELECTION DISTRICT:	11		
POLICE DIVISION:	V    CLINTON	ZONING	RR            8.11
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:			
CITY:	BRANDYWINE	TOTAL ACRES:	8.11
TAX MAP & GRID:	145 E-2	LOCATED ON:	APPROXIMATELY 1/2 MILE NORTHEAST OF INTERSECTION OF BRANDYWINE ROAD (MD-381) AND CHERRY TREE CROSSING ROAD
200 SHEET:	217SE09		
LOTS:	0	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED	0
PARCELS:	0	UNITS MULTIFAMILY	0
OUTPARCELS:	0	TOTAL UNITS:	0
	GROSS FLOOR AREA:		0
		APPLICANT:	CHARLES P. JOHNSON & ASSOCIATES, INC.
		AGENT:	SHAWN JEWELL
		OWNER(S):	
		TOWN(S):	



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