

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**4-24021**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 8/25/2025**  
**STATUS : Approved**  
**APPROVED DATE: 11/20/2025**

UPPER MARLBORO GATEWAY; 5 PARCELS FOR MIXED USE DEVELOPMENT INCLUDING 168 MULTIFAMILY RESIDENTIAL DWELLING UNITS AND 6,444 SQUARE FEET OF COMMERCIAL USE.; NORTH SIDE OF MARLBORO PIKE, 1200 FEET WEST OF ROBERT CRAIN HWY

**ZONING ORDINANCE:** PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

15242 MARLBORO PIKE, UPPER MARLBORO, 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	93-A4	200 SHEET:	207SE13, 206SE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	6
5	PARCELS	168	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2
0	OUTPARCELS	6,444	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES

**AUTHORITY:**  
 MAJOR MIXED USE

Planning Board		
Hearing Date	Decision	Notes
10/30/2025	Approval with Conditions	Approved with revised conditions

APA: N/A

**ZONING:**  
 RMF-48 (RESIDENTIAL, MULTIFAMILY-48) 4.68 Acres  
 Total: **4.68** Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	4.68
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		4.68

**APPLICANT**  
 CHARLES P. JOHNSON ASSOCIATES (CPJ)

**AGENT**

**PROPERTY OWNER**  
 HART3, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**5-24125**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/26/2025**  
**STATUS : Approved**

GALILEE BAPTIST CHURCH PLAT 1 PARCEL 1; PLAT 1 PARCEL 1; HALF MILE SOUTH OF THE INTERSECTION OF WOODYARD ROAD AND OLD MARLBORO PIKE

6100 WOODYARD ROAD, UPPER MARLBORO,

**ZONING ORDINANCE:** PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-A4, 100-B3, 100-B4	200 SHEET:	209SE09, 208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 MINOR

Planning Board		
Hearing Date	Decision	Notes
12/04/2025	Approval	

APA: N/A

**ZONING:**  
 AR (AGRICULTURAL-RESIDENTIAL) 41.45 Acres  
 Total: **41.45 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
AR (AGRICULTURAL-RESIDENTIAL)		41.45
	R-A (RESIDENTIAL-AGRICULTURAL)	41.45

**APPLICANT**  
 GALILEE BAPTIST CHURCH

**AGENT**

**PROPERTY OWNER**  
 GALILEE BAPTIST CHURCH

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**5-24129**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/26/2025**  
**STATUS : Pending**

GALILEE BAPTIST CHURCH, PLAT 2; PLAT 2 OUTLOT A; HALF MILE SOUTH OF THE INTERSECTION OF  
 WOODYARD ROAD

6100 WOODYARD ROAD, UPPER MARLBORO,

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-A4, 100-B3, 100-	200 SHEET:	209SE09, 208SE09
					B4	COUNCILMANIC DISTRICT:	9
1	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	TIER:	2
				ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED
0	PARCELS	0	UNITS MULTIFAMILY	POLICE DIVISION:	V		COMMUNITIES
0	OUTPARCELS	0	TOTAL UNITS				
			0	GROSS FLOOR AREA (SQ			
				FT)			

**AUTHORITY:**

MINOR

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes
12/04/2025	Approval	

**ZONING:**

AR (AGRICULTURAL-RESIDENTIAL) 8.52 Acres  
 Total: **8.52 Acres**

**Zoning Acreage Breakdown**

Current Zoning	Prior Zoning	Zoning Acreage
	R-A (RESIDENTIAL-AGRICULTURAL)	5.52
AR (AGRICULTURAL-RESIDENTIAL)		8.52

**APPLICANT**  
 GALILEE BAPTIST CHURCH

**AGENT**

**PROPERTY OWNER**  
 GALILEE BAPTIST CHURCH

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**ACL-2025-0008**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/3/2025**  
**STATUS : Pending**

WEST HYATTSVILLE; WEST HYATTSVILLE - SECTION 4.7 BUFFERING INCOMPATIBLE USES  
 SECTION 25-128 TCC REQUIREMENTS; WEST OF THE INTERSECTION OF AGER ROAD AND LANCER DRIVE.  
 NORTH OF THE HYATTSVILLE METRO STATION

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

5615 LITTLE BRANCH RUN, HYATTSVILLE, MD 20782

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	41-E4	200 SHEET:	206NE02, 207NE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 COMPANION

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 LTO-c (LOCAL TRANSIT-ORIENTED (CORE)) 4.98 Acres  
 Total: **4.98 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))		4.984
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	4.984

**APPLICANT**  
 SOLTESZ LLC

**AGENT**

**PROPERTY OWNER**  
 SOLTESZ

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**ADQ-2025-0031**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

MILL BRANCH; "AUTOMATIC CERTIFICATE OF ADEQUACY" MILL BRANCH COMPANION TO 4-19050; LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF MILL BRANCH ROAD AND MD 301 CRAIN HIGHWAY

3411 SAINT LOLA LANE, BOWIE, MD 20716

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	55-E3, 55-E4	200 SHEET:	205NE14, 205NE15
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

CERTIFICATE OF ADEQUACY

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

CGO 18.06 Acres  
 Total: **18.06 Acres**

**APPLICANT**  
 GREEN BRANCH, LLC

**AGENT**

**PROPERTY OWNER**  
 GREEN BRANCH, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**CDP-9902-06**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/17/2025**  
**STATUS : Pending**

OAK CREEK CLUB - LANDBAY T; CREATE 28 SINGLE FAMILY DETACHED LOTS. EIGHT (8) LOTS WILL BE IN THE R-L ZONE AND 20 LOTS WILL BE IN L-A-C ZONE; LOCATED AT THE NORTH-EAST CORNER OF THE INTERSECTION OF MARY BOWIE PARKWAY AND SOUTH CHURCH ROAD.

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	28	UNITS DETACHED	TAX MAP & GRID:	69-E4, 76-E1	200 SHEET:	201SE13, 201SE12
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

AMENDMENT - BOARD LEVEL

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes
02/05/2026		

**ZONING:**

LCD (LEGACY COMPREHENSIVE DESIGN) 8.09 Acres  
 Total: **8.09** Acres

**Zoning Acreage Breakdown**

Current Zoning	Prior Zoning	Zoning Acreage
	L-A-C (LOCAL ACTIVITY CENTER)	8.09
	R-L (RESIDENTIAL LOW DEVELOPMENT)	8.09
LCD (LEGACY COMPREHENSIVE DESIGN)		8.09

**APPLICANT**  
 CARROLLTON OAK CREEK, LLC

**AGENT**

**PROPERTY OWNER**  
 CARROLLTON OAK CREEK, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**DET-2024-005** ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 8/18/2025** PIN OAK VILLAGE; DEVELOPMENT OF APPROXIMATELY 48 TWO-FAMILY DWELLINGS (2-OVER-2S) IN THE RMF-20 ZONE.; NORTH SIDE OF ELDER OAKS, BLVD., APPROXIMATELY 215 FEET EAST OF ITS INTERSECTION WITH EXCALIBUR ROAD

**STATUS : Approved**

**APPROVED DATE: 11/20/2025**

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS 3610 ELDER OAKS BOULEVARD, BOWIE, 20716

7	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	55-D3	200 SHEET:	205NE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
1	PARCELS	48	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 BOARD LEVEL

Planning Board		
Hearing Date	Decision	Notes
10/23/2025	Approval with Conditions	

APA: N/A

**ZONING:**

RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	2.34 Acres
<b>Total:</b>	<b>2.34 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)		2.34
	C-O (COMMERCIAL OFFICE)	2.34

**APPLICANT**  
 MCNAMEE HOSEA P.A.

**AGENT**

**PROPERTY OWNER**  
 COLLINGTON PLACE, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**DET-2024-010**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/24/2025**  
**STATUS : Pending**

ENCLAVE AT BRANDYWINE, PHASE 2; DEVELOPMENT OF 36 SINGLE-FAMILY ATTACHED DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE.; WEST SIDE OF ROBERT CRAIN HIGHWAY, SOUTH OF CHADDSFORD DRIVE

15841 GENERAL LAFAYETTE BOULEVARD, BRANDYWINE, 20613

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

38	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	154-E4	200 SHEET:	220SE06, 220SE07
0	OUTLOTS	38	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 BOARD LEVEL

Planning Board		
Hearing Date	Decision	Notes
02/12/2026		

APA: N/A

**ZONING:**  
 RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED) 5.44 Acres  
 Total: **5.44 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-T (TOWNHOUSE)	5.44
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)		5.44

**APPLICANT**  
 SH BRANDYWINE LLC

**AGENT**

**PROPERTY OWNER**  
 SH BRANDYWINE LLC



**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**DET-2024-015**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 9/15/2025**  
**STATUS : Accepted**  
**APPROVED DATE: 11/20/2025**

SMITH LAKE ESTATES; DEVELOPMENT OF 143 LOTS AND 17 PARCELS FOR SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED (TOWNHOMES) RESIDENTIAL DWELLING UNITS IN THE R-PD ZONE; WEST OF FRANK TIPPETT ROAD, APPROXIMATELY 800 FEET SOUTHWEST OF ITS INTERSECTION WITH COMMO ROAD

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

10609 FRANK TIPPETT ROAD, CHELTENHAM, 20623

143	LOTS	75	UNITS DETACHED	TAX MAP & GRID:	126-F2, 126-F3, 126-E2, 126-E3	200 SHEET:	214SE09, 214SE08
0	OUTLOTS	68	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
17	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 BOARD LEVEL

Planning Board		
Hearing Date	Decision	Notes
11/20/2025	Approval with Conditions	APPROVED WITH REVISED FINDINGS AND CONDITIONS

APA: N/A

**ZONING:**  
 R-PD (RESIDENTIAL PLANNED DEVELOPMENT) 62.52 Acres  
 Total: **62.52 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
R-PD (RESIDENTIAL PLANNED DEVELOPMENT)		62.52

**APPLICANT**  
 D.R.HORTON, INC.

**AGENT**

**PROPERTY OWNER**  
 D.R.HORTON, INC.

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**DET-2024-020**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 8/28/2025**  
**STATUS : Approved**  
**APPROVED DATE: 11/20/2025**

PENN PLACE II; CONSTRUCT 54 AFFORDABLE MULTIFAMILY DWELLING UNITS IN 7 BUILDINGS, PLUS A SEPARATE COMMUNITY BUILDING; ON THE SOUTHEAST SIDE OF PENN CROSSING DRIVE, AT ITS INTERSECTION WITH MARLBORO PIKE.

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0 MARLBORO PIKE, DISTRICT HEIGHTS,

1	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	81-B2, 81-A2	200 SHEET:	204SE05, 203SE05
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	54 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 BOARD LEVEL

Planning Board		
Hearing Date	Decision	Notes
10/23/2025	Approval with Conditions	

APA: N/A

**ZONING:**  
 RMF-20 (RESIDENTIAL, MULTIFAMILY-20) 4.91 Acres  
 Total: **4.91 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-18 (MULTIFAMILY MEDIUM-DENSITY RESIDENTIAL)	4.91
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)		4.91

**APPLICANT**  
 PENN PLACE II OWNER LLC

**AGENT**

**PROPERTY OWNER**  
 PENN PLACE II OWNER LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**DET-2025-006**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 9/11/2025**  
**STATUS : Accepted**  
**APPROVED DATE: 11/20/2025**

JUNICA BRANDYWINE; DEVELOPMENT OF 142 TWO-FAMILY ATTACHED DWELLING UNITS AND 2,000-SQUARE-FOOT , CLUBHOUSE FOR RESIDENTS. CLUBHOUSE FOR RESIDENTS; 800 FEET WEST OF THE INTERSECTION OF BRANDYWINE ROAD AND BRANCH AVENUE (MD 5).

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

13500 BRANDYWINE ROAD, BRANDYWINE,

4	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	144-F2, 144-E2	200 SHEET:	217SE07
0	OUTLOTS	142	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		2,000	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 LEGACY - DETAILED SITE PLAN

Planning Board		
Hearing Date	Decision	Notes
11/20/2025	Approval with Conditions	approved with revised conditions

APA: N/A

**ZONING:**  
 CGO (COMMERCIAL, GENERAL AND OFFICE) 6.28 Acres  
 Total: **6.28 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)		6.28
	C-O (COMMERCIAL OFFICE)	6.28

**APPLICANT**  
 JUNICA BRANDYWINE VILLAGE, LLC

**AGENT**

**PROPERTY OWNER**  
 JUNICA BRANDYWINE VILLAGE, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**DSP-20053-02**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/3/2025**  
**STATUS : Pending**

WEST HYATTSVILLE PHASE 2; WEST HYATTSVILLE - PROPOSED MULTIFAMILY BUILDING ON PARCEL 2 AND MODIFY THE COURTYARD.; ON THE EAST SIDE OF LITTLE BRANCH RUN, 250 FEET WEST OF ITS INTERSECTION WITH AGER ROAD.

**ZONING ORDINANCE:** PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

5615 LITTLE BRANCH RUN, HYATTSVILLE,

2	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	41-E4	200 SHEET:	206NE02, 207NE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0	PARCELS	342	UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 ETOD - BOARD LEVEL

Planning Board		
Hearing Date	Decision	Notes
01/08/2026		

APA: N/A

**ZONING:**  
 LTO-c (LOCAL TRANSIT-ORIENTED (CORE)) 4.98 Acres  
 Total: **4.98 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))		4.984
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	4.984

**APPLICANT**  
 WHPC BLOCK 4, LLC

**AGENT**

**PROPERTY OWNER**  
 WHPC BLOCK 4, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**DSP-2025-0017**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/17/2025**  
**STATUS : Pending**

HYDE LANDING; DETAILED SITE PLAN FOR INFRASTRUCTURE ONLY; SOUTHWEST QUADRANT OF INTERSECTION OF PISCATAWAY ROAD AND STEED ROAD

10051 PISCATAWAY ROAD, CLINTON, MD 20735

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	124-E1, 124-D1, 115-D4, 115-E4	200 SHEET:	213SE04, 212SE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	81B	COUNCILMANIC DISTRICT:	9
5	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
15	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V, VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 INFRASTRUCTURE ONLY

Planning Board		
Hearing Date	Decision	Notes
02/05/2026		

APA: N/A

**ZONING:**

R-PD	425.46 Acres
<b>Total:</b>	<b>425.46 Acres</b>

**APPLICANT**  
 RODGERS CONSULTING

**AGENT**

**PROPERTY OWNER**  
 HYDE FIELD ACQUISITION LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**DSP-24012**  
**ACCEPTED DATE : 3/31/2025**  
**STATUS : Approved**  
**APPROVED DATE: 11/20/2025**

ACCEPTED IN SPECIFIED RANGE  
 NATIONAL VIEW - PHASE 1; A MIX-USED DEVELOPMENT OF 1,010 MULTIFAMILY DWELLINGS, 485 ELDERLY HOUSING UNITS, 33,698 SQUARE FEET OF COMMERCIAL/RETAIL SPACE, 1,350 SQUARE FEET OF OFFICE SPACE, AND A DAYCARE CENTER FOR 150 STUDENTS; ON THE NORTH SIDE OF I-95/495 (CAPITAL BELTWAY), APPROXIMATELY 1,100 FEET WEST OF ITS INTERCHANGE WITH MD 210 (INDIAN HEAD HIGHWAY), AND ADJACENT TO BALD EAGLE ROAD

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

6411 OXON HILL, FOREST HEIGHTS,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	95-F3	200 SHEET:	208SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	8
18	PARCELS	1,495	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 LEGACY - DETAILED SITE PLAN

Planning Board		
Hearing Date	Decision	Notes
11/20/2025	Approval with Conditions	

APA: N/A

**ZONING:**

RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	20.09 Acres
IDO (CHES BAY CRITICAL AREA INTENSE DEV OVERLAY)	1.73 Acres
<b>Total:</b>	<b>21.82 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		20.09
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	20.09
IDO (CHES BAY CRITICAL AREA INTENSE DEV OVERLAY)		1.73

**APPLICANT**  
 TRACI R SCUDDER, ESQ. (REES BROOME, PC)

**AGENT**

**PROPERTY OWNER**  
 HARBOR VIEW DEVELOPMENT LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**NRI-2025-0099**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/25/2025**  
**STATUS : Pending**

PART OF PARCEL C COLLINGTON; MEDICAL/RESIDENTIAL SENIOR LIVING CAMPUS PROPOSES INCREASE IN UNITS, BUILDING AND PROPERTY IMPROVEMENTS; 780 FT FROM NORTH CAMPUS WAY

10450 LOTTSFORD ROAD, BOWIE, MD 20721

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	61-A2, 61-B2, 61-A1, 61-B1, 61-A3	200 SHEET:	204NE09, 203NE09
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	5
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RR 123.84 Acres  
 Total: **123.84 Acres**

**APPLICANT**  
 MHG

**AGENT**

**PROPERTY OWNER**  
 COLLINGTON EPISC LIFE CARE COMM I

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**NRI-2025-0111**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/18/2025**  
**STATUS : Pending**

WESTERN GATEWAY; THE APPLICANT IS PROPOSING TO DEVELOP TOWNHOMES ON PORTIONS OF THE PROPERTY. A FULL NRI APPROVAL IS REQUIRED AS PART OF THE DEVELOPMENT PLANNING PROCESS.; CAMPUS DRIVE, COLLEGE PARK, MD 20740

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

3515 CAMPUS DRIVE, COLLEGE PARK, MD 20740

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	33-A3	200 SHEET:	209NE03
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 LTO-C                      19.12 Acres  
 Total:                      **19.12 Acres**

**APPLICANT**  
 KIMBERLEY MCNEW

**AGENT**

**PROPERTY OWNER**  
 UNIVERSITY BAPTIST CHURCH



**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**NRI-2025-0127**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/3/2025**  
**STATUS : Pending**

BERRY RESIDENCE; BUILD A NEW SINGLE FAMILY DWELLING WITH ASSOCIATED DRIVEWAY.; SOUTH SIDE OF BRYAN POINT ROAD

14811 BONDS RETREAT ROAD, ACCOKEEK, MD 20607

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	150-D2, 150-E1, 150-D1, 150-E2	200 SHEET:	219SW03
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	83	COUNCILMANIC DISTRICT:	9
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	3
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

AG	7.31 Acres
<b>Total:</b>	<b>7.31 Acres</b>

**APPLICANT**  
 JAS ENGINEERING & DESIGN, LLC

**AGENT**

**PROPERTY OWNER**  
 EMILY FRANCISCO

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**NRI-2025-0132**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

10101 OLD FORT ROAD; INVESTIGATE FUTURE DEVELOPMENT; 500 FT. WESTERLY FROM INTERSECTION OF ALLENTOWN ROAD AND OLD FORT ROAD

10101 OLD FORT ROAD, FORT WASHINGTON, MD 20744

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	123-C1	200 SHEET:	213SE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RE 18.37 Acres  
 Total: **18.37 Acres**

**APPLICANT**  
 SITE DESIGN INC

**AGENT**

**PROPERTY OWNER**  
 XL INVESTMENTS

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**NRI-2025-0133**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/13/2025**  
**STATUS : Pending**

4906 COLLINGTON ROAD CENTER; CHILDCARE/PRESCHOOL/ASSEMBLY/CHILD DAYCARE; INTERSECTION US ROUTE 50 AND LAUREL BOWIE ROAD ROUTE 197. NORTH OPPOSITE BENJAMIN TASKER MIDDLE SCHOOL

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4906 COLLINGTON ROAD, BOWIE, MD 20715

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	46-F4	200 SHEET:	207NE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71A	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 RR 3.81 Acres  
 Total: **3.81 Acres**

**APPLICANT**  
 CHIJIJOKE T IHEGIHU

**AGENT**

**PROPERTY OWNER**  
 CHIJIJOKE T IHEGIHU

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**NRI-2025-0134**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

CHAVARRIA PROPERTY; PARCEL 7 COMPRISING 2.17 ACRES; LOCATED AT THE SW CORNER OF CRYDEN WAY & KAVERTON ROAD

8225 CRYDEN WAY, DISTRICT HEIGHTS, MD 20747

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	82-B4	200 SHEET:	204SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

IE 2.18 Acres  
 Total: **2.18 Acres**

**APPLICANT**  
 DIGITERRA DESIGN, LLC

**AGENT**

**PROPERTY OWNER**  
 SAMUEL CHAVARRIA

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**NRI-2025-0135**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

CROOM ROAD SOLAR; CROOM ROAD SOLAR - NATURAL RESOURCE INVENTORY AND FOREST STAND DELINEATION UPDATE DUE TO ADDITION OF PARCEL 15 (TAX ACCT 1724632) TO SITE; 7704 CROOM ROAD, UPPER MARLBORO - IMMEDIATELY NORTH AND WEST OF PGFD FIRE STATION CROOM 845, LOCATED NORTH OF CROOM ROAD AND SOUTH OF CRAIN HIGHWAY

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7704 CROOM ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	110-A3, 109-F4, 109-F3	200 SHEET:	210SE11
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2, 3
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS, ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 AR 41.23 Acres  
 Total: **41.23 Acres**

**APPLICANT**  
 CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**  
 MARYLAN LAND HOLDING LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**NRI-2025-0137**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

ST. MARY'S CHURCH; REMOVAL OF SHED AND RECTORY/OFFICE BUILDINGS AND CONSTRUCTION OF A NEW ASSEMBLY HALL AND ADDITIONAL DRIVE AISLES,., ON THE CORNER OF MAIN STREET AND GOVERNOR ODEN-BOWIE DRIVE

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

14908 MAIN STREET, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	101-F1	200 SHEET:	207SE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 RSF-95                      1.72 Acres  
 Total:                      **1.72 Acres**

**APPLICANT**  
 NORTON LAND DESIGN LLC

**AGENT**

**PROPERTY OWNER**  
 ROMAN CATHOLIC ARCHDIOCES OF WASHINGTON

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**NRI-EL-2025-0027**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/3/2025**  
**STATUS : Approved**

PEPCO FORESTVILLE SERVICE CENTER IMPROVEMENT; REPAIRING AND RESTORING THE PARKING AND INTERNAL DRIVEWAYS OF PEPCO'S FORESTVILLE SERVICE CENTER SITE.; MD 4 AND OLD MARLBORO PIKE

8300 OLD MARLBORO PIKE, UPPER MARLBORO, MD 20772

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-B3	200 SHEET:	206SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

IE 29.15 Acres  
 Total: **29.15 Acres**

**APPLICANT**  
 CALLAWAY PATE

**AGENT**

**PROPERTY OWNER**  
 POTOMAC ELECTRIC POWER COMPANY

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**NRI-EL-2025-0028**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/13/2025**  
**STATUS : Approved**

WARMAN MANOR, LOT 2; CONSTRUCTION OF ONE (1) SINGLE-FAMILY HOME; INTERSECTION OF HILL ROAD AND RANDOLPH SCOTT DRIVE

505 HILL ROAD, HYATTSVILLE, MD 20785

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	66-E3	200 SHEET:	201NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-95                      0.24 Acres  
 Total:                      **0.24 Acres**

**APPLICANT**  
 CHRISTOPHER SCOTT

**AGENT**

**PROPERTY OWNER**  
 RANDOLPH SCOTT



**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**NRI-EL-2025-0029**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/13/2025**  
**STATUS : Approved**

BETTER CHILD CARE PROJECT; REUSE EXISTING COMMERCIAL BUILDING AS A LICENSED CHILD CARE CENTER (MAX 148 CHILDREN) WITH ON-SITE RESTRIPIING, ADA ACCESS UPGRADES FROM PARKING TO ENTRANCE, AND A FENCED OUTDOOR PLAY AREA WITH A ±20'×20' SHADE CANOPY.; 135 FEET ON THE LEFT AT THE INTERSECTION OF OLD BRANCH AVENUE AND COOLRIDGE DRIVE.

**ZONING ORDINANCE:** CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

6709 OLD BRANCH AVENUE, TEMPLE HILLS, MD 20748

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	107-C1, 107-B1	200 SHEET:	209SE06
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY  
 EQUIVALENCY LETTER

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

CS 1.60 Acres  
 Total: **1.60 Acres**

**APPLICANT**  
 BETTER CHILDCARE, LLC

**AGENT**

**PROPERTY OWNER**  
 DONALD SMOLINSKI

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**NRI-EL-2025-0030**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/21/2025**  
**STATUS : Approved**

SILVER HILL INDUSTRIAL CENTER, PARCEL T; EXTERNAL IMPROVEMENTS TO AN EXISTING WAREHOUSE BUILDING.; SE OF THE INTERSECTION OF BEECH PLACE AND BEECH ROAD

4990 BEECH PLACE, TEMPLE HILLS, MD 20748

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 97-D1	200 SHEET: 207SE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 76A	COUNCILMANIC DISTRICT: 7
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 6	TIER: 1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: IV	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)		

**AUTHORITY:**

NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

IE 15.18 Acres  
 Total: **15.18 Acres**

**APPLICANT**  
 ATLANTIC ARCHITECTURE, LLC

**AGENT**

**PROPERTY OWNER**  
 BEECH PLACE INDUSTRIAL PROPERTIES, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**NRI-EL-2025-0031**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/3/2025**  
**STATUS : Approved**

FORT WASHINGTON FOREST ELEMENTARY SCHOOL (P3/CWP); CONSTRUCTION OF ONE (1) MICRO-BIORETENTION FACILITY.; NORTH OF FILLMORE ROAD & WEST OF HARRISON AVENUE.

1300 FILLMORE ROAD, FORT WASHINGTON, MD 20744

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 142-C1	200 SHEET: 217SE02
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 80	COUNCILMANIC DISTRICT: 9
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 5	TIER: 2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: VII	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)		

**AUTHORITY:**

NATURAL RESOURCE INVENTORY  
 EQUIVALENCY LETTER

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RR 20.20 Acres  
 Total: **20.20 Acres**

**APPLICANT**  
 PRINCE GEORGE'S COUNTY -  
 DEPARTMENT OF ENVIRONMENT C/O  
 CORVIAS

**AGENT**

**PROPERTY OWNER**  
 PRINCE GEORGE'S COUNTY - BOARD OF  
 EDUCATION

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**PPS-2024-035** ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :** 9/15/2025  
**STATUS :** Approved  
**APPROVED DATE:** 11/20/2025

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

BEECHTREE; THE DEVELOPMENT OF APPROXIMATELY 139 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS AND APPROXIMATELY 15,000 SQUARE FOOT OF COMMERCIAL/RETAIL USE.; ON THE WEST SIDE OF US 301 (ROBERT CRAIN HIGHWAY, ALONG THE SOUTHERN EDGE OF LEELAND ROAD.

2120 HIGH STREET, UPPER MARLBORO,

139	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	85-C1, 85-C2	200 SHEET:	203SE14
0	OUTLOTS	139	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	6
38	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2
0	OUTPARCELS	139	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 MAJOR RESIDENTIAL

Planning Board		
Hearing Date	Decision	Notes
11/20/2025	Approval with Conditions	
	Approval with Conditions	

APA: N/A

**ZONING:**

CGO (COMMERCIAL, GENERAL AND OFFICE)	19.63 Acres
<b>Total:</b>	<b>19.63 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	C-S-C (COMMERCIAL SHOPPING CENTER)	19.63
CGO (COMMERCIAL, GENERAL AND OFFICE)		19.63

**APPLICANT**  
 ATTAR ENTERPRISES, LLC

**AGENT**

**PROPERTY OWNER**  
 BEECHTREE LAND ACQUISITION

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**PPS-2025-009**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/3/2025**  
**STATUS : Pending**

COLMAR MANOR; COLMAR MANOR; SOUTHEAST QUADRANT OF THE BLADENSBURG ROAD AND 41ST AVENUE INTERSECTION.

4101 BLADENSBURG ROAD, BRENTWOOD, 20722

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

2	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	50-B4	200 SHEET:	205NE03, 205NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1, 4
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	1	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		22,737	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

MAJOR NON-RESIDENTIAL

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes
01/15/2026		

**ZONING:**

NAC (NEIGHBORHOOD ACTIVITY CENTER) 2.50 Acres  
 Total: **2.50** Acres

**Zoning Acreage Breakdown**

Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	2.5
NAC (NEIGHBORHOOD ACTIVITY CENTER)		2.5

**APPLICANT**  
 EHP LLC

**AGENT**

**PROPERTY OWNER**  
 EHP LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**PRE-APP-2025-0097**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

3910 OLD BRANCH AVENUE; PRELIMINARY PLAN; SUITLAND AREA JUST NORTH OF INTERSTATE 495 AND  
 BRANCH AVENUE INTERCHANGE.

**ZONING ORDINANCE:** CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	88-D2, 88-C2	200 SHEET:	206SE04, 205SE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 PRE-APPLICATION

APA: N/A

**ZONING:**  
 RMF-48 (RESIDENTIAL,  
 MULTIFAMILY-48) 10.66 Acres  
 Total: **10.66 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		10.66

**APPLICANT**  
 KIMLEY HORN

**AGENT**

**PROPERTY OWNER**  
 BEDFORD LENDER LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**PRE-APP-2025-0099**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

THE SHOPS AT IVERSON MALL - CFA; DEMOLISH AN EXISTING RESTAURANT AND CONSTRUCT A NEW RESTAURANT IN THE SAME LOCATION.; ON THE SOUTH SIDE OF BRANCH AVENUE (MD ROUTE 5), AT ITS INTERSECTION WITH IVERSON STREET.

**ZONING ORDINANCE:** CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

3701 BRANCH AVENUE, TEMPLE HILLS, MD 20748

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	88-B1	200 SHEET:	205SE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 PRE-APPLICATION

APA: N/A

**ZONING:**  
 CGO (COMMERCIAL, GENERAL AND OFFICE) 9.31 Acres  
 Total: **9.31 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)		9.311

**APPLICANT**  
 LCSJ SERVICES, LLC

**AGENT**

**PROPERTY OWNER**  
 IVERSON MALL MANAGEMENT INC.

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**PRE-APP-2025-0100**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

LYON BAKERY; LYON BAKERY IS LOOKING TO CONSTRUCT AN APPROX. 12,000 SF ADDITION TO HOUSE COLD STORAGE OF THEIR BREAD. WE ARE LOOKING TO REVIEW WITH STAFF AND ASK SOME SPECIFIC QUESTIONS REGARDING WHICH ZONING ORDINANCE THIS WOULD FALL UNDER AND PARKING REQUIREMEN...; 1900 CLARKSON WAY, HYATTSVILLE, MD 20785

**ZONING ORDINANCE:** CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

1900 CLARKSON WAY, HYATTSVILLE, MD 20785

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	59-B4, 59-B3	200 SHEET:	203NE05, 203NE06
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 PRE-APPLICATION

APA: N/A

**ZONING:**

IE	4.05 Acres
<b>Total:</b>	<b>4.05 Acres</b>

**APPLICANT**  
 STONE

**AGENT**

**PROPERTY OWNER**  
 LYON BAKERY



**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**PRE-APP-2025-0101**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

LOCUST HILL PHASE 3; SPECIFIC DESIGN PLAN FOR THE DEVELOPMENT OF 161 SFA LOTS (20 CARRIAGE LOTS AND 141 TOWNHOUSE LOTS); 14847 LEELAND ROAD IN UPPER MARLBORO, MD 20774

14847 LEELAND ROAD, UPPER MARLBORO, MD 20774

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	84-F1, 77-A4, 76-F3, 76-F4	200 SHEET:	203SE13, 202SE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 PRE-APPLICATION

APA: N/A

**ZONING:**

LCD	232.45 Acres
<b>Total:</b>	<b>232.45 Acres</b>

**APPLICANT**  
 ESE CONSULTANTS

**AGENT**

**PROPERTY OWNER**  
 WBLH LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**PRE-APP-2025-0102**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

DYSON COMMERCIAL CENTER; REQUEST FOR THE DEVELOPMENT OF UP TO 73,000 SQUARE FEET OF NONRESIDENTIAL USES IN THE CS ZONE; THE PROPERTY IS LOCATED WITHIN A BLOCK BETWEEN THE INTERSECTIONS OF US 301, DYSON ROAD, AND MISSOURI AVENUE

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

12800 MISSOURI AVENUE, BRANDYWINE, MD 20613

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	135-C4	200 SHEET:	216SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 PRE-APPLICATION

APA: N/A

**ZONING:**

CS	8.64 Acres
<b>Total:</b>	<b>8.64 Acres</b>

**APPLICANT**  
 SHIPLEY & HORNE, P.A.

**AGENT**

**PROPERTY OWNER**  
 8935 MP, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**PRE-APP-2025-0103**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

8410 SLEEPY HOLLOW RD; I PLAN TO SUBDIVIDE THE EXISTING LOT INTO 2 LOTS AND KEEP THE EXISTING HOME AND EXPANDED. ON THE EMPTY LOT, I PLAN TO BUILD ANOTHER HOME.; ITS ABOUT 0.3 TO 0.5 MILES FROM ALLENTOWN RD.

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

8410 SLEEPY HOLLOW ROAD, FORT WASHINGTON, MD 20744

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	115-B1, 115-C1	200 SHEET:	211SE03, 211SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 PRE-APPLICATION

APA: N/A

**ZONING:**  
 RR 2.00 Acres  
 Total: **2.00** Acres

**APPLICANT**  
 MARIO VILLAFAN

**AGENT**

**PROPERTY OWNER**  
 MASON & HILL REAL ESTATE REAL ESTATE LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**PRE-APP-2025-0104**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

LOT 7 AND PART OF LOT 8 EAST PISCATAWAY PROJECT; WE HAVE A PROPOSED PERCOLATION EXPLORATORY AREA PLAN AND LOT SUBDIVISION DEVELOPED BY SITE DESIGN INC. USING LOTS 7-8. WE WOULD LIKE YOUR REVIEW OF THESE PLANS BEFORE SUBMITTING FOR COUNTY APPROVAL.; 3301 FLORAL PARK RD BRANDYWINE MD 20613

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

3301 FLORAL PARK ROAD, BRANDYWINE, MD 20613

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	143-A2, 143-B2	200 SHEET:	217SE03, 218SE03
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	9
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	3
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 PRE-APPLICATION

APA: N/A

**ZONING:**  
 AR 23.01 Acres  
 Total: **23.01 Acres**

**APPLICANT**  
 BMC INVESTMENTS LLC

**AGENT**

**PROPERTY OWNER**  
 BMC INVESTMENTS LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**PRE-APP-2025-0107**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

MILL BRANCH CROSSING; DETAILED SITE PLAN; NE QUADRANT OF INTERSECTION OF US 301 (ROBERT CRAIN HIGHWAY) AND MILL BRANCH ROAD

3480 SAINT LOLA LANE, BOWIE, MD 20716

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 55-E4	200 SHEET: 205NE14
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 71B	COUNCILMANIC DISTRICT: 4
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 7	TIER: 2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: II	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)		

**AUTHORITY:**  
 PRE-APPLICATION

APA: N/A

**ZONING:**  
 CGO 1.23 Acres  
 Total: **1.23 Acres**

**APPLICANT**  
 GIBBS AND HALLER

**AGENT**

**PROPERTY OWNER**  
 GREEN BRANCH, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**PRE-APP-2025-0110**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

SHAKE SHACK #1841; PARCEL 9 WOODMORE COMMONS, QSR SHAKE SHACK, +/- 3000 SF BUILDING WITH SINGLE LANE DRIVE-THRU; 38.9349° N, 76.7782° W

2019 SAINT JOSEPHS DRIVE, BOWIE, MD 20721

**ZONING ORDINANCE:** CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	60-E3	200 SHEET:	203NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 PRE-APPLICATION

APA: N/A

**ZONING:**  
 RMF-48                      3.04 Acres  
 Total:                        **3.04 Acres**

**APPLICANT**  
 FEASIBILITY INSIGHTS

**AGENT**

**PROPERTY OWNER**  
 DAVID WILDE

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**PRE-APP-2025-0111**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

WESTPHALIA TOWN CENTER - WEST; AMENDMENT TO CSP-07004, PRELIMINARY PLAN OF SUBDIVISION AND DETAILED SITE FOR THE FUTURE DEVELOPMENT OF PARCELS C, D, E, F, G, H, I AND J.; NORTH SIDE OF PENNSYLVANIA AVENUE (MD 4), WEST OF MELWOOD ROAD AND EAST OF THE INTERCHANGE OF SUITLAND PARKWAY AND PENNSYLVANIA AVENUE.

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

9390 PENNSYLVANIA AVENUE, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	99-E1, 90-D4, 99-D1, 90-E4	200 SHEET:	207SE09, 207SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 PRE-APPLICATION

APA: N/A

**ZONING:**

TAC-E	152.35 Acres
<b>Total:</b>	<b>152.35 Acres</b>

**APPLICANT**  
 MCNAMEE HOSEA P.A.

**AGENT**

**PROPERTY OWNER**  
 WALTON MARYLAND, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**ROSP-4376-01**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/13/2025**  
**STATUS : Pending**

WATER'S PROJECT; AMENDMENT TO SPECIAL EXCEPTION SE-4376 TO RESTRICT THE SPECIAL EXCEPTION AREA TO THE SOUTHERN PORTION OF THE PROPERTY, PERMIT A FENCED OUTDOOR PLAY AREA, LANDSCAPE IMPROVEMENTS, AND MODIFICATIONS TO THE PARKING LAYOUT.; ON THE WEST SIDE OF FARMER DRIVE APPROXIMATELY 830 FEET FROM ITS INTERSECTION WITH TEMPLE ROAD

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

6711 FARMER DRIVE, FORT WASHINGTON, 20744

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	106-D1	200 SHEET:	209SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

SPECIAL EXCEPTION - MINOR CHANGE

APA: N/A

**ZONING:**

RR (RESIDENTIAL, RURAL) 3.84 Acres  
 Total: **3.84 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-R (RESIDENTIAL, RURAL)	3.84
RR (RESIDENTIAL, RURAL)		3.84

**APPLICANT**  
 LORENZO JR. E WATERS

**AGENT**

**PROPERTY OWNER**  
 LORENZO JR. E WATERS



**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**SDP-2402**  
**ACCEPTED DATE : 8/11/2025**  
**STATUS : Approved**  
**APPROVED DATE: 11/20/2025**

ACCEPTED IN SPECIFIED RANGE  
 WOODSIDE RESERVE - EAST; DEVELOPMENT OF PHASE II CONSISTING OF 260 SINGLE-FAMILY DETACHED HOMES, WITH THE ASSOCIATED INFRASTRUCTURE IMPROVEMENTS; ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 3,750 FEET WEST OF ITS INTERSECTION WITH RITCHIE-MARLBORO ROAD.

**ZONING ORDINANCE:** PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS 10001 WESTPHALIA ROAD, UPPER MARLBORO,

260	LOTS	260 UNITS DETACHED	TAX MAP & GRID:	90-F1, 82-F4, 83-A4, 91-A1	200 SHEET:	204SE09, 205SE09
		117 UNITS ATTACHED			COUNCILMANIC DISTRICT:	6
0	OUTLOTS	0 UNITS MULTIFAMILY	PLANNING AREA:	78	TIER:	2
14	PARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
2	OUTPARCELS	0 GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II		

**AUTHORITY:**  
 LEGACY - SPECIFIC DESIGN PLAN

Planning Board		
Hearing Date	Decision	Notes
11/20/2025	Approval with Conditions	

APA: N/A

**ZONING:**  
 MIO (MILITARY INSTALLATION - HEIGHT OVERLAY) 53.36 Acres  
 LCD (LEGACY COMPREHENSIVE DESIGN) 53.36 Acres  
**Total: 106.72 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	53.36
	M-I-O (MILITARY INSTALLATION OVERLAY)	53.36
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		53.36
LCD (LEGACY COMPREHENSIVE DESIGN)		53.36

**APPLICANT/AGENT: DEWBERRY**

**PROPERTY OWNER: GREENWAY RESIDENTIAL, INC**

**Development Review Applications - Process Monitoring**

12/09/2025

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**SDP-8704-04**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/13/2025**  
**STATUS : Approved**

NORDSTROM DISTRIBUTION CENTER PARKING EXPANSION; THIS SITE DEVELOPMENT PLAN SEEKS TO CONSTRUCT A TRAILER PARKING EXPANSION AT AN EXISTING WAREHOUSE FACILITY.; 839 COMMERCE DRIVE, UPPER MARLBORO

**ZONING ORDINANCE:** PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

839 COMMERCE DRIVE, UPPER MARLBORO, 20774

1	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	77-B3, 77-B2, 77-C2,	200 SHEET:	202SE14
0	OUTLOTS	0 UNITS ATTACHED		77-C3	COUNCILMANIC DISTRICT:	4
0	PARCELS	0 UNITS MULTIFAMILY	PLANNING AREA:	74A	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	7	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II		

**AUTHORITY:**  
 AMENDMENT - DIRECTOR LEVEL

APA: N/A

**ZONING:**  
 IH (INDUSTRIAL, HEAVY) 27.85 Acres  
 Total: **27.85 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	E-I-A (EMPLOYMENT AND INSTITUTIONAL AREA)	27.85
IH (INDUSTRIAL, HEAVY)		27.85

**APPLICANT**  
 NORDSTROM INC.

**AGENT**

**PROPERTY OWNER**  
 NORDSTROM INC.

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**SE-23003**  
**ACCEPTED DATE : 8/11/2025**  
**STATUS : Pending**  
**APPROVED DATE: 11/06/2025**

ACCEPTED IN SPECIFIED RANGE  
 MERIDIAN HILL; MERIDIAN HILL - SPECIAL EXCEPTION FOR A PLANNED RETIREMENT COMMUNITY USE.; LOCATED AT THE SOUTHERN TERMINUS OF JOHENSU DRIVE, APPROXIMATELY 1,015 FEET SOUTH OF ITS INTERSECTION WITH WOODYARD ROAD, AND AT THE EASTERN TERMINUS OF ARETHUSA LANE.

**ZONING ORDINANCE:** PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS 6505 JOHENSU DRIVE, UPPER MARLBORO, 20772

126	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	109-B2, 100-A4, 109-A1,	200 SHEET:	209SE09, 209SE10
		126 UNITS ATTACHED		109-B1	COUNCILMANIC DISTRICT:	9
0	OUTLOTS	0 UNITS MULTIFAMILY	PLANNING AREA:	82A	TIER:	2
14	PARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
0	OUTPARCELS	0 GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	V		

**AUTHORITY:**  
 SPECIAL EXCEPTION

Planning Board		
Hearing Date	Decision	Notes
11/06/2025		approved for transmittal

APA: N/A

**ZONING:**

AR (AGRICULTURAL-RESIDENTIAL)	43.73 Acres
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.00 Acres
<b>Total:</b>	<b>43.73 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
AR (AGRICULTURAL-RESIDENTIAL)		43.73
	R-A (RESIDENTIAL-AGRICULTURAL)	43.73
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0
	M-I-O (MILITARY INSTALLATION OVERLAY)	0

**APPLICANT**  
 NVR, INC

**PROPERTY OWNER**  
 MERIDIAN HILL PARTNERS, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**SE-4851**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 3/31/2025**  
**STATUS : Pending**  
**APPROVED DATE: 11/20/2025**

MIKE WILLIAM CONGREGATE LIVING; EXISTING ASSISTED/CONGREGATE LIVING; IN THE NORTHEAST CORNER OF JOYCE DRIVE AND BRINKLEY ROAD, 0.5 MILE FROM ALLENTOWN ROAD

6313 JOYCE DRIVE, TEMPLE HILLS,

**ZONING ORDINANCE:** PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	97-F4	200 SHEET:	208SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 SPECIAL EXCEPTION - MAJOR CHANGE

Planning Board		
Hearing Date	Decision	Notes
11/20/2025	Approval	Approved for transmittal to ZHE

APA: N/A

**ZONING:**  
 RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95) 0.30 Acres  
 Total: **0.30 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)		0.3
	R-80 (ONE FAMILY DETACHED RESIDENTIAL)	0

**APPLICANT**  
 DC DESIGN GROUP

**AGENT**

**PROPERTY OWNER**  
 MICHAEL HERMAN

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**TCP1-2025-0033**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

RST NEW CARROLLTON; RST NEW CARROLLTON MIXED-USE BUILDING, WITH STRUCTURED PARKING AND AMENITIES FOR 300 MULTIFAMILY DWELLING UNITS (UP TO 98% AFFORDABLE UNITS) AND 3,000 SQUARE FEET OF SPACE FOR NON-PROFIT OR COMMUNITY USE SPACE; ON ANNAPOLIS ROAD APPROX. 500 FEET EAST OF THE INTERSECTION OF ANNAPOLIS ROAD & VETERAN'S PKWY

**ZONING ORDINANCE:** CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

7591 ANNAPOLIS ROAD, HYATTSVILLE, MD 20784

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	51-E1	200 SHEET:	206NE06, 206NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	3
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 TCP1 - COMPANION

APA: N/A

**ZONING:**

NAC	4.29 Acres
<b>Total:</b>	<b>4.29 Acres</b>

**APPLICANT**  
 VIKA MARYLAND

**AGENT**

**PROPERTY OWNER**  
 CARMELA PROPERTIES, LLLP

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**TCP1-2025-0034**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/10/2025**  
**STATUS : Pending**

SILVER HILL APARTMENTS; SILVER HILL APARTMENTS; 4315 AND 4319 SILVER HILL ROAD, SUITLAND MARYLAND, 20746

4315 SILVER HILL ROAD, SUITLAND,

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	88-D1	200 SHEET:	205SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 TCP1 - COMPANION

APA: N/A

**ZONING:**  
 RMF-48                      7.21 Acres  
 Total:                        **7.21 Acres**

**APPLICANT**  
 ATCS

**AGENT**

**PROPERTY OWNER**  
 SILVER HILL 9 LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**TCP2-2025-0084**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

TOWNES AT TINKERS CREEK; REVISED TCP2 IN RESPONSE TO VIOLATION; TINKERS CREEK RD., CLINTON MD 20735

5501 ROCKFISH WAY, CLINTON, MD 20735

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	107-A3	200 SHEET:	210SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

TCP2 - STAND ALONE

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-A                      19.47 Acres  
 Total:                      **19.47 Acres**

**APPLICANT**  
 DEWBERRY

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**TCP2-2025-0085**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

NORDSTROM DISTRIBUTION CENTER PARKING EXPANSION; THIS SITE DEVELOPMENT PLAN SEEKS TO CONSTRUCT A TRAILER PARKING EXPANSION AT AN EXISTING WAREHOUSE FACILITY.; NORTH WEST CORNER OF COMMERCE DRIVE AND POPES CREEK DRIVE

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

839 COMMERCE DRIVE, UPPER MARLBORO, 20774

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	77-B3, 77-B2, 77-C2, 77-C3	200 SHEET:	202SE14
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	4
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 TCP2 - COMPANION

APA: N/A

**ZONING:**  
 IH 27.85 Acres  
 Total: **27.85 Acres**

**APPLICANT**  
 JONATHAN AREVALO

**AGENT**

**PROPERTY OWNER**  
 NORDSTROM INC.



**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**TCP2-2025-0086**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

WATERS PROPERTY; AMENDMENT TO SPECIAL EXCEPTION SE-4376 TO RESTRICT THE SPECIAL EXCEPTION AREA TO THE SOUTHERN PORTION OF THE PROPERTY, PERMIT A FENCED OUTDOOR PLAY AREA, LANDSCAPE IMPROVEMENTS, AND MODIFICATIONS TO THE PARKING LAYOUT.; ON THE WEST SIDE OF FARMER DRIVE APPROXIMATELY 830 FEET FROM ITS INTERSECTION WITH TEMPLE ROAD

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

6711 FARMER DRIVE, FORT WASHINGTON, 20744

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	106-D1	200 SHEET:	209SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 TCP2 - COMPANION

APA: N/A

**ZONING:**

RR	3.83 Acres
<b>Total:</b>	<b>3.83 Acres</b>

**APPLICANT**  
 SHIPLEY & HORNE, P.A.

**AGENT**

**PROPERTY OWNER**  
 LORENZO JR. E WATERS

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**TCP2-2025-0087**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

DIXIE DALE AT ARDMORE; SWM FACILITIES CONSTRUCTION; 0 FT FROM THE INTERSECTION OF ARDMORE ROAD AND BRIGHTSEAT ROAD

3724 BRIGHTSEAT ROAD, HYATTSVILLE, MD 20785

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 52-C3	200 SHEET: 205NE08
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 5
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 20	TIER: 1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: III	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)		

**AUTHORITY:**

TCP2 - STAND ALONE

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

CS 4.47 Acres  
 Total: **4.47 Acres**

**APPLICANT**  
 CAPITOL DEVELOPMENT DESIGN INC

**AGENT**

**PROPERTY OWNER**



**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**TCP2-2025-0089**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

ENCLAVE AT BRANDYWINE, PHASE 2; DEVELOPMENT OF 36 SINGLE-FAMILY ATTACHED DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE.; WEST SIDE OF ROBERT CRAIN HIGHWAY, SOUTH OF CHADDSFORD DRIVE

15841 GENERAL LAFAYETTE BOULEVARD, BRANDYWINE, 20613

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	154-F4, 154-E4	200 SHEET:	220SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 TCP2 - COMPANION

APA: N/A

**ZONING:**  
 RSF-A 19.11 Acres  
 Total: **19.11 Acres**

**APPLICANT**  
 SOLTESZ

**AGENT**

**PROPERTY OWNER**  
 SH BRANDYWINE LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**TCP2-2025-0090**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

CAROZZA PROPERTY; MIXED USE DEVELOPMENT FOR RESIDENTIAL AND RETAIL; SOUTHWEST QUADRANT OF THE INTERCHANGE OF MD 4 (PENNSYLVANIA AVE) AND MD 223 (WOODYARD RD) AT MARLBORO PIKE INTERSECTION

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

10200 MARLBORO PIKE, UPPER MARLBORO, MD 20772

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	100-A2, 99-F2, 99-F1	200 SHEET:	207SE09
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	77	COUNCILMANIC DISTRICT:	9
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 TCP2 - COMPANION

APA: N/A

**ZONING:**  
 CGO 59.93 Acres  
 Total: **59.93 Acres**

**APPLICANT**  
 CHARLES P. JOHNSON & ASSOCIATES,  
 INC.

**AGENT**

**PROPERTY OWNER**  
 CAROZZA ANNA L TRUST ET AL

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**TCP2-2025-0091**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

SERENITY VILLAS; SERENITY VILLAS - LIMITED MINOR AMENDMENT TO PARKING AND BUILDING OF PRIOR APPROVED HOUSING FOR ELDERLY AND PHYCIALLY DISABLED; EAST OF CIPRIANO ROAD APPROXIMATELY 2640 FEET FROM INTERSECTION OF GOOD LUCK ROAD

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

6711 CIPRIANO ROAD, LANHAM,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	35-C3	200 SHEET:	209NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 TCP2 - COMPANION

APA: N/A

**ZONING:**  
 RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95) 6.00 Acres  
 Total: **6.00 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-80 (ONE FAMILY DETACHED RESIDENTIAL)	6
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)		6

**APPLICANT**  
 HIJAZI & CARROLL, P.A.

**AGENT**

**PROPERTY OWNER**  
 AD&C MANAGEMENT COMPANY

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**TCP2-2025-0092**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

LOT 12 JUG BAY; CONSTRUCTION OF SINGLE-FAMILY DWELLING.; 2000 FT EAST OF INTERSECTION OF DUVAL  
 ROAD AND CROOM AIRPORT ROAD

15850 CROOM AIRPORT ROAD, UPPER MARLBORO, MD 20772

**ZONING ORDINANCE:** CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	120-C4, 120-C3	200 SHEET:	212SE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82B	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 TCP2 - STAND ALONE

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 AG 5.16 Acres  
 Total: **5.16 Acres**

**APPLICANT**  
 SITE DESIGN INC

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**TCP2-2025-0093**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

AUTOZONE STORE #1837; CONSTRUCTION OF BUILDING ADDITION TO EXISTING AUTOZONE RETAIL AUTO PARTS STORE.; WEST OF THE LANDOVER ROAD AND MARTIN LUTHER KING JR HIGHWAY INTERSECTION, EAST OF THE LANDOVER ROAD AND FIRE HOUSE ROAD INTERSECTION.

**ZONING ORDINANCE:** CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

7755 LANDOVER ROAD, HYATTSVILLE, MD 20785

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 59-F1	200 SHEET: 204NE07
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 5
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 13	TIER: 1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: III	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)		

**AUTHORITY:**

TCP2 - STAND ALONE

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

CGO 2.29 Acres  
 Total: **2.29** Acres

**APPLICANT**  
 MDM SURVEYORS & ENGINEERS, LLC

**AGENT**

**PROPERTY OWNER**



**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-APP-2025-0006**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/21/2025**  
**STATUS : Accepted**

LOPEZ PROPERTY; CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE.; LOCATED 1/4TH MILE NE OF WALKER MILL RD & MARLBORO PIKE INTERSECTION

5521 WALKER MILL ROAD, CAPITOL HEIGHTS, 20743

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 81-A1	200 SHEET: 203SE05
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 75A	COUNCILMANIC DISTRICT: 7
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 6	TIER: 1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: VIII	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)		

**AUTHORITY:**

WOODLAND CONSERVATION ORDINANCE APPLICATION

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-65                      0.44 Acres  
 Total:                      **0.44 Acres**

**APPLICANT**  
 JOSE M LOPEZ

**AGENT**

**PROPERTY OWNER**  
 JOSE M LOPEZ

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-APP-2025-0015**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/25/2025**  
**STATUS : Accepted**

SUPER SUDS - DEFENSE HEIGHTS; LAUNDROMAT ADDITION, NEW SIDEWALK, PAVEMENT REMOVAL, RESURFACING/RESTRIPING, AND SWM - MICROBIORETENTION WITH OUTFALL TO EXISTING STORM DRAIN.; 340FT NORTHEAST OF COOPER LANE INTERSECTION

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

6704 ANNAPOLIS ROAD, HYATTSVILLE, 20784

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	51-B2, 51-B3	200 SHEET:	205NE06
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	3
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	1	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

WOODLAND CONSERVATION ORDINANCE APPLICATION

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

CGO 1.04 Acres  
 Total: **1.04 Acres**

**APPLICANT**  
 PACKARD & ASSOCIATES, LLC

**AGENT**

**PROPERTY OWNER**  
 RGS ANNAPOLIS LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-APP-2025-0034**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/25/2025**  
**STATUS : Accepted**

RED TOP BUILDING ADDITION; 40'X29' BUILDING ADDITION FOR AN ATTACHED GARAGE TO AN EXISTING GAS STATION.; APPROXIMATELY 0.08 MILE NORTHWEST OF MARLBORO PIKE INTERSECTION WITH WHITNEY PLACE

6924 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 81-D3	200 SHEET: 204SE06
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 75A	COUNCILMANIC DISTRICT: 6
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 6	TIER: 1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: VIII	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)		

**AUTHORITY:**  
 WOODLAND CONSERVATION ORDINANCE APPLICATION

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 CGO 0.84 Acres  
 Total: **0.84 Acres**

**APPLICANT**  
 LISA JUN

**AGENT**

**PROPERTY OWNER**  
 MAN KIM DEVELOPMENT, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-APP-2025-0037**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/3/2025**  
**STATUS : Accepted**

FORT WASHINGTON FOREST ELEMENTARY SCHOOL (P3/CWP); CONSTRUCTION OF ONE (1) MICRO-BIORETENTION FACILITY.; NORTH OF FILLMORE ROAD & WEST OF HARRISON AVENUE.

1300 FILLMORE ROAD, FORT WASHINGTON, MD 20744

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 142-B1	200 SHEET: 217SE02, 217SE01
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 80	COUNCILMANIC DISTRICT: 9
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 5	TIER: 2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: VII	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)		

**AUTHORITY:**  
 WOODLAND CONSERVATION ORDINANCE APPLICATION

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 RR 20.20 Acres  
 Total: **20.20 Acres**

**APPLICANT**  
 PRINCE GEORGE'S COUNTY -  
 DEPARTMENT OF ENVIRONMENT C/O  
 CORVIAS

**AGENT**

**PROPERTY OWNER**  
 PRINCE GEORGE'S COUNTY - BOARD OF  
 EDUCATION

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-APP-2025-0040**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/19/2025**  
**STATUS : Accepted**

5701 & 5707 ROBERT CRAIN HWY - TEMPORARY TRAILERS; INSTALL TEMPORARY SALES TRAILERS DURING RENOVATION OF EXISTING BUILDING; US 301 AND PENNSYLVANIA AVENUE

5701 ROBERT CRAIN HIGHWAY SOUTHWEST, UPPER MARLBORO, MD 20772

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	102-A2	200 SHEET:	208SE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

WOODLAND CONSERVATION ORDINANCE APPLICATION

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

CGO 4.44 Acres  
 Total: **4.44** Acres

**APPLICANT**  
 KODY HOLDINGS OF UPPER MARLBORO LLCC

**AGENT**

**PROPERTY OWNER**  
 KODY HOLDINGS OF UPPER MARLBORO LLCC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-APP-2025-0041**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/14/2025**  
**STATUS : Accepted**

ANDREW THERIAULT - INGROUND FIBERGLASS POOL; CONSTRUCTION OF AN INGROUND FIBERGLASS POOL.; SOUTH OF THE INTERSECTION OF LYLE LANE AND LONG RIDGE LANE

12123 LONG RIDGE LANE, BOWIE, MD 20715

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 46-F3	200 SHEET: 207NE13
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 71B	COUNCILMANIC DISTRICT: 4
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 7	TIER: 2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: II	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)		

**AUTHORITY:**

WOODLAND CONSERVATION ORDINANCE APPLICATION

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-95                      0.27 Acres  
 Total:                      **0.27 Acres**

**APPLICANT**  
 SPLASH FIBERGLASS POOL COMPANY

**AGENT**

**PROPERTY OWNER**  
 ANDREW THERIAULT

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-APP-2025-0044**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 12/1/2025**  
**STATUS : Accepted**

KETTERING, LOT 47, BLOCK 12; TO CONSTRUCT A PREFABRICATED SWIM SPA, PRIVACY FENCE, AND TWO DOUBLE DOOR GATES OF COMPOSITE MATERIAL.; LOCATED ALONG WEST SIDE OF SUTTON COURT.

17 SUTTON COURT, UPPER MARLBORO, MD 20774

**ZONING ORDINANCE:** CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 68-C3	200 SHEET: 201NE10
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 73	COUNCILMANIC DISTRICT: 6
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 13	TIER: 2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: II	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)		

**AUTHORITY:**  
 WOODLAND CONSERVATION ORDINANCE APPLICATION

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 RSF-95 0.25 Acres  
 Total: **0.25 Acres**

**APPLICANT**  
 NEYDA I YEJO ROSADO

**AGENT**

**PROPERTY OWNER**  
 NEYDA I YEJO ROSADO

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-APP-2025-0046**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/18/2025**  
**STATUS : Accepted**

KLUB KID DAYCARE CENTER; DEVELOPMENT OF KLUB KID DAY CARE FACILITY WITH ASSOCIATED SURFACE PARKING, SWM FACILITIES & REQUIRED UTILITIES.; APPROXIMATELY 320 FEET SOUTHEAST OF THE INTERSECTION OF OLD BRANCH AVENUE AND MARLIN LANE

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

6007 OLD BRANCH AVENUE, TEMPLE HILLS, MD 20748

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	98-A3, 98-A4	200 SHEET:	208SE05
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 WOODLAND CONSERVATION ORDINANCE APPLICATION

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 RSF-95                      0.87 Acres  
 Total:                      **0.87 Acres**

**APPLICANT**  
 QUIANA GILLISON, ET AL

**AGENT**

**PROPERTY OWNER**  
 QUIANA GILLISON, ET AL



**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-APP-2025-0047**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/21/2025**  
**STATUS : Accepted**

SILVER HILL INDUSTRIAL CENTER, PARCEL T; EXTERNAL IMPROVEMENTS TO AN EXISTING WAREHOUSE BUILDING.; SE OF THE INTERSECTION OF BEECH PLACE AND BEECH ROAD

4990 BEECH PLACE, TEMPLE HILLS, MD 20748

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	97-D1	200 SHEET:	207SE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 WOODLAND CONSERVATION ORDINANCE APPLICATION

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 IE 15.18 Acres  
 Total: **15.18 Acres**

**APPLICANT**  
 ATLANTIC ARCHITECTURE, LLC

**AGENT**

**PROPERTY OWNER**  
 BEECH PLACE INDUSTRIAL PROPERTIES, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-NE-2025-0055**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/3/2025**  
**STATUS : Approved**

FORT WASHINGTON FOREST ELEMENTARY SCHOOL (P3/CWP); CONSTRUCTION OF ONE (1) MICRO-BIORETENTION FACILITY.; NORTH OF FILLMORE ROAD & WEST OF HARRISON AVENUE.

1300 FILLMORE ROAD, FORT WASHINGTON, MD 20744

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	142-C1	200 SHEET:	217SE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NUMBERED EXEMPTION (WCO-NE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RR                                      20.20 Acres  
 Total:                                    **20.20 Acres**

**APPLICANT**  
 PRINCE GEORGE'S COUNTY -  
 DEPARTMENT OF ENVIRONMENT C/O  
 CORVIAS

**AGENT**

**PROPERTY OWNER**  
 PRINCE GEORGE'S COUNTY - BOARD OF  
 EDUCATION

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-NE-2025-0056**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/18/2025**  
**STATUS : Approved**

BADEN FOREST HARVEST; FOREST HARVEST (TIMBER HARVEST - LOGGING); APPROXIMATELY 0.73 MILE WEST OF INTERSECTION OF CROOM AND BADEN WESTWOOD ROADS

16000 BADEN WESTWOOD ROAD, BRANDYWINE, MD 20613

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	168-D3, 168-C3	200 SHEET:	222SE14
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	87A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	4	TIER:	3
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 NUMBERED EXEMPTION (WCO-NE)

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

AG	46.06 Acres
<b>Total:</b>	<b>46.06 Acres</b>

**APPLICANT**  
 BADEN HILL

**AGENT**

**PROPERTY OWNER**  
 BADEN HILL

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-NE-2025-0057**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/6/2025**  
**STATUS : Approved**

AMENDMENT TO 32942-2019-0; INFILL THE OPEN AREA AND PERMANENTLY CLOSE THE ADDITIONAL ENTRANCE;  
 BETWEEN RHODE ISLAND AVENUE AND PERRY STREET

1 MUNICIPAL PLACE, MOUNT RAINIER, MD 20712

**ZONING ORDINANCE:** CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	49-F4	200 SHEET:	205NE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 NUMBERED EXEMPTION (WCO-NE)

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 LMUTC                      0.07 Acres  
 Total:                      **0.07 Acres**

**APPLICANT**  
 CITY OF MOUNT RAINIER

**AGENT**

**PROPERTY OWNER**  
 CITY OF MOUNT RAINIER

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-NE-2025-0058**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/20/2025**  
**STATUS : Approved**

SWAN CREEK DRAINAGE IMPROVEMENTS, PHASE 2; NEW PIPES WILL BE INSTALLED TO ALLEVIATE FLOODING IN AREAS OF CONCERNS.; N/A

100 SWAN CREEK ROAD, FORT WASHINGTON, MD 20744

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	131-F2	200 SHEET:	216SE01
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NUMBERED EXEMPTION (WCO-NE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RR                                      2.10 Acres  
 Total:                                    **2.10 Acres**

**APPLICANT**  
 WILSON T. BALLARD COMPANY

**AGENT**

**PROPERTY OWNER**  
 PRINCE GEORGE'S COUNTY - DPW&T

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-NE-2025-0059**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/21/2025**  
**STATUS : Approved**

SILVER HILL INDUSTRIAL CENTER, PARCEL T; EXTERNAL IMPROVEMENTS TO AN EXISTING WAREHOUSE BUILDING.; SE OF THE INTERSECTION OF BEECH PLACE AND BEECH ROAD

4990 BEECH PLACE, TEMPLE HILLS, MD 20748

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	97-D1	200 SHEET:	207SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 NUMBERED EXEMPTION (WCO-NE)

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 IE 15.18 Acres  
 Total: **15.18 Acres**

**APPLICANT**  
 ATLANTIC ARCHITECTURE, LLC

**AGENT**

**PROPERTY OWNER**  
 BEECH PLACE INDUSTRIAL PROPERTIES, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-SE-2025-0074**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/13/2025**  
**STATUS : Approved**

WARMAN MANOR, LOT 2; CONSTRUCTION OF ONE (1) SINGLE-FAMILY HOME; INTERSECTION OF HILL ROAD AND RANDOLPH SCOTT DRIVE

505 HILL ROAD, HYATTSVILLE, MD 20785

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 66-E3	200 SHEET: 201NE07
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 5
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 13	TIER: 1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: III	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)		

**AUTHORITY:**

LEGACY - WOODLAND CONSERVATION ORDINANCE (WCO-SE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-95                      0.24 Acres  
 Total:                      **0.24 Acres**

**APPLICANT**  
 CHRISTOPHER SCOTT

**AGENT**

**PROPERTY OWNER**  
 RANDOLPH SCOTT

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-SE-2025-0075**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/14/2025**  
**STATUS : Approved**

ANDREW THERIAULT - INGROUND FIBERGLASS POOL; CONSTRUCTION OF AN INGROUND FIBERGLASS POOL.; SOUTH OF THE INTERSECTION OF LYLE LANE AND LONG RIDGE LANE

12123 LONG RIDGE LANE, BOWIE, MD 20715

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	46-F3	200 SHEET:	207NE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

STANDARD EXEMPTION (WCO-SE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-95                      0.27 Acres  
 Total:                      **0.27 Acres**

**APPLICANT**  
 SPLASH FIBERGLASS POOL COMPANY

**AGENT**

**PROPERTY OWNER**  
 ANDREW THERIAULT



**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-SE-2025-0076**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/14/2025**  
**STATUS : Approved**

NORTHRIDGE LOT 12, BLOCK I - JENNIFER DECK; CONSTRUCTION OF A DECK WITH A SCREENED IN PORCH AT THE REAR OF PROPERTY.; N/A

7606 QUANDARY CIRCLE, BOWIE, MD 20720

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	36-E1	200 SHEET:	210NE10, 210NE11
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

STANDARD EXEMPTION (WCO-SE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

LCD                      0.40 Acres  
 Total:                    **0.40 Acres**

**APPLICANT**  
 COMPREHENSIVE CONSTRUCTION  
 SERVICES, INC.

**AGENT**

**PROPERTY OWNER**  
 JENIFER MICHAEL

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-SE-2025-0077**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/19/2025**  
**STATUS : Approved**

5701 & 5707 ROBERT CRAIN HIGHWAY - TEMPORARY TRAIL; INSTALL TEMPORARY SALES TRAILERS DURING RENOVATION OF EXISTING BUILDING; US 301 AND PENNSYLVANIA AVENUE

5701 ROBERT CRAIN HIGHWAY SOUTHWEST, UPPER MARLBORO, MD 20772

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	102-A2	200 SHEET:	208SE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

STANDARD EXEMPTION (WCO-SE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

CGO 4.44 Acres  
 Total: **4.44** Acres

**APPLICANT**  
 KODY HOLDINGS OF UPPER MARLBORO LLCC

**AGENT**

**PROPERTY OWNER**  
 KODY HOLDINGS OF UPPER MARLBORO LLCC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-SE-2025-0078**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/18/2025**  
**STATUS : Approved**

KLUB KID DAYCARE CENTER; DEVELOPMENT OF KLUB KID DAY CARE FACILITY WITH ASSOCIATED SURFACE PARKING, SWM FACILITIES & REQUIRED UTILITIES.; APPROXIMATELY 320 FEET SOUTHEAST OF THE INTERSECTION OF OLD BRANCH AVENUE AND MARLIN LANE

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

6007 OLD BRANCH AVENUE, TEMPLE HILLS, MD 20748

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	98-A3, 98-A4	200 SHEET:	208SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 STANDARD EXEMPTION (WCO-SE)

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 RSF-95                      0.87 Acres  
 Total:                      **0.87 Acres**

**APPLICANT**  
 QUIANA GILLISON, ET AL

**AGENT**

**PROPERTY OWNER**  
 QUIANA GILLISON, ET AL

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-SE-2025-0080**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/21/2025**  
**STATUS : Approved**

LOPEZ PROPERTY; CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE.; LOCATED 1/4TH MILE NE OF WALKER MILL RD & MARLBORO PIKE INTERSECTION

5521 WALKER MILL ROAD, CAPITOL HEIGHTS, 20743

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 81-A1	200 SHEET: 203SE05
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 75A	COUNCILMANIC DISTRICT: 7
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 6	TIER: 1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: VIII	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)		

**AUTHORITY:**  
 STANDARD EXEMPTION (WCO-SE)

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 RSF-65                      0.44 Acres  
 Total:                        **0.44 Acres**

**APPLICANT**  
 JOSE M LOPEZ

**AGENT**

**PROPERTY OWNER**  
 JOSE M LOPEZ

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-SE-2025-0081**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/24/2025**  
**STATUS : Approved**

GLENARDEN REDEVELOPMENT; REDEVELOPMENT OF EXISTING PARCELS A & B, INTO A MIXED-USE DEVELOPMENT.; WEST OF BRIGHTSEAT ROAD, SOUTH OF HAMLIN STREET AND NORTH OF EVARTS STREET

8391 HAMLIN STREET, LANHAM, MD 20706

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	60-B2, 60-B1	200 SHEET:	204NE07, 204NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

STANDARD EXEMPTION (WCO-SE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

TAC-E                      7.11 Acres  
 Total:                      **7.11 Acres**

**APPLICANT**  
 HUNTER MICHAEL

**AGENT**

**PROPERTY OWNER**  
 REDEVELOPMENT AUTHORITY OF PRINCE  
 GEORGE'S COUNTY

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-SE-2025-0082**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/21/2025**  
**STATUS : Approved**

MORTON; 32'X16' INGROUND CONCRETE POOL.; N/A

4403 SUTHERLAND CIRCLE, UPPER MARLBORO, MD 20772

**ZONING ORDINANCE:** CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 92-B3	200 SHEET: 206SE12
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 79	COUNCILMANIC DISTRICT: 6
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 15	TIER: 2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: II	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)		

**AUTHORITY:**  
 STANDARD EXEMPTION (WCO-SE)

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 RR 0.26 Acres  
 Total: **0.26 Acres**

**APPLICANT**  
 KAREN ROWLEY

**AGENT**

**PROPERTY OWNER**  
 JESSIE MORTON III

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**WCO-SE-2025-0085**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/25/2025**  
**STATUS : Approved**

RED TOP BUILDING ADDITION; 40'X29' BUILDING ADDITION FOR AN ATTACHED GARAGE TO AN EXISTING GAS STATION; APPROXIMATELY 0.08 MILE NORTHWEST OF MARLBORO PIKE INTERSECTION WITH WHITNEY PLACE

6924 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	81-D3	200 SHEET:	204SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

STANDARD EXEMPTION (WCO-SE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

CGO                      0.84 Acres  
 Total:                    **0.84 Acres**

**APPLICANT**  
 LISA JUN

**AGENT**

**PROPERTY OWNER**  
 MAN KIM DEVELOPMENT, LLC

**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**ZMA-2024-001**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/17/2025**  
**STATUS : Pending**

25 YACHT PLACE; REQUEST FOR A PLANNED DEVELOPMENT ZONING MAP AMENDMENT TO REZONE THE PROPERTY FROM RSF-A TO LTO-PD FOR THE CONSTRUCTION OF MULTIFAMILY RESIDENTIAL DWELLING UNITS.; THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF MD 214 AND YACHT PLACE.

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

25 YACHT PLACE, CAPITOL HEIGHTS, 20743

4	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	73-B1, 66-B4	200 SHEET:	201SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	7
23	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

ZONING MAP AMENDMENT - PLANNED DEVELOPMENT ZONE

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes
01/22/2026		

**ZONING:**

RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED) 1.98 Acres  
 Total: **1.98 Acres**

**Zoning Acreage Breakdown**

Current Zoning	Prior Zoning	Zoning Acreage
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)		1.98

**APPLICANT**  
 PECG AT 25 YACHT PLACE

**AGENT**

**PROPERTY OWNER**  
 PECG AT 25 YACHT PLACE



**Cases Accepted or Approved Between:  
 11/1/2025 and 11/30/2025**

**ZMA-2025-003** ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 8/25/2025**  
**STATUS : Approved**  
**APPROVED DATE: 11/20/2025**

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

MELWOOD ESTATES; REZONE THE PROPERTY FROM AR (AGRICULTURAL-RESIDENTIAL) ZONE TO RSF-A (RESIDENTIAL, SINGLE-FAMILY-ATTACHED) ZONE FOR THE FUTURE DEVELOPMENT OF SINGLE-FAMILY DETACHED DWELLING UNITS; EAST SIDE OF MELWOOD ROAD, APPROXIMATELY 1,550 FEET NORTH OF ITS INTERSECTION WITH PENNSYLVANIA AVENUE (MD ROUTE 4)

4816 MELWOOD ROAD, UPPER MARLBORO, 20772

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	91-B4, 100-B1	200 SHEET:	207SE09, 207SE10
		0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	OUTLOTS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	PARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
0	OUTPARCELS	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
 ZONING MAP AMENDMENT - CURRENT

Planning Board		
Hearing Date	Decision	Notes
11/20/2025	Approval	

APA: N/A

**ZONING:**

AR (AGRICULTURAL-RESIDENTIAL)	27.54 Acres
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.00 Acres
<b>Total:</b>	<b>27.54 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
AR (AGRICULTURAL-RESIDENTIAL)		27.54
	R-A (RESIDENTIAL-AGRICULTURAL)	27.54
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0

**APPLICANT**  
 DAY LAND INVESTMENT LLC

**AGENT**

**PROPERTY OWNER**  
 DAY FAMILY TRUST