



Development Activity Monitoring System Report
SDRC Agenda : 06/22/2026

Committee Chairperson: Mahsa Vatandoost - mahsa.vatandoost@ppd.mncppc.org

Please join SDRC at 9:30 a.m. from your computer, tablet, or smartphone.

[Join the meeting now](#)

Meeting ID: 228 222 179 714 0

Passcode: pr9LE2HY

Dial in by Phone

+1 443-961-1463, 783433341# United States, Baltimore

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Phone conference ID: 783 433 341#

Departures - Current - Major

DPT-2026-0004

Kingdom Fellowship AME Church; Kingdom Fellowship AME Church - Major Departure to reduce the parking requirement on the site. PAC Waiver approved on 9-10-25; located approximately 500 feet north of the intersection of Beltsville Drive with Powder Mill Road in Beltsville, just west of Interstate 95.

Reviewer: Evan King

Reviewer Email: evan.king@ppd.mncppc.org

Acres: 12.33

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

Outparcels: 0
 Parcels: 2
 Outlots: 0
 Lots: 0
 Planning Area: 61
 Councilmanic District: 1
 Police Division: VI

Tier: 2
Growth Policy Area: Established Communities
Historic Site Ind:
Agent Name: Heather DLHOPOLSKY
Planning Board Date: 09/17/2026 Scheduled
SDRC Meeting Date 06/22/2026

Detailed Site Plan - Board Level

DSP-2026-0010

Mellwood Hills; 12 lots and 3 parcels for development of 12 single-family detached residential dwelling units; Approximately 350 feet south of the intersection of Antock Place and Dower House Road, at the terminus of Mathew Road and Dower House Road .

Reviewer: Quincy Langford
Reviewer Email: Quincy.Langford@ppd.mncppc.org
Acres: 10.54

Outparcels: 0
Parcels: 2
Outlots: 0
Lots: 12
Planning Area: 82A
Councilmanic District: 9
Police Division: V
Tier: 2
Growth Policy Area: Established Communities
Historic Site Ind:
Agent Name: Asko Miljkovic
Planning Board Date: 09/03/2026
SDRC Meeting Date 06/22/2026

Final Plat of Subdivision - Major

FPS-2026-0057

The Marion; The Marion - Plat 1, Parcel 1; 7500 CENTRAL AVE, HYATTSVILLE, MD 20785

Reviewer: Taylor Harvey

Reviewer Email: Taylor.Harvey@ppd.mncppc.org

Acres: 8.542

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
		26.17
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	M-I-O (MILITARY INSTALLATION OVERLAY)	26.17
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	M-I-O (MILITARY INSTALLATION OVERLAY)	26.17
CGO (COMMERCIAL, GENERAL AND OFFICE)	C-O (COMMERCIAL OFFICE)	26.17

Variation/Variance	
Section	Definition
25-122(b)(1)(G)	24-4205
25-122(b)(1)(G)	24-4401

Outparcels: 0
Parcels: 1
Outlots: 0
Lots: 0
Planning Area: 72
Councilmanic District: 5
Police Division: III
Tier: 1
Growth Policy Area: Established Communities
Historic Site Ind:
Agent Name: George Elias
Planning Board Date:
SDRC Meeting Date 06/22/2026

Preliminary Plan of Subdivision - Minor Residential

PPS-2026-0009

8502 & 8504 Adelphi Road; Cool Springs Village - 2 lots for existing single-family detached residential dwellings; 150 feet North of intersection Adelphi Road and 26th Place

Reviewer: Hannah Palmer
Reviewer Email: Hannah.Palmer@ppd.mncppc.org
Acres: 0.903

Outparcels: 0
Parcels: 0
Outlots: 0
Lots: 0
Planning Area: 66
Councilmanic District: 2
Police Division: 1
Tier: 1
Growth Policy Area: Established Communities
Historic Site Ind:
Agent Name: Christina L Issar
Planning Board Date:
SDRC Meeting Date 06/22/2026

Special Exception - Special Exception

SPE-2023-013

ARCOLA MOCCASIN; Special Exception to construct a telecommunications tower, pole, or monopole and associated pad for equipment in the AR Zone.; ON THE EAST SIDE OF US 301 (ROBERT S CRAIN HGWY) APPROX 3,000 FEET SOUTH OF VILLAGE DRIVE

Reviewer: Evan King
Reviewer Email: evan.king@ppd.mncppc.org
Acres: 40.46

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
AR (AGRICULTURAL-RESIDENTIAL)	R-A (RESIDENTIAL-AGRICULTURAL)	40.46

Outparcels: 0
Parcels: 1
Outlots: 0
Lots: 0
Planning Area: 79
Councilmanic District: 9
Police Division: II
Tier: 2, 3
Growth Policy Area: Rural and Agricultural Areas, Established Communities
Historic Site Ind: 79-063-05
Agent Name: Gregory E Rapisarda
Planning Board Date:
SDRC Meeting Date 06/22/2026