PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
10/1/2026 and 10/31/2026

11/02/2026

PLAN NUMBER: 4-22049 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 3/25/2024
APPROVED DATE: 10/22/2026
STATUS: Approved

PROJECT NAME: PENN PLACE 2
PLAN DESCRIPTION: PENN PLACE 2 - ONE PARCEL FOR DEVELOPMENT OF 58 MULTIFAMILY DWELLING UNITS.
GEOGRAPHIC LOCATION: IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MARLBORO PIKE AND PENN CROSSING DRIVE
ADDRESS: 5701 MARLBORO PIKE, DISTRICT HEIGHTS,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 1
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 58
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 081 A-2
PLANNING AREA: 75A - Suitland-District Heights & Vicinity
ELECTION DISTRICT: 6
POLICE DIVISION: VIII-WESTPHALIA

200 SHEET: 203SE05
COUNCILMANIC DISTRICT: 07
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER:
APA: N/A

AUTHORITY: LEGACY - PRELIMINARY PLAN OF SUBDIVISION

Current Zoning Information

Current Zoning	Acreage
RMF-20 (RESIDENTIAL, MULTIFAMILY-20	4.91 Acres
Total:	**4.91** Acres

Planning Board

Hearing Date	Decision	Notes
07/25/2024	Approval with Conditions	APPROVED WITH REVISED FINDINGS AND CONDITIONS
10/22/2026		1-year Validity Extension

Zoning Acreage Breakdown

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

Variation/Variance

Section	Definition
25-122(b)(1)(G)	Preservation of specimen, champion or historic trees

APPLICANT
PENN PLACE II OWNER LLC

AGENT

PROPERTY OWNER
PENN PLACE II OWNER LLC

PLAN NUMBER: **4-22068** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 3/20/2024
APPROVED DATE: 10/15/2026
STATUS: Approved

PROJECT NAME: EAGLE LAKE CAMPGROUND & RESORT
PLAN DESCRIPTION: EAGLE LAKE CAMPGROUND AND RESORT - 5 PARCELS AND 1 OUTLOT FOR DEVELOPMENT OF A RECREATIONAL CAMPGROUND INCLUDING 300 CAMP SITES.
GEOGRAPHIC LOCATION: EAST AND WEST SIDES OF BRANDYWINE ROAD, APPROX. 2200 FT SOUTH OF ITS INTERSECTION WITH NORTH KEYS ROAD
ADDRESS: BRANDYWINE ROAD, BRANDYWINE,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 1
PARCELS: 5
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 146 C-4
PLANNING AREA: 85B - Cedarville & Vicinity
ELECTION DISTRICT: 11
POLICE DIVISION: V-CLINTON

200 SHEET: 219SE10
COUNCILMANIC DISTRICT: 09
GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREA
TIER:
APA: N/A

AUTHORITY: MAJOR NON-RESIDENTIAL

Current Zoning Information

Current Zoning	Acreage
AG (AGRICULTURE AND PRESERVATION)	176.65 Acres
Total:	**176.65** Acres

Planning Board

Hearing Date	Decision	Notes
10/15/2026	Approval	1-yr extension request

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Acreage
	O-S (OPEN SPACE)	176.65
AG (AGRICULTURE AND PRESERVATION)		176.65

Variation/Variance

Section	Definition
25-122(b)(1)(G)	Preservation of specimen, champion or historic trees
24-122(a)()()	public facilities requirements Utility Easements

APPLICANT
DANCONIA INVESTMENTS, LLC

AGENT

PROPERTY OWNER
DANCONIA INVESTMENTS, LLC

PLAN NUMBER: **ACL-2026-0011** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/20/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: 8200 ANAIO CT NEW RESIDENCE
PLAN DESCRIPTION: 8200 ANAIO COURT SFD - SECTION 4.7
GEOGRAPHIC LOCATION: THE CLOSEST INTERSECTION IS OLD BRANCH AVE AND PLATA ST. THE PROPERTY IS LOCATED IN CAMBRIDGE ESTATES
ADDRESS: 8200 ANAIO COURT, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 116-B1
PLANNING AREA: 81A
ELECTION DISTRICT: 9
POLICE DIVISION: V

200 SHEET: 211SE05
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: STAND ALONE

Current Zoning Information	
Current Zoning	**Acreage**
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	0.00 Acres
Total:	Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

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

APPLICANT
EH 1002 LLC

AGENT

PROPERTY OWNER
EH 1002 LLC

PLAN NUMBER: **DET-2023-004** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 7/13/2026
APPROVED DATE: 10/22/2026
STATUS: Pending

PROJECT NAME: PALISADES AT ADDISON
PLAN DESCRIPTION: DEVELOPMENT OF 34 SINGLE-FAMILY ATTACHED (TOWNHOUSE) AND 96 TWO-FAMILY RESIDENTIAL DWELLING UNITS, WITH ASSOCIATED INFRASTRUCTURE AND AMENITIES.
GEOGRAPHIC LOCATION: ON THE EAST SIDE OF ADDISON ROAD, APPROXIMATELY 300 FEET NORTH OF ITS INTERSECTION WITH RONALD ROAD.
ADDRESS: 6627 ADDISON OVERLOOK CT, CAPITOL HEIGHTS,

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 34
OUTLOTS: 2
PARCELS: 12
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 34
UNITS MULTIFAMILY: 96
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 73-D3
PLANNING AREA: 75A
ELECTION DISTRICT: 18
POLICE DIVISION: VIII

200 SHEET: 202SE06
COUNCILMANIC DISTRICT: 6
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information

Current Zoning	Acreage
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)	4.82 Acres
RMF-20 (RESIDENTIAL, MULTIFAMILY-20	4.93 Acres
Total:	**9.75** Acres

Planning Board

Hearing Date	Decision	Notes
10/15/2026	Continued	continuance to November 19, 2026
11/19/2026		

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Acreage
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)	R-T (TOWNHOUSE)	4.82
RMF-20 (RESIDENTIAL, MULTIFAMILY-20	R-18 (MULTIFAMILY MEDIUM-DENSITY RESIDENTIAL)	4.93

APPLICANT
SHIPLEY & HORNE, P.A.

AGENT

PROPERTY OWNER
WOODSIDE DEVELOPMENT, LLC

PLAN NUMBER: **DPT-2026-0004** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 6/8/2026
APPROVED DATE: 10/22/2026
STATUS: Approved

PROJECT NAME: KINGDOM FELLOWSHIP AME CHURCH
PLAN DESCRIPTION: KINGDOM FELLOWSHIP AME CHURCH - MAJOR DEPARTURE TO REDUCE THE PARKING REQUIREMENT ON THE SITE. PAC WAIVER APPROVED ON 9-10-25
GEOGRAPHIC LOCATION: ON THE WEST SIDE OF BELTSVILLE DRIVE, APPROXIMATELY 530 FEET NORTH OF ITS INTERSECTION WITH POWDER MILL ROAD
ADDRESS: 11710 BELTSVILLE DRIVE, BELTSVILLE, MD 20705

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 2
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 12-C3
PLANNING AREA: 61
ELECTION DISTRICT: 1
POLICE DIVISION: VI

200 SHEET: 215NE04
COUNCILMANIC DISTRICT: 1
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: CURRENT - MAJOR

Current Zoning Information	
Current Zoning	**Acreage**
CGO (COMMERCIAL, GENERAL AND OFFICE)	0.00 Acres
Total:	Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
09/17/2026	Approval with Conditions	PGCPB No. 2026-074

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

APPLICANT
WIRE GILL LLP

AGENT

PROPERTY OWNER
KINGDOM FELLOWSHIP AME CHURCH

PLAN NUMBER: **DPT-2026-0006** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 8/3/2026
APPROVED DATE: 10/22/2026
STATUS: Approved

PROJECT NAME: LA FONDITA ADDITION AND REMODEL
PLAN DESCRIPTION: MAJOR DEPARTURE FROM DESIGN STANDARDS
GEOGRAPHIC LOCATION: AT THE INTERSECTION OF DECATUR STREET AND 49TH AVENUE APPROXIMATELY 1296 FEET EAST OF BALTIMORE AVENUE.
ADDRESS: 4901 DECATUR STREET, HYATTSVILLE,

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 4,185

TAX MAP & GRID: 50-D1
PLANNING AREA: 68
ELECTION DISTRICT: 16
POLICE DIVISION: I

200 SHEET: 206NE04
COUNCILMANIC DISTRICT: 5
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 4
APA: N/A

AUTHORITY: CURRENT - MAJOR

Current Zoning Information

Current Zoning	Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)	0.00 Acres
Total:	**0.00** Acres

Planning Board

Hearing Date	Decision	Notes
10/22/2026	Approval with Conditions	PGCPB No. 2026-075

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)		0
	C-A (ANCILLARY COMMERCIAL)	0

APPLICANT
CESAR UMANA

AGENT

PROPERTY OWNER
ELOISA GUZMAN

PLAN NUMBER: **DSP-2026-0013** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 7/16/2026
APPROVED DATE: 10/08/2026
STATUS: Approved

PROJECT NAME: WESTPHALIA TOWN CENTER - RETAIL
PLAN DESCRIPTION: DEVELOPMENT OF COMMERCIAL/RETAIL USES, SINGLE-FAMILY ATTACHED (TOWNHOUSE) DWELLING UNITS, TWO-FAMILY ATTACHED (2-OVER-2) DWELLING UNITS, AND ASSOCIATED INFRASTRUCTURE AND AMENITIES.
GEOGRAPHIC LOCATION: NORTHWEST CORNER OF MD 4 (PENNSYLVANIA AVENUE) AND MD 373 (WOODYARD ROAD).
ADDRESS: 4999 MELWOOD ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 2
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 259
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 140,430

TAX MAP & GRID: 100-A1, 100-A2, 99-F1
PLANNING AREA: 78
ELECTION DISTRICT: 15
POLICE DIVISION: VIII

200 SHEET: 207SE09
COUNCILMANIC DISTRICT: 6
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	**Acreage**
TAC-E	65.88 Acres
Total:	**65.88** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/08/2026	Approval with Conditions	PGCPB No. 2026-071

APPLICANT
WALTON WESTPHALIA EUROPE, LP

AGENT

PROPERTY OWNER
WALTON WESTPHALIA EUROPE, LP

PLAN NUMBER: **DSP-2026-0017** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 7/27/2026
APPROVED DATE: 10/15/2026
STATUS: Pending

PROJECT NAME: ARCLAND BRANDYWINE SELF STORAGE
PLAN DESCRIPTION: ARCLAND BRANDYWINE SELF-STORAGE - DEVELOPMENT OF FIVE BUILDINGS TOTALING 115,200 SQUARE FEET FOR A CONSOLIDATED STORAGE FACILITY WITH AN ACCESSORY STORAGE YARD ON LOT 1 OF THE BUNTING SUBDIVISION.
GEOGRAPHIC LOCATION: 12301 ROBERT CRAIN HWY
ADDRESS: 12301 ROBERT CRAIN HIGHWAY SOUTHWEST, BRANDYWINE, 20613

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 1
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 115,200

TAX MAP & GRID: 135-D3, 135-E3, 135-E2
PLANNING AREA: 85A
ELECTION DISTRICT: 11
POLICE DIVISION: V

200 SHEET: 216SE08
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	**Acreage**
IE	15.99 Acres
Total:	**15.99** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/15/2026	Continued	
12/03/2026		

APPLICANT
ARCLAND PROPERTY COMPANY LLC

AGENT

PROPERTY OWNER
BOB HALL INC

PLAN NUMBER: **DSP-2026-0021** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 7/27/2026
APPROVED DATE: 10/22/2026
STATUS: Approved

PROJECT NAME: RST NEW CARROLLTON
PLAN DESCRIPTION: RST NEW CARROLLTON - A MIXED-USE DEVELOPMENT CONSISTING OF 282 MULTIFAMILY DWELLING UNITS AND 3,639 SQUARE FEET OF OFFICE SPACE WITHIN ONE BUILDING, WITH ASSOCIATED SITE INFRASTRUCTURE AND AMENITIES
DWELLING UNITS AND 3,639 SQUARE FEET OF SPACE FOR N…
GEOGRAPHIC LOCATION: ON SOUTH SIDE OF MD 145 (ANNAPOLIS ROAD), APPROXIMATELY 500 FEET EAST OF ITS INTERSECTION WITH MD 410 (VETERANS PARKWAY
ADDRESS: 7591 ANNAPOLIS ROAD, HYATTSVILLE, MD 20784

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 1
OUTLOTS: 0
PARCELS: 1
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 282
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 3,639

TAX MAP & GRID: 51-E1
PLANNING AREA: 69
ELECTION DISTRICT: 20
POLICE DIVISION: I

200 SHEET: 206NE06, 206NE07
COUNCILMANIC DISTRICT: 3
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	**Acreage**
NAC (NEIGHBORHOOD ACTIVITY CENTER)	4.29 Acres
Total:	**4.29** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/22/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	**Prior Zoning**	**Acreage**
	C-2 (GENERAL COMMERCIAL, EXISTING)	4.29
NAC (NEIGHBORHOOD ACTIVITY CENTER)		4.29

APPLICANT
VIKA MARYLAND

AGENT

PROPERTY OWNER
CARMELA PROPERTIES, LLLP

PLAN NUMBER: **DSP-2026-0023** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 8/3/2026
APPROVED DATE: 10/08/2026
STATUS: Approved

PROJECT NAME: SWANN SUBDIVISION
PLAN DESCRIPTION: DEVELOPMENT OF FIVE SINGLE FAMILY DETACHED DWELLINGS AND ASSOCIATED INFRASTRUCTURE.
GEOGRAPHIC LOCATION: ON THE WEST SIDE OF SWANN ROAD, APPROXIMATELY 0.75 MILES SOUTH OF ITS INTERSECTION WITH SILVER HILL ROAD.
ADDRESS: 3701 SWANN ROAD, SUITLAND, MD 20746

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 5
OUTLOTS: 1
PARCELS: 1
OUTPARCELS: 0

UNITS DETACHED: 5
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 88-F2, 88-E1, 88-F1, 88-E2
PLANNING AREA: 75A
ELECTION DISTRICT: 6
POLICE DIVISION: VIII

200 SHEET: 205SE05
COUNCILMANIC DISTRICT: 7
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	**Acreage**
RSF-65	1.81 Acres
Total:	**1.81** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/08/2026	Approval with Conditions	PGCPB No. 2026-070

APPLICANT
ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
COSTELLO WILSON

PLAN NUMBER: **DSP-2026-0042** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/9/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: NATIONAL HARBOR BELTWAY PARCEL- PARCELS 5 AND 6
PLAN DESCRIPTION: PROPOSED GRADING ONLY. PARCELS 5 & 6
GEOGRAPHIC LOCATION: NATIONAL HARBOR BELTWAY PARCEL
ADDRESS: 101 MGM NATIONAL AVENUE, OXON HILL, MD 20745

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 2
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 104-F1
PLANNING AREA: 80
ELECTION DISTRICT: 12
POLICE DIVISION: IV

200 SHEET: 209SE01
COUNCILMANIC DISTRICT: 8
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: AMENDMENT - DIRECTOR LEVEL

Current Zoning Information	
Current Zoning	**Acreage**
RTO-L-E	114.55 Acres
Total:	**114.55** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
THE SPHERE

AGENT

PROPERTY OWNER
MICHAEL GREGG

PLAN NUMBER: **DSP-22001** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 1/24/2024
APPROVED DATE: 10/06/2026
STATUS: Approved

PROJECT NAME: MCDONALD'S AGER ROAD
PLAN DESCRIPTION: DEVELOPMENT OF A 3,683-SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE ON THE SOUTHERN PORTION OF PARCEL 23.
GEOGRAPHIC LOCATION: IN THE NORTHWEST QUADRANT OF THE INTERSECTIONS OF EAST-WEST HIGHWAY AND AGER ROAD
ADDRESS: 6565 AGER ROAD, HYATTSVILLE, 20782

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 1
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 3,683

TAX MAP & GRID: 41-D1, 41-C1
PLANNING AREA: 65
ELECTION DISTRICT: 17
POLICE DIVISION: I

200 SHEET: 208NE02
COUNCILMANIC DISTRICT: 2
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: LEGACY - DETAILED SITE PLAN

Current Zoning Information

Current Zoning	Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)	4.17 Acres
Total:	**4.17** Acres

Planning Board

Hearing Date	Decision	Notes
06/12/2025	Approval with Conditions	REMANDED BY THE DISTRICT COUNCIL ON APRIL 25, 2025. 2025-008(A) - 7/10/2025
01/16/2025	Approval with Conditions	Due to the District Council's dismissal of the remand 10/28/2025, the original Planning Board Resolution will apply.

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Acreage
	C-S-C (COMMERCIAL SHOPPING CENTER)	4.17

CGO (COMMERCIAL, GENERAL AND OFFICE)		4.17

APPLICANT

AGENT

PROPERTY OWNER
6581 AGER LIMITED PARTNERSHIP

PLAN NUMBER: **FPS-2025-0032** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/7/2026
APPROVED DATE:
STATUS: Approved

PROJECT NAME: LOCUST HILL
PLAN DESCRIPTION: LOCUST HILL (PHASE 1)

PLAT OF CORRECTION, PLAT 23, LOTS 122-141, BLOCK A, AND LOTS 1-12, BLOCK E

GEOGRAPHIC LOCATION: ALONG LEELAND KNOLL PARKWAY, EAST OF THE INTERSECTION OF CHURCH ROAD AND OAK GROVE ROAD (NOW LEELAND ROAD)

ADDRESS: 1500 LEELAND KNOLL PARKWAY, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 32
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 76-E4
PLANNING AREA: 79
ELECTION DISTRICT: 3
POLICE DIVISION: II

200 SHEET: 202SE13
COUNCILMANIC DISTRICT:
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: MINOR

Current Zoning Information	
Current Zoning	**Acreage**
LCD	0.21 Acres
Total:	**0.21** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
VIKA, MARYLAND

AGENT

PROPERTY OWNER
WBLH LLC

PLAN NUMBER: **FPS-2025-0044** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/20/2026
APPROVED DATE:
STATUS: Approved

PROJECT NAME: COLLINGBROOK - LOT 23, BLOCK B
PLAN DESCRIPTION: COLLINGBROOK, PLAT 22, LOT 53, BLOCK B (BEING A RESUBDIVISION OF LOT 23, BLOCK B RECORDED IN ME 255, P. 89) - THE PURPOSE OF THIS PLAT IS TO REVISE/REDUCE THE CONSERVATION EASEMENT ON LOT 23.
GEOGRAPHIC LOCATION: 13909 DAWN WHISTLE WAY
BOWIE 20721
ADDRESS: 13909 DAWN WHISTLE WAY, BOWIE, MD 20721

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 1
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 54-D3, 54-D2
PLANNING AREA: 74A
ELECTION DISTRICT: 7
POLICE DIVISION: II

200 SHEET: 205NE12
COUNCILMANIC DISTRICT:
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: MINOR

Current Zoning Information	
Current Zoning	**Acreage**
RE	0.97 Acres
Total:	**0.97** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
ATWELL, LLC

AGENT

PROPERTY OWNER
NIKKI N ANONUEVO

PLAN NUMBER: **FPS-2026-0039** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/1/2026
APPROVED DATE:

PROJECT NAME: HYDE LANDING
PLAN DESCRIPTION: HYDE LANDING, PLAT 1, PARCELS A, B, C, D, E

PLAT 1, PARCELS A, B, C, D & E, HYDE LANDING" PARCELS A, B & D TO BE CONVEYED TO MNCPPC, PARCELS C & E ARE FOR SOLAR ENERGY SYSTEMS

STATUS: Approved

GEOGRAPHIC LOCATION: 10651 PISCATAWAY RD, CLINTON, MD 20735
4401 STEED RD, CLINTON, MD 20735
10625 PISCATAWAY RD. CLINTON, MD 20735

ADDRESS: 10651 PISCATAWAY ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 5
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 124-D2, 124-C1, 124-D1, 124-B2, 124-B1, 124-C2, 124-C3
PLANNING AREA: 81B
ELECTION DISTRICT: 5
POLICE DIVISION: VII

200 SHEET: 213SE04, 214SE04, 214SE03, 213SE03
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	**Acreage**
R-PD	367.42 Acres
Total:	**367.42** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/15/2026	Approval	

APPLICANT
RODGERS CONSULTING

AGENT

PROPERTY OWNER
NVR, INC.

PLAN NUMBER: **FPS-2026-0040** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/1/2026
APPROVED DATE:
STATUS: Approved

PROJECT NAME: HYDE LANDING
PLAN DESCRIPTION: "PLAT 2, PARCEL F AND OUTPARCELS A, F & G, HYDE LANDING"
PARCEL F IS TO BE CONVEYED TO MNCPPC.
OUTPARCELS A, F & G ARE AREAS OF DEVELOPMENT FOR A FUTURE DSP
GEOGRAPHIC LOCATION: 10651 PISCATAWAY RD, CLINTON, MD 20735
4401 STEED RD, CLINTON, MD 20735
ADDRESS: 10651 PISCATAWAY ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 1
OUTPARCELS: 3

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 124-E1, 124-D3, 124-D2, 124-E2, 124-D1, 124-B2, 124-B3, 124-C2, 124-C3
PLANNING AREA: 81B
ELECTION DISTRICT: 9, 5
POLICE DIVISION: V, VII

200 SHEET: 213SE04, 214SE04, 214SE03, 213SE03
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	**Acreage**
R-PD	298.32 Acres
Total:	**298.32** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/15/2026	Approval	

APPLICANT
RODGERS CONSULTING

AGENT

PROPERTY OWNER
NVR, INC.

PLAN NUMBER: **FPS-2026-0041** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/1/2026
APPROVED DATE:
STATUS: Approved

PROJECT NAME: HYDE LANDING
PLAN DESCRIPTION: "PLAT 3, OUTPARCELS B & C, HYDE LANDING"
GEOGRAPHIC LOCATION: 10651 PISCATAWAY RD., CLINTON, MD 20735
4401 STEED RD., CLINTON, MD 20735
ADDRESS: 10651 PISCATAWAY ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 2

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 124-D2, 124-C1, 124-D1, 124-B2, 124-B1, 124-C2, 124-C3
PLANNING AREA: 81B
ELECTION DISTRICT: 5
POLICE DIVISION: VII

200 SHEET: 213SE04, 214SE04, 214SE03, 213SE03
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	**Acreage**
R-PD	298.32 Acres
Total:	**298.32** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/15/2026	Approval	

APPLICANT
RODGERS CONSULTING

AGENT

PROPERTY OWNER
NVR, INC.

PLAN NUMBER: **FPS-2026-0042** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/1/2026
APPROVED DATE:
STATUS: Approved

PROJECT NAME: HYDE LANDING
PLAN DESCRIPTION: "PLAT 4, PARCELS G & H AND OUTPARCEL E, HYDE LANDING"
GEOGRAPHIC LOCATION: 10651 PISCATAWAY RD., CLINTON, MD 20735
4401 STEED RD, CLINTON, MD 20735
ADDRESS: 10651 PISCATAWAY ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 2
OUTPARCELS: 1

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 124-E1, 124-D3, 124-D2, 124-E2, 124-D1, 124-B2, 124-B3, 124-C2, 124-C3
PLANNING AREA: 81B
ELECTION DISTRICT: 9, 5
POLICE DIVISION: V, VII

200 SHEET: 213SE04, 214SE04, 214SE03, 213SE03
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	**Acreage**
R-PD	298.32 Acres
Total:	**298.32** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/15/2026	Approval	

APPLICANT
RODGERS CONSULTING

AGENT

PROPERTY OWNER
NVR, INC.

PLAN NUMBER: **FPS-2026-0043** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/1/2026
APPROVED DATE:
STATUS: Approved

PROJECT NAME: HYDE LANDING
PLAN DESCRIPTION: HYDE LANDING - PLAT 5, PARCELS I, J & M
GEOGRAPHIC LOCATION: 10651 PISCATAWAY RD., CLINTON, MD 20735
10625 PISCATAWAY RD., CLINTON, MD 20735
ADDRESS: 10651 PISCATAWAY ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 3
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 124-D2, 124-C1, 124-D1, 124-B2, 124-B1, 124-C2, 124-C3
PLANNING AREA: 81B
ELECTION DISTRICT: 5
POLICE DIVISION: VII

200 SHEET: 213SE04, 214SE04, 214SE03, 213SE03
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	**Acreage**
R-PD	236.92 Acres
Total:	**236.92** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/15/2026	Approval	

APPLICANT
RODGERS CONSULTING

AGENT

PROPERTY OWNER
NVR, INC.

PLAN NUMBER: **FPS-2026-0044** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/1/2026
APPROVED DATE:
STATUS: Approved

PROJECT NAME: HYDE LANDING
PLAN DESCRIPTION: HYDE LANDING - PLAT 6, PARCEL N AND OUTPARCELS D & 1
GEOGRAPHIC LOCATION: 10051 PISCATAWAY RD, CLINTON, MD 20735
10651 PISCATAWAY RD, CLINTON, MD 20735
4401 STEED RD., CLINTON, MD 20735
ADDRESS: 10051 PISCATAWAY ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 1
OUTPARCELS: 2

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 124-E1, 124-D1, 115-D4, 115-E4
PLANNING AREA: 81B
ELECTION DISTRICT: 9
POLICE DIVISION: V, VII

200 SHEET: 213SE04, 212SE04
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	**Acreage**
R-PD	356.34 Acres
Total:	**356.34** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/15/2026	Approval	

APPLICANT
RODGERS CONSULTING

AGENT

PROPERTY OWNER
NVR, INC.

PLAN NUMBER: **FPS-2026-0067** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/5/2026
APPROVED DATE:
STATUS: Approved

PROJECT NAME: MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20
PLAN DESCRIPTION: MARYLAND 95 CORPORATE PARK, LOTS 21 AND 22
GEOGRAPHIC LOCATION: NE INTERSECTION OF SWEITZER LANE AND KONTERRA DRIVE
ADDRESS: 14400 SWEITZER LANE, LAUREL, MD 20707

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 2
OUTLOTS: 0
PARCELS: 2
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 5-B4, 5-C4
PLANNING AREA: 60
ELECTION DISTRICT: 10
POLICE DIVISION: VI

200 SHEET: 218NE06, 219NE06
COUNCILMANIC DISTRICT: 1
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: MAJOR

Current Zoning Information

Current Zoning	Acreage
IE (INDUSTRIAL, EMPLOYMENT)	9.15 Acres
Total:	**9.15** Acres

Planning Board

Hearing Date	Decision	Notes
10/15/2026	Approval	

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Acreage
IE (INDUSTRIAL, EMPLOYMENT)		9.15
	I-3 (PLANNED INDUSTRIAL/EMPLOYMENT PARK)	9.15

APPLICANT
DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
LORD CHARTER SIX, LLC

PLAN NUMBER: **NRI-2025-0145** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/16/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: EMACK AVENUE
PLAN DESCRIPTION: PROPOSED 3 LOT SUBDIVISION
GEOGRAPHIC LOCATION: 500' SOUTH OF INTERSECTION OF LINWOOD AVE AND EMACK AVE
ADDRESS:

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 44-E2, 44-F2
PLANNING AREA: 70
ELECTION DISTRICT: 20
POLICE DIVISION: II

200 SHEET: 207NE09
COUNCILMANIC DISTRICT: 3
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
RSF-95	0.89 Acres
Total:	**0.89** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
MATTHEW WRIGHT

AGENT

PROPERTY OWNER
MAGNIFICUS CORPORATION

PLAN NUMBER: **NRI-2026-0082** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/15/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: PCM OPERATIONS CAMPUS
PLAN DESCRIPTION: VACANT PARCEL, PROPOSED FOR A CONTRACTOR STORAGE YARD.
GEOGRAPHIC LOCATION: PARCEL IS LOCATED AT THE SOUTHERN INTERSECTION OF RITZ WAY AND VIRGINIA MANOR ROAD, AND EXTENDS SOUTH BEHIND EXISTING LOTS, AND CONNECTS TO BALTIMORE AVENUE.
ADDRESS: 0 AMMENDALE ROAD, BELTSVILLE, MD 20705

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 13-D1, 13-C1, 13-D2, 13-C2
PLANNING AREA: 60
ELECTION DISTRICT: 1
POLICE DIVISION: VI

200 SHEET: 216NE06, 215NE06
COUNCILMANIC DISTRICT: 1
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
LCD	5.83 Acres
Total:	**5.83** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
AMMENDALE NORMAL INSTITUTE

PLAN NUMBER: **NRI-2026-0084** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/5/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: TRANQUILITY RIDGE
PLAN DESCRIPTION: NATURAL RESOURCES INVENTORY PLAN
GEOGRAPHIC LOCATION: LOCATED AT THE END OF GULL RD, WEST OF TEMPLE HILL RD
ADDRESS: 5401 TEMPLE HILL ROAD, TEMPLE HILLS, MD 20748

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 97-C2, 97-C3
PLANNING AREA: 76B
ELECTION DISTRICT: 12
POLICE DIVISION: IV

200 SHEET: 208SE04
COUNCILMANIC DISTRICT: 8
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
RSF-95	3.63 Acres
Total:	**3.63** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
COA BARRETT LLC

AGENT

PROPERTY OWNER
TRANQUILITY RIDGE, INC.

PLAN NUMBER: **NRI-2026-0090** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/27/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: VALLEY VIEW
PLAN DESCRIPTION: MULTI-FAMILY HOUSING PROJECT
GEOGRAPHIC LOCATION: 5600 HIGHMOUNT LANE
ADDRESS: 5600 HIGHMOUNT LANE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 73-A2
PLANNING AREA: 75A
ELECTION DISTRICT: 18
POLICE DIVISION: VIII

200 SHEET: 201SE05
COUNCILMANIC DISTRICT: 7
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
RSF-A	11.72 Acres
Total:	**11.72** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
HUMAN AND ROHDE, INC.

AGENT

PROPERTY OWNER
STEVENS VALLEY, LLC

PLAN NUMBER: **NRI-2026-0091** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: QUEEN BEE SOLAR
PLAN DESCRIPTION: MINOR SUBDIVISION OF THE SUBJECT PROPERTY, FROM ONE EXISTING PARCEL TO FIVE PROPOSED LOTS. FOUR (4) RESIDENTIAL LOTS TOGETHER WITH A 5 MW SOLAR ENERGY FACILITY.
GEOGRAPHIC LOCATION: EAST OF HIDEOUT LANE; NORTH OF ITS INTERSECTION WITH QUEEN ANNE BRIDGE ROAD
ADDRESS: 17308 QUEEN ANNE BRIDGE ROAD, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 63-F2, 64-A2, 63-F3, 64-A3
PLANNING AREA: 74B
ELECTION DISTRICT: 7
POLICE DIVISION: II

200 SHEET: 203NE15
COUNCILMANIC DISTRICT: 4
GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS
TIER: 3
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
AG	84.64 Acres
Total:	**84.64** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
LCSJ SERVICES, LLC

AGENT

PROPERTY OWNER
MDB EQUITY PARTNERS LLC

PLAN NUMBER: **NRI-2026-0092** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/13/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: 9003&9005 WOODYARD RD
PLAN DESCRIPTION: CONSTRUCTION OF A SINGLE-STORY AUTO REPAIR BUILDING
GEOGRAPHIC LOCATION: THE SITE IS LOCATED APPROXIMATELY 1400 FT EAST OF THE INTERSECTION OF OLD BRANCH AVE AND WOODYARD RD.
ADDRESS: 9003 WOODYARD ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 116-D2, 116-D3
PLANNING AREA: 81A
ELECTION DISTRICT: 9
POLICE DIVISION: V

200 SHEET: 212SE06
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
RMF-48	3.19 Acres
Total:	**3.19** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
DUKE 344, LLC

PLAN NUMBER: **NRI-2026-0094** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: 5601 LOUVERTURE LANE
PLAN DESCRIPTION: PROPOSED SINGLE-FAMILY HOME
GEOGRAPHIC LOCATION: SOUTH OF OLD MARLBORO PIKE IN UPPER MARLBORO
ADDRESS: 5601 LOUVERTURE LANE, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 100-C2, 100-D2
PLANNING AREA: 78
ELECTION DISTRICT: 15
POLICE DIVISION: II

200 SHEET: 207SE10, 208SE10
COUNCILMANIC DISTRICT: 6
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
RR	3.13 Acres
Total:	**3.13** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
ATWELL, LLC

AGENT

PROPERTY OWNER
JAMES BROADY

PLAN NUMBER: **NRI-2026-0095** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: TOYOTA OF BOWIE
PLAN DESCRIPTION: NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION (NRI/FSD) FOR THE PROPOSED TOYOTA DEVELOPMENT LOCATED AT 16600 AND 16700 GOVERNOR BRIDGE ROAD, BOWIE, MARYLAND. THE PLAN DOCUMENTS EXISTING ENVIRONMENTAL AND NATURAL RESOURCE CONDITIONS WITHIN THE A…
GEOGRAPHIC LOCATION: 16600 AND 16700 GOVERNOR BRIDGE ROAD, BOWIE, PRINCE GEORGE'S COUNTY, MARYLAND 20716.
ADDRESS: 16600 GOVERNORS BRIDGE ROAD, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 55-E1, 47-E4
PLANNING AREA: 74B
ELECTION DISTRICT: 7
POLICE DIVISION: II

200 SHEET: 206NE14, 206NE15
COUNCILMANIC DISTRICT: 4
GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS, ESTABLISHED COMMUNITIES
TIER: 2, 3
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
CS	12.06 Acres
Total:	**12.06** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
JORDAN SEXTON

AGENT

PROPERTY OWNER
GROUP 1 REALTY, INC.

PLAN NUMBER: **NRI-2026-0096** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: MSMHC - TRANSPORT PROJECT
PLAN DESCRIPTION: MEDSTAR TRANSPORT SITE AT 7401 SURRATTS ROAD, CLINTON, MD 20735
GEOGRAPHIC LOCATION: 7401 SURRATTS ROAD, CLINTON, MD 20735 AT THE CORNER OF SURRATTS ROAD AND BRANCH AVENUE
ADDRESS: 7401 SURRATTS ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 125-F2
PLANNING AREA: 81A
ELECTION DISTRICT: 9
POLICE DIVISION: V

200 SHEET: 213SE07
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
RR	11.12 Acres
Total:	**11.12** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
VHB

AGENT

PROPERTY OWNER
7401 SURRATTS ROAD LLC

PLAN NUMBER: **NRI-2026-0097** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: SURRATTS SUBDIVISION
PLAN DESCRIPTION: SUBDIVIDE PARCELS 092 AND 035 INTO 7-8 LOTS AND BUILD A SINGLE-FAMILY HOME ON EACH LOT.
GEOGRAPHIC LOCATION: EAST FROM THE INTERSECTION OF SURRATTS RD AND MOORE'S LN.
ADDRESS:

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 126-A3, 126-A2
PLANNING AREA: 81A
ELECTION DISTRICT: 9
POLICE DIVISION: V

200 SHEET: 213SE07, 214SE07
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
RR	9.14 Acres
Total:	**9.14** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
MOHAMED HASSAN

PLAN NUMBER: **NRI-2026-0098** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: CROOM ROAD PARCELS 4 &11
PLAN DESCRIPTION: PROPOSED RESIDENTIAL DEVELOPMENT
GEOGRAPHIC LOCATION: WEST SIDE OF CROOM RD, SOUTH OF IT'S INTERSECTION WITH ST. THOMAS CHURCH ROAD IN UPPER MARLBORO
ADDRESS:

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 128-D2, 128-E2
PLANNING AREA: 86A
ELECTION DISTRICT: 4
POLICE DIVISION: V

200 SHEET: 214SE12, 213SE12
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS
TIER: 3
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
AG	13.66 Acres
Total:	**13.66** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
WETLAND STUDIES AND SOLUTIONS, INC.

AGENT

PROPERTY OWNER
DACHELLE MOONEY

PLAN NUMBER: **PPS-2026-0012** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/26/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: RIVERDALE PARK STATION
PLAN DESCRIPTION: RIVERDALE PARK STATION - 37 LOTS AND 1 PARCEL FOR TOWNHOUSE DEVELOPMENT
GEOGRAPHIC LOCATION: LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION AT VAN BUREN STREET AND RHODE ISLAND AVENUE.
ADDRESS: 4625 VAN BUREN STREET, RIVERDALE, MD 20737

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 37
OUTLOTS: 0
PARCELS: 1
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 37
UNITS MULTIFAMILY: 0
TOTAL UNITS: 37
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 42-D2
PLANNING AREA: 68
ELECTION DISTRICT: 19
POLICE DIVISION: I

200 SHEET: 208NE04
COUNCILMANIC DISTRICT: 3
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: MAJOR RESIDENTIAL

Current Zoning Information	
Current Zoning	**Acreage**
LMUTC	1.75 Acres
Total:	**1.75** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
01/07/2027		

Variation/Variance	
Section	**Definition**
24-128(b)(12)()	
24-128(a)	

APPLICANT
DRB GROUP MID-ATLANTIC, LLC

AGENT

PROPERTY OWNER
CALVERT TRACT BUILDING 6A, LLC

PLAN NUMBER: **PPS-2026-0013** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 8/31/2026
APPROVED DATE: 10/29/2026
STATUS: Pending

PROJECT NAME: AGAPE CENTER
PLAN DESCRIPTION: AGAPE CENTER - ONE PARCEL FOR 24,000 SQUARE FEET OF INSTITUTIONAL USE
GEOGRAPHIC LOCATION: ON THE SOUTH SIDE OF MD 197 (COLLINGTON ROAD), APPROXIMATELY 2,000 FEET NORTH OF ITS INTERSECTION WITH US 50.
ADDRESS: 4906 COLLINGTON ROAD, BOWIE, MD 20715

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 1
OUTLOTS: 0
PARCELS: 1
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 24,000

TAX MAP & GRID: 46-F4
PLANNING AREA: 71A
ELECTION DISTRICT: 7
POLICE DIVISION: II

200 SHEET: 207NE13
COUNCILMANIC DISTRICT: 4
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: MAJOR NON-RESIDENTIAL

Current Zoning Information	
Current Zoning	**Acreage**
RR	3.81 Acres
Total:	**3.81** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/29/2026		

APPLICANT
4906 COLLINGTON LLC

AGENT

PROPERTY OWNER
4906 COLLINGTON LLC

PLAN NUMBER: **PPS-2026-0024** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/27/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: BAPS
PLAN DESCRIPTION: BAPS SPIRITUAL COMPLEX- 3 PARCELS FOR 490,134 SQUARE FEET OF INSTITUTIONAL DEVELOPMENT
GEOGRAPHIC LOCATION: 12011 OLD GUNPOWDER ROAD, BELTSVILLE
ADDRESS: 12011 OLD GUNPOWDER ROAD, BELTSVILLE, MD 20705

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 10
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 12-F1, 12-F2, 12-E2
PLANNING AREA: 61
ELECTION DISTRICT: 1
POLICE DIVISION: VI

200 SHEET: 216NE05, 215NE05
COUNCILMANIC DISTRICT: 1
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: MAJOR NON-RESIDENTIAL

Current Zoning Information	
Current Zoning	**Acreage**
AG, RR	74.59 Acres
Total:	**74.59** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
12/17/2026		

APPLICANT
SOLTESZ LLC

AGENT

PROPERTY OWNER
KUSH PATEL

PLAN NUMBER: **PRE-APP-2026-0145** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: MAHANAIM HAVEN SUBDIVISION
PLAN DESCRIPTION: PROPOSED EIGHT LOTS SUBDIVISION
GEOGRAPHIC LOCATION: 16009 LIVINGSTON ROAD ACCOKEEK, MD 20706
ADDRESS: 16009 LIVINGSTON ROAD, ACCOKEEK, MD 20607

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 151-B3, 151-C3, 151-C4
PLANNING AREA: 83
ELECTION DISTRICT: 5
POLICE DIVISION: VII

200 SHEET: 220SW01
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
AR	30.00 Acres
Total:	**30.00** Acres

APPLICANT
SURVEYORS DEVELOPMENT & ASSOCIATES LLC

AGENT

PROPERTY OWNER
JUAN LOPEZ

PLAN NUMBER: **PRE-APP-2026-0146** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: HONEY HILL ESTATES (QBS)
PLAN DESCRIPTION: MINOR SUBDIVISION OF THE SUBJECT PROPERTY, FROM ONE EXISTING PARCEL TO FIVE PROPOSED LOTS.
GEOGRAPHIC LOCATION: WEST SIDE OF MILL BRANCH ROAD AND EAST OF HIDEOUT LANE; NORTH OF ITS INTERSECTION WITH QUEEN ANNE BRIDGE ROAD.
ADDRESS: 17308 QUEEN ANNE BRIDGE ROAD, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 63-F2, 64-A2, 63-F3, 64-A3
PLANNING AREA: 74B
ELECTION DISTRICT: 7
POLICE DIVISION: II

200 SHEET: 203NE15
COUNCILMANIC DISTRICT: 4
GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS
TIER: 3
APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
AG	84.64 Acres
Total:	**84.64** Acres

APPLICANT
LCSJ SERVICES, LLC

AGENT

PROPERTY OWNER
MDB EQUITY PARTNERS LLC

PLAN NUMBER: **PRE-APP-2026-0147** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: MEDSTAR CONSOLIDATED TRANSPORT FACILITY
PLAN DESCRIPTION: APPROXIMATELY 14,500 SQ. FT. CONSOLIDATED TRANSPORT FACILITY, WHICH IS PART OF THE EXISTING HEALTH CAMPUS
GEOGRAPHIC LOCATION: SOUTHEASTERN QUADRANT OF BRANCH AVENUE (MD 5) AND SURRATTS ROAD
ADDRESS: 7401 SURRATTS ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 125-F2
PLANNING AREA: 81A
ELECTION DISTRICT: 9
POLICE DIVISION: V

200 SHEET: 213SE07
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	11.12 Acres
RR (RESIDENTIAL, RURAL)	11.12 Acres
Total:	**22.24** Acres

Zoning Acreage Breakdown		
Current Zoning	**Prior Zoning**	**Acreage**
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	M-I-O (MILITARY INSTALLATION OVERLAY)	11.12
RR (RESIDENTIAL, RURAL)		11.12

APPLICANT
O'MALLEY, MILES, NYLEN AND GILMORE

AGENT

PROPERTY OWNER
7401 SURRATTS ROAD, LLC

PLAN NUMBER: **PRE-APP-2026-0150** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: TENT LANDING, LOT 31, BLOCK B
PLAN DESCRIPTION: THE APPLICANT PROPOSES TO SUBMIT A CBCA CONSERVATION PLAN IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUBTITLE 5B, CHESAPEAKE BAY CRITICAL AREA, OF THE PRINCE GEORGE'S COUNTY CODE, AND THE APPLICABLE PROVISIONS OF SUBTITLE 27, ZONING ORDINANCE,...
GEOGRAPHIC LOCATION: LOCATED APPROXIMATELY 466 FEET SOUTHWEST OF THE INTERSECTION OF WEST RIVER VIEW ROAD AND MARINER DRIVE, IN FORT WASHINGTON, MARYLAND
ADDRESS: 10931 MARINER DRIVE, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 122-C3
PLANNING AREA: 80
ELECTION DISTRICT: 5
POLICE DIVISION: VII

200 SHEET: 214SW01
COUNCILMANIC DISTRICT: 8
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 4
APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
RR, L-D-O	0.50 Acres
Total:	**0.50** Acres

APPLICANT
CAPITOL DEVELOPMENT DESIGN INC.

AGENT

PROPERTY OWNER
WILLIE VEREEN

PLAN NUMBER: **PRE-APP-2026-0151** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: 260315 O'REILLY BRANDYWINE, MD
PLAN DESCRIPTION: THE PROPOSED DEVELOPMENT IS AN O'REILLY AUTO PARTS NEW GROUND UP STORE. THE SCOPE OF WORK INCLUDES THE PROPOSED BUILDING, 2 INFILTRATION BASINS, ADA COMPLIANT PARKING, DRIVEWAY ACCESS, AND ASSOCIATED UTILITIES.
GEOGRAPHIC LOCATION: 0.77 MILES NORTH OF INTERSECTION 301 AND 5, SOUTHWEST OF INTERSECTION CADILLAC DR AND 301
ADDRESS: 16131 CADILLAC DRIVE, BRANDYWINE, MD 20613

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 164-F1
PLANNING AREA: 85A
ELECTION DISTRICT: 11
POLICE DIVISION: VII

200 SHEET: 221SE07
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
CS	1.98 Acres
Total:	**1.98** Acres

APPLICANT
VAA LLC

AGENT

PROPERTY OWNER
BRANDYWINE MD RE, LLC

PLAN NUMBER: **PRE-APP-2026-0152** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: SOUTH LAKE - AGE RESTRICTED HOUSING
PLAN DESCRIPTION: DEVELOPMENT OF 51 AGE-RESTRICTED SINGLE-FAMILY ATTACHED RESIDENTIAL CONDOMINIUM DWELLING UNITS
GEOGRAPHIC LOCATION: ONE (1) OUTPARCEL, KNOWN AS OUTPARCEL H, WHICH CONTAINS APPROXIMATELY 9.91 ACRES OF LAND GENERALLY LOCATED DIRECTLY SOUTH OF THE INTERSECTION OF CENTRAL AVENUE (MD 214) AND OLD CENTRAL AVENUE
ADDRESS: 16199 OLD CENTRAL AVENUE, BOWIE, MD 20716

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 70-C2, 70-D3, 70-D2, 70-C3
PLANNING AREA: 74A
ELECTION DISTRICT: 7
POLICE DIVISION: II

200 SHEET: 201NE14
COUNCILMANIC DISTRICT: 4
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
LCD	9.91 Acres
Total:	**9.91** Acres

APPLICANT
SHIPLEY & HORNE, P.A.

AGENT

PROPERTY OWNER
SOUTH LAKE COMMERCIAL LLC

PLAN NUMBER: **PRE-APP-2026-0153** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: BOB HALL BEVERAGE
PLAN DESCRIPTION: PROPOSED NEW WAREHOUSE TO SERVE AS AN EXPANSION TO EXISTING BOB HALL BEVERAGE OPERATION.
GEOGRAPHIC LOCATION: LOCATED ADJACENT TO MARYLAND STATE ROUTE 4, DIRECTLY ADJACENT TO THE EXISTING BOB HALL, INC. OPERATION AT 5600 SE ROBERT CRAIN HIGHWAY
ADDRESS: 5604 ROBERT CRAIN HIGHWAY SOUTHEAST, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 102-C3, 102-B2, 102-B3, 102-C2
PLANNING AREA: 82B
ELECTION DISTRICT: 3
POLICE DIVISION: V

200 SHEET: 208SE13, 208SE14, 207SE14
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS, ESTABLISHED COMMUNITIES
TIER: 2, 3
APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
IE	31.72 Acres
Total:	**31.72** Acres

APPLICANT
GLW

AGENT

PROPERTY OWNER
BOB HALL BEVERAGE

PLAN NUMBER: **PRE-APP-2026-0154** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: PRESSLEY SINGLE-FAMILY HOME
PLAN DESCRIPTION: 1 SFH WITH ATTACHED GARAGE FOR PERSONAL USE.
GEOGRAPHIC LOCATION: STREET ADDRESS: 9011 NORMAL SCHOOL ROAD, BOWIE, MD 20715
ELECTION DISTRICT: 14TH ELECTION DISTRICT (BOWIE DISTRICT)
TAX ACCOUNT / ID NUMBER: 14-1650399 (OR MAP 29, PARCEL 230)
ADDRESS: 9011 NORMAL SCHOOL ROAD, BOWIE, MD 20715

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 29-D1
PLANNING AREA: 71A
ELECTION DISTRICT: 14
POLICE DIVISION: II

200 SHEET: 212NE12
COUNCILMANIC DISTRICT: 4
GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS
TIER: 3
APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
AG	5.56 Acres
Total:	**5.56** Acres

APPLICANT
DARON PRESSLEY

AGENT

PROPERTY OWNER
DARON PRESSLEY

PLAN NUMBER: **PRE-APP-2026-0155** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: ARMSTRONG LANE COMMERCIAL DEVELOPMENT
PLAN DESCRIPTION: CONCEPTUAL SITE PLAN AMENDMENT, PRELIMINARY PLAN OF SUBDIVISION, CERTIFICATE OF ADEQUACY, AND DETAILED SITE PLAN FOR THE DEVELOPMENT OF NONRESIDENTIAL COMMERCIAL USES UNDER THE PRIOR SUBDIVISION REGULATIONS AND ZONING ORDINANCE
GEOGRAPHIC LOCATION: PROPERTY IS LOCATED ON THE NORTHERN SIDE OF ARMSTRONG LANE, APPROXIMATELY FIVE HUNDRED (500) FEET FROM ITS INTERSECTION WITH PRESIDENTIAL PARKWAY
ADDRESS: 8701 WALLER TREE WAY, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 90-C2, 90-C3
PLANNING AREA: 78
ELECTION DISTRICT: 15
POLICE DIVISION: VIII

200 SHEET: 206SE08
COUNCILMANIC DISTRICT: 6
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	6.52 Acres
MIO (MILITARY INSTALLATION - NOISE OVERLAY)	6.52 Acres
TAC-e (TOWN ACTIVITY CENTER (EDGE))	6.52 Acres
Total:	**19.56** Acres

Zoning Acreage Breakdown		
Current Zoning	**Prior Zoning**	**Acreage**
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	M-I-O (MILITARY INSTALLATION OVERLAY)	6.521
MIO (MILITARY INSTALLATION - NOISE OVERLAY)		6.521
TAC-e (TOWN ACTIVITY CENTER (EDGE))	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	6.521

APPLICANT
CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
MAUREEN WOOD

PLAN NUMBER: **PRE-APP-2026-0157** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: RAFDIEL DEVELOPMENT AND LEARNING CENTER
PLAN DESCRIPTION: MY PURPOSE IS TO INITIALLY PROVIDE A DAYCARE FOR CHILDREN FROM 3 MONTHS TO 5 YEARS OLD. IN WHICH OUR OBJECTIVE IS TO INSTRUCT IN LOVE, KNOWLEDGE OF GOD AND LAY THE FOUNDATIONS FOR LEARNING COMPLETELY IN SPANISH SO THAT IT CAN BE LEARNED AS A SECOND L…
GEOGRAPHIC LOCATION: RSF-65
ADDRESS: 12700 CLAXTON DRIVE, LAUREL, MD 20708

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 10-C4
PLANNING AREA: 62
ELECTION DISTRICT: 10
POLICE DIVISION: VI

200 SHEET: 217NE08, 216NE08
COUNCILMANIC DISTRICT: 1
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
RSF-65	5.00 Acres
Total:	**5.00** Acres

APPLICANT
RAFDIEL DEVELOPMENT AND LEARNING CENTER
SPANISH IMMERSION PROGRAM

AGENT

PROPERTY OWNER
FAITH BAPTIST CHURCH OF SOUTH LAUREL FAITH BAPTIST CHURCH OF SOUTH LAUREL

PLAN NUMBER: **PRE-APP-2026-0158** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: SILVER HILL PROJECT
PLAN DESCRIPTION: THE PROPOSED PROJECT INVOLVES THE REDEVELOPMENT OF AN ASSEMBLAGE OF LAND THAT EXTENDS FROM THE CORNER OF SUITLAND ROAD AND SILVER HILL ROAD TO THE INTERSECTION OF SILVER HILL ROAD AND SUNSET LANE. THE DEVELOPMENT IS A COMMUNITY FOCUSED PROJECT WHICH …
GEOGRAPHIC LOCATION: EASTERN QUADRANT OF INTERSECTION OF SILVER HILL ROAD AND SUITLAND ROAD.
ADDRESS: 5001 SILVER HILL ROAD, SUITLAND, MD 20746

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 80-F3, 80-E4, 80-F4, 80-E3
PLANNING AREA: 75A
ELECTION DISTRICT: 6
POLICE DIVISION: VIII

200 SHEET: 204SE05
COUNCILMANIC DISTRICT: 7
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
LMUTC	12.22 Acres
Total:	**12.22** Acres

APPLICANT
VIKA MARYLAND, LLC

AGENT

PROPERTY OWNER
5001 DURANT CENTER LLC

PLAN NUMBER: **SDP-2026-0018** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 7/20/2026
APPROVED DATE: 10/01/2026
STATUS: Approved

PROJECT NAME: LOCUST HILL PHASE 3
PLAN DESCRIPTION: LOCUST HILL PHASE 3: DEVELOPMENT OF 161 SINGLE-FAMILY ATTACHED HOMES (INCLUDING 20 CARRIAGE HOMES), WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS
GEOGRAPHIC LOCATION: ON THE NORTH AND SOUTH SIDES OF OAK GROVE ROAD AND WEST OF LEELAND ROAD, BETWEEN CHURCH ROAD AND COLLINGTON BRANCH
ADDRESS: 1600 LEELAND KNOLL PARKWAY, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 161
OUTLOTS: 2
PARCELS: 8
OUTPARCELS: 3

UNITS DETACHED: 285
UNITS ATTACHED: 161
UNITS MULTIFAMILY: 706
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 84-F1, 77-A4, 76-F3, 76-F4
PLANNING AREA: 79
ELECTION DISTRICT: 3
POLICE DIVISION: II

200 SHEET: 203SE13, 202SE13
COUNCILMANIC DISTRICT: 6
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	**Acreage**
LCD	50.09 Acres
Total:	**50.09** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/01/2026	Approval with Conditions	70 Days: 10-29-2026

Zoning Acreage Breakdown		
Current Zoning	**Prior Zoning**	**Acreage**
	R-L (RESIDENTIAL LOW DEVELOPMENT)	50.09

APPLICANT
ESE CONSULTANTS

AGENT

PROPERTY OWNER
BLUE MOUNTAIN DEVELOPMENT

PLAN NUMBER: **SDP-2026-0034** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/27/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: SPENCE PAVILION
PLAN DESCRIPTION: LEADING EDGE AVELAR WILL PROVIDE AND INSTALL A 13X13 (169 SF) PAVILION OVER MR. SPENCE'S NEW PATIO. REQUESTING APPROVAL SO WORK CAN CONTINUE.
GEOGRAPHIC LOCATION: 13607 HEBRON LN UPPER MARLBORO, MD 20774
ADDRESS: 13607 HEBRON LANE, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 76-C1
PLANNING AREA: 74A
ELECTION DISTRICT: 7
POLICE DIVISION: II

200 SHEET: 201SE12
COUNCILMANIC DISTRICT: 6
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: HOMEOWNER'S MINOR AMENDMENT - DIRECTOR LEVEL

Current Zoning Information	
Current Zoning	**Acreage**
LCD	0.23 Acres
Total:	**0.23** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
RONALDO MONZON

AGENT

PROPERTY OWNER
JERMELL SPENCE

PLAN NUMBER: **SE-4851** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 3/31/2025
APPROVED DATE: 10/22/2026
STATUS: Pending

PROJECT NAME: MIKE WILLIAM CONGREGATE LIVING
PLAN DESCRIPTION: EXISTING ASSISTED/CONGREGATE LIVING
GEOGRAPHIC LOCATION: IN THE NORTHEAST CORNER OF JOYCE DRIVE AND BRINKLEY ROAD, 0.5 MILE FROM ALLENTOWN ROAD
ADDRESS: 6313 JOYCE DRIVE, TEMPLE HILLS,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 97-F4
PLANNING AREA: 76B
ELECTION DISTRICT: 6
POLICE DIVISION: IV

200 SHEET: 208SE05
COUNCILMANIC DISTRICT: 8
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: SPECIAL EXCEPTION - MAJOR CHANGE

Current Zoning Information

Current Zoning	Acreage
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	0.30 Acres
Total:	**0.30** Acres

Planning Board

Hearing Date	Decision	Notes
10/22/2026	Continued	

Zoning Acreage Breakdown

Current Zoning	Prior 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

PLAN NUMBER: **SPE-2024-013** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 3/23/2026
APPROVED DATE: 10/21/2026
STATUS: Pending

PROJECT NAME: SIGNATURE FUNERAL ALTERNATIVES
PLAN DESCRIPTION: SIGNATURE FUNERAL ALTERNATIVES-SPECIAL EXCEPTION TO PERMIT WATER CREMATION SERVICES IN THE IE (INDUSTRIAL, EMPLOYMENT) ZONE.
GEOGRAPHIC LOCATION: APPROXIMATELY 753 FEET EAST OF RITCHIE RD ON THE SOUTHWEST CORNER OF THE INTERSECTION OF ASHWOOD DRIVE AND DUNMORE PLACE
ADDRESS: 8641 ASHWOOD DRIVE, CAPITOL HEIGHTS, 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 1
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 74-C1, 74-C2
PLANNING AREA: 75A
ELECTION DISTRICT: 13
POLICE DIVISION: III

200 SHEET: 201SE08
COUNCILMANIC DISTRICT: 6
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: SPECIAL EXCEPTION

Current Zoning Information	
Current Zoning	**Acreage**
IE (INDUSTRIAL, EMPLOYMENT)	0.53 Acres
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.53 Acres
Total:	**1.06** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
06/04/2026		

Zoning Acreage Breakdown		
Current Zoning	**Prior Zoning**	**Acreage**
	M-I-O (MILITARY INSTALLATION OVERLAY)	0.53
IE (INDUSTRIAL, EMPLOYMENT)		0.53
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0.53
	I-1 (LIGHT INDUSTRIAL)	0.53

APPLICANT
SIGNATURE FUNERAL ALTERNATIVES, CEDRIC WHITAKER PA

AGENT

PROPERTY OWNER
SIGNATURE FUNERAL ALTERNATIVES, CEDRIC WHITAKER PA

PLAN NUMBER: **TCP1-2026-0015** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: 1430 FARMINGTON MINOR SUBDIVISION
PLAN DESCRIPTION: BEVERLY ESTATE- 1 PARCEL FOR SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT
GEOGRAPHIC LOCATION: 1430 FARMINGTON E ROAD, ACCOKEEK, MD 20607
ADDRESS: 1430 FARMINGTON ROAD EAST, ACCOKEEK, MD 20607

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 152-C1
PLANNING AREA: 84
ELECTION DISTRICT: 5
POLICE DIVISION: VII

200 SHEET: 219SE02
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: TCP1 - COMPANION

Current Zoning Information	
Current Zoning	**Acreage**
RE	5.00 Acres
Total:	**5.00** Acres

APPLICANT
MAURICE PERRY

AGENT

PROPERTY OWNER
MAURICE PERRY

PLAN NUMBER: **TCP2-2026-0072** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/15/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: 6711 BURCH HILL ROAD
PLAN DESCRIPTION: TCP 2 SINGLE FAMILY DWELLING
GEOGRAPHIC LOCATION: 1 MILE NORTHWEST OF MD 381 AND MD 5 INTERSECTION
ADDRESS: 6711 BURCH HILL ROAD, BRANDYWINE, MD 20613

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 134-D3
PLANNING AREA: 85A
ELECTION DISTRICT: 11
POLICE DIVISION: V

200 SHEET: 216SE06
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	**Acreage**
RE	2.01 Acres
Total:	**2.01** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
SPLIT SECOND PERMITS

AGENT

PROPERTY OWNER

PLAN NUMBER: **TCP2-2026-0075** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: 16908 TANYARD ROAD
PLAN DESCRIPTION: 3.15 ACRE LOT NEW SINGLE FAMILY HOME
GEOGRAPHIC LOCATION: 0.44 MILES WEST OF THE INTERSECTION OF NOTTINGHAM ROAD AND TANYARD ROAD, THE 330 FEET NORTH ALONG COMBINED ACCESS DRIVE
ADDRESS: 16908 TANYARD ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 148-E1, 138-E4
PLANNING AREA: 82B
ELECTION DISTRICT: 4
POLICE DIVISION: V

200 SHEET: 216SE15, 217SE15
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS
TIER: 3
APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	**Acreage**
AG	3.15 Acres
Total:	**3.15** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
EJSLA

AGENT

PROPERTY OWNER

PLAN NUMBER: **TCP2-2026-0077** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: COLLINGTON CAMPUS
PLAN DESCRIPTION: CAMPUS MEDICAL/RESIDENTIAL USE (PRELIMINARY PLAN OF SUBDIVISION WITH A SPECIAL EXCEPTION AMENDMENT)
GEOGRAPHIC LOCATION: NORTHEAST QUADRANT OF THE INTERSECTION OF LOTTSFORD ROAD AND CAMPUS WAY NORTH
ADDRESS: 10450 LOTTSFORD ROAD, BOWIE, MD 20721

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 61-A2, 61-B2, 61-A1, 61-B1, 61-A3
PLANNING AREA: 73
ELECTION DISTRICT: 13
POLICE DIVISION: II

200 SHEET: 204NE09, 203NE09
COUNCILMANIC DISTRICT: 5
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: TCP2 - COMPANION

Current Zoning Information	
Current Zoning	**Acreage**
RR	85.27 Acres
Total:	**85.27** Acres

APPLICANT
MHG

AGENT

PROPERTY OWNER
COLLINGTON

PLAN NUMBER: **TCP2-2026-0078** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: STEPHEN'S CROSSING AT BRANDYWINE
PLAN DESCRIPTION: MINOR REVISION TO APPROVED TCP2-008-2017-02 FOR STEPHEN'S CROSSING AT BRANDYWINE TO ACCOMMODATE MODIFICATIONS TO THE CATTAIL WAY BOX CULVERT, ASSOCIATED EASEMENTS, AND MAINTENANCE ACCESS.
GEOGRAPHIC LOCATION: 8751 CATTAIL WY, BRANDYWINE, MD 20613
ADDRESS: 8751 CATTAIL WAY, BRANDYWINE, MD 20613

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 145-C3
PLANNING AREA: 85A
ELECTION DISTRICT: 11
POLICE DIVISION: V

200 SHEET: 218SE08
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	**Acreage**
RMF-48	10.22 Acres
Total:	**10.22** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
GLW

AGENT

PROPERTY OWNER

PLAN NUMBER: **TCP2-2026-0079** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: NATIONAL HARBOR BELTWAY PARCEL- PARCELS 5 AND 6
PLAN DESCRIPTION: PROPOSED GRADING ONLY. PARCELS 5 & 6
GEOGRAPHIC LOCATION: NATIONAL HARBOR BELTWAY PARCEL
ADDRESS: 101 MGM NATIONAL AVENUE, OXON HILL, MD 20745

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 104-F1
PLANNING AREA: 80
ELECTION DISTRICT: 12
POLICE DIVISION: IV

200 SHEET: 209SE01
COUNCILMANIC DISTRICT: 8
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2, 4, 4
APA: N/A

AUTHORITY: TCP2 - COMPANION

Current Zoning Information	
Current Zoning	**Acreage**
RTO-L-E	114.55 Acres
Total:	**114.55** Acres

APPLICANT
SOLTESZ

AGENT

PROPERTY OWNER
MICHAEL GREGG

PLAN NUMBER: **TCP2-2026-0080** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: 16601 PEACH STREET
PLAN DESCRIPTION: NORTON LAND DESIGN (NLD) IS SUBMITTING THIS TREE CONSERVATION PLAN 2 (TCP2) IN SUPPORT OF PERMITTING FOR THE CONSTRUCTION OF A NEW HOUSE, GARAGE, ASSOCIATED DRIVEWAY, AND UTILITY EXTENSIONS AT 16601 PEACH ST.
GEOGRAPHIC LOCATION: LOCATED 260 FEET WEST OF ROBERT CRAIN HIGHWAY, DIRECTLY SOUTH OF PEACH STREET.
ADDRESS: 16601 PEACH STREET, BOWIE, MD 20716

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 63-E4
PLANNING AREA: 74B
ELECTION DISTRICT: 7
POLICE DIVISION: II

200 SHEET: 202NE14, 203NE14
COUNCILMANIC DISTRICT: 4
GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS
TIER: 3
APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	**Acreage**
AR	2.55 Acres
Total:	**2.55** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
NORTON LAND DESIGN LLC

AGENT

PROPERTY OWNER
CARLOS YEARGIN

PLAN NUMBER: **ZMA-2025-004** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 5/26/2026
APPROVED DATE: 10/28/2026
STATUS: Approved

PROJECT NAME: EDELEN PROPERTY
PLAN DESCRIPTION: ZONING MAP AMENDMENT APPLICATION TO REZONE 254.13 ACRES FROM THE RE ZONE TO THE R-PD ZONE TO ALLOW FOR THE CONSTRUCTION OF UP TO 530 SINGLE FAMILY DETACHED DWELLING UNITS
GEOGRAPHIC LOCATION: WEST SIDE OF PISCATAWAY ROAD APPROXIMATELY 1500 FEET SOUTH OF ITS INTERSECTION WITH TIPPETT ROAD
ADDRESS: 10775 PISCATAWAY ROAD, CLINTON, 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 530
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 530
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 124-B3
PLANNING AREA: 81B
ELECTION DISTRICT: 5
POLICE DIVISION: VII

200 SHEET: 214SE03
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: ZONING MAP AMENDMENT - CURRENT

Current Zoning Information	
Current Zoning	**Acreage**
APAO (Aviation Policy Area Overlay)	254.14 Acres
APAO (Aviation Policy Area Overlay)	254.14 Acres
RE (RESIDENTIAL ESTATE)	254.14 Acres
APAO (Aviation Policy Area Overlay)	254.14 Acres
Total:	**1,016.56** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
07/30/2026	Approval with Conditions	PGCPB No. 2026-055

Zoning Acreage Breakdown		
Current Zoning	**Prior Zoning**	**Acreage**
	R-E (RESIDENTIAL ESTATE)	254.14
APAO (Aviation Policy Area Overlay)		254.14
APAO (Aviation Policy Area Overlay)		254.14
RE (RESIDENTIAL ESTATE)		254.14
APAO (Aviation Policy Area Overlay)		254.14

APPLICANT
MARY D. & ALEC B. EDELEN

AGENT

PROPERTY OWNER
MARY D. & ALEC B. EDELEN