

**LONG RANGE AGENDA**  
**April 17, 2025 – May 8, 2025**

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PGCPB AGENDA  
4/17/2025

Prince George's County Planning Department  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

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

5. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Director on March 8, 2023 and is valid through March 8, 2025. Raztec Associates, Inc., by letter dated February 28, 2025, requested a 1-year extension of this approval. If this request is approved, the PPS will be valid through March 8, 2026.**

**4-22013 SPIRIT AND TRUTH TABERNACLE CHURCH**

Council District: 01      Municipality: N/A  
Location: On the east side of Riggs Road, approximately 255 feet south of its intersection with Powder Mill Road  
Planning Area: 65  
Growth Policy Area: Established Communities  
Zoning Prior: R-R      Zoning: RR  
Gross Acreage: 1.82      Extension File Date: 02/28/2025  
Applicant: Spirit and Truth Tabernacle Church, Inc.

PGCPB AGENDA  
4/17/2025

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BOARD ACTION AND VOTE

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

6. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on March 9, 2023 and is valid through March 9, 2025. Lawrence N. Taub, by letter dated March 4, 2025, requested a six-month extension of this approval. If this request was approved, the PPS will be valid through September 9, 2025.**

**4-22034 DISCOVERY DISTRICT**

(TCP?)

Council District: 03 Municipality: College Park

Location: At the southeast quadrant of the intersection of US 1 (Baltimore Avenue) and Campus Drive

Planning Area: 66

Growth Policy Area: Established Communities

Zoning Prior: M-U-I/D-D-O Zoning: LTO-E

Gross Acreage: 42.91 Extension File Date: 03/04/2025

Applicant: Brandywine MD Discovery District, LLC

PGCPB AGENDA

4/17/2025

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

7. **MRF-2023-011 HYATTSVILLE K-8 SCHOOL**  
Council District: 02 Municipality: Hyattsville  
Location: 5311 43rd Avenue Hyattsville  
Planning Area: 68  
Growth Policy Area: Established Communities  
Zoning Prior: R-55 Zoning: RSF-65  
Gross Acreage: 2.00 Date Accepted: 02/17/2025  
Applicant: Prince Georges County Public Schools  
**Request: Replacement of the existing Hyattsville  
Elementary School.**  
Action must be taken on or before 04/18/2025

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

8. **MRF-2023-008 BRANDYWINE K-8 SCHOOL**  
Council District: 09 Municipality: NA  
Location: 8000 Dyson Road Brandywine  
Planning Area: 85A  
Growth Policy Area: Established Communities  
Zoning Prior: R-R Zoning: RR  
Gross Acreage: 14.71 Date Accepted: 02/18/2025  
Applicant: Prince George's County Public Schools  
**Request: Replacement of the existing Gwynn Park Middle  
School with a new K-8 School**  
Action must be taken on or before 04/19/2025

PGCPB AGENDA  
4/17/2025

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

9.        **DSP-24010 MELFORD TOWN CENTER - BLOCK 4 & 6**  
Council District: 04                      Municipality: City of Bowie  
Location: South of Melford Boulevard and Tesla Drive, north of  
US 50 (John Hanson Highway)  
Planning Area: 71B  
Growth Policy Area: Established Communities  
Zoning Prior: M-X-T                      Zoning: TAC-E  
Gross Acreage: 51.83                      Date Accepted: 02/11/2025  
Applicant: St. John Properties, Inc.  
**Request: Approval of parking methodology and optional  
parking and playground regulations for future tenants  
within the existing flex buildings**
- Planning Board Action Limit: 04/21/2025

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

10.       **PPS-2024-017 ENCLAVE AT BRANDYWINE PHASE 2**  
(TCP)  
Council District: 09                      Municipality: N/A  
Location: South of General Lafayette Boulevard, approximately  
850 feet southwest of its intersection with Chaddsford Drive  
Planning Area: 85A  
Growth Policy Area: Established Communities  
Zoning Prior: R-T                      Zoning: RSF-A  
Gross Acreage: 5.44                      Date Accepted: 02/07/2025  
Applicant: SH Brandywine, LLC  
**Request: 36 lots and 6 parcels for single-family attached  
residential development**
- Planning Board Action Limit: 4/18/25 (70 days)

PGCPB AGENDA  
4/17/2025

Prince George's County Planning Department  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301-952-3594)

11. **Legislative Drafting Request LDR-44-2025**  
Legislative Amendment to the Zoning Ordinance  
Council District: All    Municipality: All except Laurel  
Location: Countywide

**Request: Seek the Planning Board's recommendation on a proposed legislative amendment to the Zoning Ordinance for the purpose of authorizing the issuance of grading permits in the LCD Zone under certain circumstances.**

Action must be taken on 4/17/2025.

12. **Legislative Drafting Request LDR-58-2025**  
Legislative Amendment to the Zoning Ordinance  
Council District: All    Municipality: All except Laurel  
Location: Countywide

**Request: Seek the Planning Board's recommendation on a proposed legislative amendment to the Zoning Ordinance to repeal Section 27-61603(b) Universal Design of the Zoning Ordinance, as universal design implementation is required, absent an exemption or waiver, pursuant to Subtitle 4. Building, Division 6, Universal Design for Housing.**

Action must be taken on 4/17/2025.

PGCPB AGENDA  
4/17/2025

Prince George's County Planning Department  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301-952-3594)

13. **Legislative Drafting Request LDR-61-2025**  
Legislative Amendment to the Zoning Ordinance  
Council District: All    Municipality: All except Laurel  
Location: Countywide

**Request: Seek the Planning Board's recommendation on a proposed legislative amendment to the Zoning Ordinance to amend the decision standards for approval of detailed site plan and special exception applications to include master plan consistency as a required standard for site plan approval.**

Action must be taken on 4/17/2025.

14. **Legislative Drafting Request LDR-63-2025**  
Legislative Amendment to the Zoning Ordinance  
Council District: All    Municipality: All except Laurel  
Location: Countywide

**Request: Seek the Planning Board's recommendation on a proposed legislative amendment to the Zoning Ordinance to amend the uses permitted in the CGO Zone; amend the Principal Use Table for nonresidential base zones; and provide for approval of certain residential developments in the CGO Zone by special exception or planned unit development.**

Action must be taken on 4/17/2025.

TENTATIVE PGCPB AGENDA

4/24/2025

Prince George's County Planning Department  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

COMMUNITY PLANNING DIVISION (Inquiries call 301-952-3972)

5. **Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment and Public Facilities Referral**

Councilmanic District: 2

**Request: Permission to print the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (Draft 3) and transmit the Public Facilities Referral to the District Council, the County Executive, the Towns of University Park and Brentwood, and the Cities of Mount Rainier and Hyattsville**



TENTATIVE PGCPB AGENDA

5/1/2025

Prince George's County Planning Department  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

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

5. **PPS-2024-020 EASTGATE SHOPPING CENTER**  
(TCP)

Council District: 03 Municipality: N/A

Location: On the south side of MD 193 (Greenbelt Road), in the southwest quadrant of its intersection with MD 564 (Lanham -Severn Road)

Planning Area: 70

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 9.57 Date Accepted: 02/24/2025

Applicant: SO Eastgate, LLC

**Request: 3 parcels for 28,354 square feet of commercial development, of which 22,029 square feet is existing**

Planning Board Action Limit: 5/5/2025

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

6. **PPS-2023-023 BAPS GYMNASIUM**  
(TCP)

Council District: 01 Municipality: N/A

Location: North of Ammendale Road, approximately 2,000 feet east of its intersection with Old Gunpowder Road

Planning Area: 61

Growth Policy Area: Established Communities

Zoning Prior: C-O Zoning: CGO

Gross Acreage: 10.05 Date Accepted: 03/10/2025

Applicant: BAPS Beltsville LLC

**Request: One parcel for institutional development**

Planning Board Action Limit: 5/19/2025 (70-day)

**TENTATIVE PGCPB AGENDA**  
5/8/2025

Prince George's County Planning Department  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

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

5. **DSP-16039 FORESTVILLE CENTER**

(TCP)(AC)

Council District: 06 Municipality: None

Location: On the south side of Marlboro Pike, approximately  
236 feet north of its intersection with Pumphrey Drive.

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: C-S-C/R-55 Zoning: CGO

Gross Acreage: 1.37 Date Accepted: 09/28/2023

Applicant: NSR Petro Services LLC.

**Request: A proposed 8,960-square-foot commercial  
shopping center**

Planning Board Action Limit: Indefinite Waiver Received