

LONG RANGE AGENDA
June 5, 2025 – June 19, 2025

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6/5/2025

BOARD ACTION AND VOTE

4D. **SE-24003 STERLING CARE HILLHAVEN**
(TCP)

STAFF RECOMMENDATION: APPROVAL to Transmit
Recommendation to ZHE
(KING)

Council District: 08 Municipality: N/A
Location: On the west side of Temple Hill Road, at the eastern terminus of Gull Road
Planning Area: 76B
Growth Policy Area: Establishing Communities
Zoning Prior: R-80 Zoning: RSF-95
Gross Acreage: 3.63 Date Accepted: 03/20/2025
Applicant: Tranquility Ridge Inc.

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PGCPB AGENDA
6/5/2025

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

BOARD ACTION AND VOTE

REGULAR AGENDA

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

5. **EVIDENTIARY HEARING**
SDP-8712-07 COLLINGTON CENTER, LOT 29, BLOCK B
(TCP)
Council District: 04 Municipality: N/A
Location: Along the west side of Prince George's Boulevard, approximately 680 feet south of its intersection with Commerce Drive.
Planning Area: 74A
Growth Policy Area: Established Communities
Zoning Prior: E-I-A Zoning: IH
Gross Acreage: 6.08 Date Accepted: 03/31/2025
Applicant: Maverick Holdings, LLC
Request: Development of a 25,103-square-foot warehouse and accessory office addition to the existing warehouse facility.
- Action must be taken on or before 06/09/2025.

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

6. **EVIDENTIARY HEARING**
CSP-07002-01 SANSBURY CROSSING
Council District: 06 Municipality: N/A
Location: At the southeast quadrant of the intersection of Sansbury Road and Ritchie Marlboro Road.
Growth Policy Area: Established Communities
Zoning Prior: M-X-T Zoning: RMF-48
Gross Acreage: 4.41 Date Accepted: 03/31/2025
Applicant: P, B&J, LLC.
Request: Amendment to the approved CSP-07002, to remove Condition 15, and to revise Condition 5(d) regarding drive-through facilities.
- Planning Board Action Limit: 06/09/2025.

PGCPB AGENDA
6/5/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **MRF-2025-003 PARKERS PLACE SOLAR**
Council District: 09 Municipality: None
Location: 2300 Robert Crain Highway SE Upper Marlboro
Planning Area: 79
Growth Policy Area: Rural and Agricultural Area
Zoning Prior: O-S Zoning: AG
Gross Acreage: 24.40 Date Accepted: 04/08/2025
Applicant: Parkers Place Solar
**Request: Develop a 2.8MW community solar energy
generating system on 8.04 acres of a 24.4-acre parcel**

Action must be taken on or before 06/08/2025.

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

8. **4-24013 SADDLE RIDGE**
(TCP)(VARIANCE)
Council District: 09 Municipality: N/A
Location: On the north side of MD 373 (Accokeek Road),
approximately 0.75 miles west of its intersection with MD 5
(Branch Avenue)
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: R-S Zoning: LCD
Gross Acreage: 289.36 Date Accepted: 02/28/2025
Applicant: D.R. Horton, Inc.
**Request: 783 lots and 97 parcels for residential development
consisting of 534 single-family detached and
252 single-family attached dwellings**

Planning Board Action Limit: 07/18/2025 (140 days)

PGCPB AGENDA
6/12/2025

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

BOARD ACTION AND VOTE

INFORMATION MANAGEMENT DIVISION (Inquiries call
301-952-3080)

4D. **2024 ANNUAL REPORT ON GROWTH, PRINCE
GEORGE'S COUNTY**

TENTATIVE PGCPB AGENDA

6/12/2025

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

BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530) – Consent

Agenda

4E. **NOTE: TRANSMIT STAFF REPORT TO ZONING
HEARING EXAMINER**

SE-22003 LOVE AND LIGHT SENIOR CARE

Council District: 06 Municipality: N/A

Location: In the northeast quadrant at the intersection of MD 4
(Pennsylvania Ave) and Old Marlboro Pike

Planning Area: 78

Growth Policy Area: Established Communities

Zoning Prior: R-R/M-I-O Zoning: MIO/RR

Gross Acreage: 1.63 Date Accepted: 04/02/2024

Applicant: Love and Light Senior Care LLC

**Request: Special exception for a congregate living facility
for 12 elderly or handicapped**

TENTATIVE PGCPB AGENDA

6/12/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**
4-23022 ADDITION TO GREGORY HEIGHTS,
PARCEL G
(TCP-EXEMPT)(VARIATION)
Council District: 07 Municipality: Seat Pleasant
Location: On the south side of MD 704 (Martin Luther King Jr.
Highway), approximately 600 feet east of its intersection with
Addison Road.
Planning Area: 72
Growth Policy Area: Established Communities
Zoning Prior: M-U-I/D-D-O Zoning: IE
Gross Acreage: 0.91 Date Accepted: 03/07/2025
Applicant: Laundry Unlimited, LLC
**Request: 1 parcel for 9,705 square feet of commercial
development**

Planning Board Action Limit: 07/25/2025 (140-day)

TENTATIVE PGCPB AGENDA

6/12/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

6. **EVIDENTIARY HEARING**

**DSP-00007-02 DEBRE GENET MEDHANE ALEM
ETHIOPIAN ORTHODOX TEWAHIDO CHURCH
(TCP)**

Council District: 07 Municipality: N/A

Location: 4401 Old Branch Avenue Temple Hills

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: C-O Zoning: CGO

Gross Acreage: 4.30 Date Accepted: 02/24/2025

Applicant: Debre Genet Medhane Alem E O T Church

**Request: The construction of a multipurpose building and
supporting site improvements, including parking lots,
SWM, and landscaping**

Planning Board Action Limit: 06/26/2025.

7. **EVIDENTIARY HEARING**

**DSP-25007 WALKER MILL BUSINESS PARK LOT 15
BLOCK B
(TCP)**

Council District: 07 Municipality: Capitol Heights

Location: In the southwest quadrant of the intersection of
Rochell Avenue and Hazelwood Drive

Planning Area: 75B

Growth Policy Area: Established Communities

Zoning Prior: I-1 Zoning: IE

Gross Acreage: 1.73 Date Accepted: 03/31/2025

Applicant: A and A Rochell LLC

**Request: Development of approximately 17,725 square feet
of industrial uses for a contractor's office with outdoor
storage/operating yard**

Planning Board Action Limit: 07/22/2025.

TENTATIVE PGCPB AGENDA

6/12/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

**REMAND BY THE DISTRICT COUNCIL FOR A DETAILED SITE
PLAN (Inquiries call 301-952-3530)**

8. **NOTE: THIS CASE WAS APPROVED AT THE
PLANNING BOARD MEETING OF JANUARY 16, 2025
AND REMANDED BY THE DISTRICT COUNCIL ON
APRIL 25, 2025.**

EVIDENTIARY HEARING

DSP-22001 MCDONALD'S AGER ROAD

(TCP)

Council District: 02 Municipality: N/A

Location: In the northwest quadrant of the intersection of
MD 410 (East West Highway) and Ager Road

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 4.17 Date Accepted: 01/24/2024

Applicant: McDonald's USA, LLC

**Request: Development of a 3,683-square-foot eating and
drinking establishment with drive-through service on the
southern portion of Parcel 23**

Planning Board Action Limit: 06/24/2025.

TENTATIVE PGCPB AGENDA

6/12/2025

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)

9. **Legislative Drafting Request LDR-78-2025**

Legislative Amendment to the Zoning Ordinance

Council District: @ Municipality: @

Location: @

Request: An Ordinance Concerning Cannabis Uses for the purpose of reconciling areas for Cannabis uses consistent with authority set forth in State law; revising use-specific standards for permitted cannabis uses; establishing parking regulations for permitted cannabis uses; providing for the prospective application of provisions and amendments adopted herein; providing a severability clause for the provisions related to cannabis uses in Prince George's County; and generally regarding cannabis areas and uses in Prince George's County

Action must be taken on or before 06/18/2025.

TENTATIVE PGCPB AGENDA

6/12/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

10. **Legislative Drafting Request LDR-88-2025**
Legislative Amendment to the Zoning Ordinance
Council District: @ Municipality: @
Location: @

**Request: An Ordinance Concerning Administration -
Application-Specific Review Procedures and Standards -
Planned Development Zoning Map Amendment for the
purpose of streamlining land development administration in
support of the County's affordable housing goals by
amending planned development (PD) zoning map
amendment requirements to remove certain filing
requirements and allow for the submission of subsequent
development applications under certain circumstances.**

Action must be taken on or before 06/18/2025.

THE PLANNING BOARD
MEETING OF
JUNE 19, 2025
HAS BEEN CANCELED

TENTATIVE PGCPB AGENDA

6/26/2025

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

BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530) – **Consent**

Agenda

4D. **NOTE: TRANSMIT STAFF REPORT TO ZONING
HEARING EXAMINER**

SE-25003 901 & 903 CYPRESSTREE DRIVE

(TCP?)(AC)

Council District: 05 Municipality: @

Location: 901 Cypressstree Drive Capitol Heights

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: R-55 Zoning: RSF-65

Gross Acreage: 0.62 Date Accepted: 03/31/2025

Applicant: Primera Iglesia Adventista Ebenezer 1, Attn: Mr. J

**Request: Enlargement of a place of worship from
1,337 square feet to 3,919 square feet in the R-55 Zone**

TENTATIVE PGCPB AGENDA

6/26/2025

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

BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530) – **Consent**

Agenda

4E. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

SE-25001 4932 PRINCE GEORGE'S AVENUE

(AC)

Council District: 01 Municipality: N/A

Location: On the northeast side of Prince George's Avenue,
approximately 450 feet Northwest of its intersection with US 1
(Baltimore Avenue)

Planning Area: 61

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 0.36 Date Accepted: 03/25/2025

Applicant: William Nahhas

**Request: Razing of existing single-family dwelling and
paving existing parking lot with 22 spaces serving adjacent
auto service use**

TENTATIVE PGCPB AGENDA

6/26/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **PAMC (Planning Assistance to Municipalities and Communities) Program** Overview of two recently completed projects and request to release FY25 PAMC program funds to conduct three new projects.
 - a. Municipal Grant Writing Workshop
 - b. Hyattsville Climate Action Plan
 - c. Berwyn Heights Economic Development Assessment

TENTATIVE PGCPB AGENDA

6/26/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

6. **EVIDENTIARY HEARING**

4-24012 STERLING CARE HILLHAVEN

(TCP)

Council District: 01 Municipality: N/A

Location: On the west side of Powder Mill Road, approximately
200 feet south of its intersection with Pleasant Acres Drive

Planning Area: 61

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 8.34 Date Accepted: 03/24/2025

Applicant: Hillhaven SNF Realty, LLC

**Request: 1 parcel for 118,027 square feet of institutional
development, of which 94,282 square feet is existing**

Planning Board Action Limit: 09/11/2025 (140 days)

TENTATIVE PGCPB AGENDA

6/26/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **EVIDENTIARY HEARING**

DSP-23018 ROYAL USA TOURS

Council District: 07 Municipality: Capitol Heights

Location: On the east side of Hazelwood Drive, approximately
1,500 feet north of its intersection with MD 458

(Walker Mill Road)

Planning Area: 75B

Growth Policy Area: Established Communities

Zoning Prior: I-1 Zoning: IE

Gross Acreage: 1.17 Date Accepted: 03/24/2025

Applicant: Royal USA Tours and Transportation, Inc.

**Request: Development of a 12,795-square-foot bus
maintenance and operation facility and associated site
improvements**

Planning Board Action Limit: 07/17/2025.

TENTATIVE PGCPB AGENDA

6/26/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

8. **EVIDENTIARY HEARING**
4-25005 WALKER MILL WAREHOUSE
(TCP)(VARIATION)
Council District: 07 Municipality: Capitol Heights
Location: On the west side of Addison Road South at its
intersection with Walker Mill Road
Planning Area: 75B
Growth Policy Area: Established Communities
Zoning Prior: C-O/I-1 Zoning: CGO/IE
Gross Acreage: 6.44 Date Accepted: 03/24/2025
Applicant: Walker Mill Development Group LLC
**Request: One parcel for 79,900 square feet of industrial
development.**

Planning Board Action Limit: 09/11/2025 (140-day)

TENTATIVE PGCPB AGENDA

6/26/2025

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)

9. **NOTE: THIS ITEM WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF MAY 8, 2025**

EVIDENTIARY HEARING

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/M-I-O Zoning: CGO/ M-I-O

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

Applicant: NSR Petro Services, LLC.

**Request: Development of an 8,674-square-foot commercial
shopping center**

Planning Board Action Limit: Indefinite

TENTATIVE PGCPB AGENDA

6/26/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

11. **EVIDENTIARY HEARING**

PPS-2023-016 HYDE LANDING

(TCP)(VARIATION)(VARIANCE)

Council District: 09 Municipality: N/A

Location: Northwest quadrant of the intersection of Piscataway
Road and Steed Road

Planning Area: 81B

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: R-PD/APAO

Gross Acreage: 425.46 Date Accepted: 04/28/2025

Applicant: Hyde Field Acquisition, LLC

**Request: 906 lots and 170 parcels for mixed-use
development consisting of 906 single-family attached,
382 two-family dwelling units, and up to 60,000 square feet
of nonresidential development**

Planning Board Action Limit: 07/09/2025 (70-day)