

LONG RANGE AGENDA

October 22, 2026 – November 12, 2026

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PGCPB AGENDA
10/22/2026

Prince George's County Planning Department
James R. Hunt, MPA, Acting 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 Board on July 25, 2024 and is valid through September 5, 2026. Tom Haller, by letter dated September 1, 2026, requested a 1-year extension of this approval. If this request is approved, the PPS will be valid through September 5, 2027.**

4-22049 PENN PLACE 2

Council District: 07 Municipality: N/A
Location: In the southeast quadrant of the intersection of Marlboro Pike and Penn Crossing Drive
Planning Area: 75A
Growth Policy Area: Established Communities
Zoning Prior: R-18 Zoning: RMF-20
Gross Acreage: 4.91 Extension File Date: 09/01/2026
Applicant: Penn Place II Owner, LLC

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

6. **EVIDENTIARY HEARING**
DPT-2026-0004 KINGDOM FELLOWSHIP AME CHURCH
Council District: 01 Municipality: N/A
Location Approximately 500 feet north of the intersection of Beltsville Drive with Powder Mill Road in Beltsville, just west of I-95/495 (Capital Beltway)
Planning Area: 61
Growth Policy Area: Established Communities
Zoning Prior: C-O Zoning: CGO
Gross Acreage: 12.33 Date Accepted: 06/08/2026
Applicant: Wire Gill LLP
Request: A major departure for a reduction of 42 percent below the standard requirement for the number of parking spaces for Place of Worship and associated uses

Planning Board Action Limit: N/A

PGCPB AGENDA

10/22/2026

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BOARD ACTION AND VOTE

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

7. **EVIDENTIARY HEARING**

DPT-2026-0006 LA FONDITA ADDITION AND REMODEL

Council District: 05 Municipality: Edmonston

Location: At the intersection of Decatur Street and 49th Avenue, approximately 1,296 feet east of US 1 (Baltimore Avenue)

Planning Area: 68

Growth Policy Area: Established Communities

Zoning Prior: C-A Zoning: CGO

Gross Acreage: 0.096 Date Accepted: 08/03/2026

Applicant: Umana Cesar

Request: Major Departure from Section 4.2 and Section 4.7 of the Landscape Manual

Planning Board Action Limit: N/A

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

8. **EVIDENTIARY HEARING**

DSP-2026-0021 RST NEW CARROLLTON (TCP)

Council District: 03 Municipality: None

Location: On the south side of MD 450 (Annapolis Road), approximately 500 feet east of its intersection with MD 410 (Veterans Parkway)

Planning Area: 69

Growth Policy Area: Established Communities

Zoning Prior: C-2 Zoning: NAC-PD

Gross Acreage: 4.29 Date Accepted: 07/27/2026

Applicant: Vika Maryland

Request: 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

Planning Board Action Limit: 11/05/2026

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10/22/2026

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **EVIDENTIARY HEARING**
 DET-2023-004 PALISADES AT ADDISON
 (TCP)
 Council District: 06 Municipality: N/A
 Location: On the east side of Addison Road, approximately
 300 feet north of its intersection with Ronald Road
 Planning Area: 75A
 Growth Policy Area: Established Communities
 Zoning Prior: R-T/R-18 Zoning: RSF-A/RMF-20
 Gross Acreage: 9.76 Date Accepted: 07/13/2026
 Applicant: Woodside Land Investments, LLC
 Request: Development of 34 single-family attached
 (townhouse) dwelling units and 96 two-family dwelling units
 with associated infrastructure
- Planning Board Action Limit: 11/19/2026

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

10. **PUBLIC HEARING**
 2026 Updates to the Adopted Uniform Standards for
 Mandatory Referral Review

PGCPB AGENDA

10/29/2026

Prince George's County Planning Department
James R Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**

PPS-2026-0013 AGAPE CENTER

(TCP)

Council District: 04 Municipality: N/A

Location: On the south side of MD 197 (Collington Road),
between Lerner Place to the north and Tongue Avenue to the
south

Planning Area: 71A

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: RR

Gross Acreage: 3.81 Date Accepted: 08/31/2026

Applicant: Johanna & Chijioke Ihegiu

**Request: One parcel for 24,000 square feet of institutional
development**

Planning Board Action Limit: 11/9/2026 (70-day)

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 7
(DPT-2025-0002).**

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: Indefinite

PGCPB AGENDA
10/29/2026

Prince George's County Planning Department
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BOARD ACTION AND VOTE

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DSP-00007-02).**

EVIDENTIARY HEARING

**DPT-2025-0002 DEBRE GENET MEDHANE ALEM
ETHIOPIAN ORTHODOX TEWAHIDO CHURCH
MULTI PURPOSE BUILDING**

Council District: 07 Municipality: N/A

Location: 4401 Old Branch Avenue, Temple Hills, Maryland,
20745

Planning Area: 76A

Growth Policy Area: Established Communities

Zoning Prior: C-O Zoning: CGO

Gross Acreage: 4.30 Date Accepted: 05/08/2026

Applicant: Delon Hampton & Associates

Request: Departure from parking requirements

Planning Board Action Limit: Indefinite

PGCPB AGENDA
10/29/2026

Prince George's County Planning Department
James R. Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

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

8. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on October 17, 2024 and is valid through October 17, 2026. Richard O-Godson on behalf of MFM Bowie MD, Inc., by letter dated September 14, 2026, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through October 17, 2027.**

**4-23047 MOUNTAIN OF FIRE AND MIRACLES
MINISTRIES**

Council District: 04 Municipality: @

Location: On the west side of Church Road at its intersection with Westview Forest Drive

Planning Area: 71A

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 12.02 Extension File Date: 09/14/2026

Applicant: MFM Bowie MD, Inc.

TENTATIVE PGCPB AGENDA
11/5/2026

Prince George's County Planning Department
James R. Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

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

EVIDENTIARY HEARING

**DSP-2026-0030 NATIONAL HARBOR - BELTWAY
PARCEL**

Council District: 08 Municipality: N/A

Location: In the southwest quadrant of the intersection of Oxon
Hill Road and the I-95/I-495 (Capital Beltway)

Planning Area: 80

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: RTO-L-E

Gross Acreage: 49.66 Date Accepted: 08/31/2026

Applicant: Sphere Maryland, LLC

**Request: Development of a recreational or entertainment
establishment (commercial or noncommercial) use on
Parcels 5 and 6**

Planning Board Action Limit: 11/10/2026