

LONG RANGE AGENDA
January 23, 2025 – February 13, 2025

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PGCPB AGENDA
1/23/2025

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 Board on December 15, 2022 and is valid through January 5, 2025. Ed Gibbs, by letter dated December 18, 2024, requested a 1-year extension of this approval. If this request is approved, the PPS will be valid through January 5, 2026.**

4-20015 ADDITION TO SIGNATURE CLUB AT MANNING VILLAGE

Council District: 09 Municipality: N/A
Location: North of the intersection of MD 228 (Berry Road) and Manning Road East, on both sides of Caribbean Way
Planning Area: 84
Growth Policy Area: Established Communities
Zoning Prior: M-X-T Zoning: RMF-48
Gross Acreage: 7.26 Extension File Date: 12/18/2024
Applicant: Signature Land Holdings, LLC

PGCPB AGENDA

1/23/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

6. **4-24026 CAROZZA PROPERTY**
(TCP)(VARIANCE)(VARIATIONS)
Council District: 09 Municipality: N/A
Location: Southwest quadrant of the intersection of MD 4
(Pennsylvania Ave) and MD 223 (Woodyard Road), north of
Marlboro Pike.
Planning Area: 77
Growth Policy Area: Established Communities
Zoning Prior: M-X-T/M-I-O Zoning: CGO/MIO
Gross Acreage: 119.86 Date Accepted: 11/08/2024
Applicant: Global RER PGC Investments, LLC
**Request: 199 lots and 39 parcels for development of
199 single-family attached dwellings, 401 multifamily
dwellings, and 50,000 square feet of commercial
development**

Planning Board Action Limit: 2/1/2025 (70-day)

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

7. **PORT TOWNS SECTOR PLAN AND SECTIONAL MAP
AMENDMENT**

Councilmanic District: 5

Seek approval from the Planning Board to transmit a letter to
the District Council requesting a seven-month extension to the
Permission to Print deadline.

TENTATIVE PGCPB AGENDA

1/30/2025

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

BOARD ACTION AND VOTE

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

- 4D. **A-9973-03 WOODSIDE VILLAGE**
Council District: 06 Municipality: N/A
Location: On the south side of Westphalia Road, approximately
1500 feet east of its intersection with Matapeake Drive
Planning Area: 78
Growth Policy Area: Established Communities
Zoning Prior: R-M Zoning: LCD
Gross Acreage: 160.37 Date Accepted: 11/08/2024
Applicant: Woodside Investment LLC
**Request: Amend Basic Plan A-9973 to allow for the
development of up to 368 single-family detached dwelling
units**

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

5. **DSP-20003-03 CHIPOTLE AT MILL BRANCH
CROSSING**
(TCP-EXEMPT)
Council District: 04 Municipality: Bowie
Location: On the east side of MD 301 (Robert Crain Highway),
north of its intersection with Excalibur Road
Planning Area: 71B
Growth Policy Area: Established Communities
Zoning Prior: C-S-C Zoning: CGO
Gross Acreage: 3.35 Date Accepted: 11/07/2024
Applicant: Green Branch LLC
**Request: An amendment to a prior approved site plan that
proposes to construct an eating and drinking establishment
with a drive-through**

Planning Board Action Limit: 01/31/2025

TENTATIVE PGCPB AGENDA

1/30/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

6. **DSP-24003 SPACE MAKER SELF-STORAGE**
(TCP-EXEMPT)
Council District: 06 Municipality: N/A
Location: On the east side of Westhampton Avenue,
approximately 500 feet south of its intersection with MD 214
(Central Avenue)
Planning Area: 75A
Growth Policy Area: Established Communities
Zoning Prior: I-1 Zoning: IE/LTO-e
Gross Acreage: 6.60 Date Accepted: 06/20/2024
Applicant: Layton Warehouse LLC
**Request: Conversion of an existing building to a self-storage
facility and construction of a new self-storage facility**

Planning Board Action Limit: Indefinite

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

7. **Master Plan of Transportation (MPOT) 2035 Permission to
Print Staff Draft Document**

This presentation is to request Permission to Print the
Preliminary Go Prince George's Staff Draft document and
transmit the Public Facilities Request to the County Executive.

TENTATIVE PGCPB AGENDA

2/6/2025

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. **4-23015 LOVELAND**
(TCP)(VARIANCES)
Council District: 08 Municipality: N/A
Location: Terminus of Arden Lane, approximately 265 feet southeast of Allentown Road
Planning Area: 76B
Growth Policy Area: Established Communities
Zoning Prior: R-E Zoning: RE
Gross Acreage: 9.94 Date Accepted: 09/11/2024
Applicant: Loveland Development, LLC
Request: 8 lots for single-family detached development
- Planning Board Action Limit: 02/13/2025 (140-day)

TENTATIVE PGCPB AGENDA

2/13/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

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

SE-22007 GAS LIGHT III SURFACE MINE

Council District: 09 Municipality: None

Location: On the south side of Accokeek Road, approximately 3,900 feet west of the intersection of Accokeek Road and McKendree Road

Planning Area: 85A

Growth Policy Area: Rural and Agricultural

Zoning Prior: R-A Zoning: AR

Gross Acreage: 350.42 Date Accepted: 06/28/2024

Applicant: HOLCIM-MAR, INC.

Request: Expansion of an existing surface mining operation