

**LONG RANGE AGENDA**  
**January 9, 2025 – January 30, 2025**

4-10020 THE VINEYARDS II ..... 16, 17  
4-20015 ADDITION TO SIGNATURE CLUB AT MANNING VILLAGE..... 19  
4-23015 LOVELAND ..... 28  
4-24003 GLENARDEN REDEVELOPMENT ..... 8  
4-24015 REDEEMER'S CHURCH OF CHRIST..... 32  
4-24016 FAIRVIEW MANOR..... 33  
4-24026 CAROZZA PROPERTY..... 20

A-10039 BOWIE WHITEMARSH ..... 71  
A-9973-03 WOODSIDE VILLAGE..... 23

CDP-0702 HOPE YOUNG COTTAGE..... 47  
CDP-1501 HYDE FIELD ..... 69

CP-10001 CALVERT MANOR, LOTS 23 & 24, BLOCK “A” ..... 56  
CP-92008-02 SWAN CREEK CLUB DEVELOPMENT, LOT 5-6, GARRETT RESIDENCE  
ADDITIONS..... 60

CSP-20004 5402 JAMESTOWN ROAD PROPERTY..... 80  
CSP-23002 SIGNATURE CLUB EAST ..... 84

DET-2022-002 SUNHAVEN APARTMENTS..... 81  
DET-2022-020 MCKENDREE ROAD ..... 12  
DET-2023-005 COMMUNICARE HEALTH..... 40

DPLS-457 SUPREME PROPERTY ..... 73

DSP-04023 GLENN DALE GOLF COURSE PROPERTY CLUSTER..... 46  
DSP-05012 BRINKLEY ROAD APARTMENTS ..... 49  
DSP-06023 ST. JOB BAPTIST CHURCH ..... 48  
DSP-06038-01 MARLBORO CARWASH..... 51  
DSP-07039 UNEEDA DISPOSAL SERVICE, INC. CENTRAL INDUSTRIAL PARK ..... 52  
DSP-08034 HOLY CROSS PBS CHURCH, INC..... 55  
DSP-08041 BANJO’S ESTATE ..... 54  
DSP-09008 ENCLAVE @ BEECHFIELD ..... 64  
DSP-09015 WESTPHALIA CENTER, THE MOORE PROPERTY ..... 65  
DSP-09033 WESTPHALIA CENTER (INFRASTRUCTURE)..... 53  
DSP-12035 KHAN PROPERTY ..... 67  
DSP-13005 JACK SPICER PROPERTY ..... 58  
DSP-13008-02 GILPIN PROPERTY (PHASE III..... 13  
DSP-16039 FORESTVILLE CENTER..... 82  
DSP-16058 7-ELEVEN AT SHERIFF ROAD..... 68  
DSP-17001 DOBSON PROPERTY ..... 45  
DSP-20003-02 MILL BRANCH CROSSING (POPEYES)..... 7  
DSP-20003-03 CHIPOTLE AT MILL BRANCH CROSSING..... 24  
DSP-20003-04 MILL BRANCH CROSSING INLINE RETAIL..... 42  
DSP-21003 HILL ROAD PROPERTY..... 78  
DSP-21013 BROAD CREEK TOWNHOUSES AT HENSON CREEK..... 43  
DSP-21037-01 GLENWOOD HILLS ..... 10  
DSP-22001 MCDONALD’S AGER ROAD..... 14

<b>DSP-23006 CLINTON MARKET PLACE NORTH.....</b>	<b>9</b>
<b>DSP-23020 CENTRAL INDUSTRIAL PARK.....</b>	<b>36</b>
<b>DSP-24003 SPACE MAKER SELF-STORAGE.....</b>	<b>25</b>
<b>DSP-24009 INTERNATIONAL CHURCH OF CHRIST TENANT FIT OUT.....</b>	<b>37</b>
<b>DSP-95069-07 JERICHO BAPTIST CHURCH.....</b>	<b>66</b>
<b>DSP-98034-02 BP GAS STATION (ANNAPOLIS ROAD).....</b>	<b>59</b>
<b>Master Plan of Transportation (MPOT) 2035.....</b>	<b>26</b>
<b>MR-2028F DC DDOT AND DMV FACILITY.....</b>	<b>77</b>
<b>MRF-2022-019 BELL STATION SOLAR ARRAY.....</b>	<b>79</b>
<b>NCGS-23 7614 MARLBORO PIKE, FORESTVILLE, MD.....</b>	<b>63</b>
<b>PORT TOWNS SECTOR PLAN AND SECTIOAL MAP AMENDMENT .....</b>	<b>21</b>
<b>PPS-2023-002 SILVER HILL CONSOLIDATED STORAGE.....</b>	<b>8</b>
<b>PPS-2023-017 JUNICA BRANDYWINE VILLAGE.....</b>	<b>39</b>
<b>RESOLUTION OF ADOPTION FOR THE STAFF DRAFT WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT.....</b>	<b>7</b>
<b>ROSP-3368-01 CENTRAL CHILD DEVELOPMENT .....</b>	<b>74</b>
<b>ROSP-4477-01 TESLA ELECTRIC VEHICLE CHARGING STATION.....</b>	<b>72</b>
<b>SDP-0605 BEVARD EAST, UMBRELLA ARCHITECTURAL.....</b>	<b>50</b>
<b>SE-22003 LOVE AND LIGHT SENIOR CARE .....</b>	<b>83</b>
<b>SE-22005 EAGLE LAKE CAMPGROUND &amp; RESORT.....</b>	<b>35</b>
<b>SE-22007 GAS LIGHT III SURFACE MINE .....</b>	<b>30</b>
<b>SE-4645 AMERICAN LEGION BRANDYWINE POST #227.....</b>	<b>62</b>
<b>SE-4659 FREEDOM WAY MISSIONARY BAPTIST CHURCH .....</b>	<b>61</b>
<b>SE-4796 EMILY’S RESTAURANT .....</b>	<b>70</b>
<b>SE-4799 ST. MICHAEL ERITREAN ORTHODOX CHURCH .....</b>	<b>76</b>
<b>SE-4820 SEVENTH DAY PENTECOSTAL CHURCH .....</b>	<b>75</b>
<b>SP-130001 JACK SPICER PROPERTY .....</b>	<b>57</b>

PGCPB AGENDA

1/9/2025

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **STAFF DRAFT WEST HYATTSVILLE-QUEENS  
CHAPEL SECTOR PLAN AND PROPOSED SECTIONAL  
MAP AMENDMENT**

Councilmanic District: 02

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

6. **DSP-20003-02 MILL BRANCH CROSSING (POPEYES)  
(TCP)**

Council District: 04 Municipality: City of Bowie

Location: On the east side of US 301 (Robert Crain Highway),  
approximately 875 feet north of its intersection with Mill  
Branch Road

Planning Area: 71B

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 1.05 Date Accepted: 10/22/2024

Applicant: Kuulipuq, LLC

**Request: Development of a 3,046-square-foot eating and  
drinking establishment with drive-through service**

Planning Board Action Limit: 1/15/2025

PGCPB AGENDA

1/9/2025

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)

7. **PPS-2023-002 SILVER HILL CONSOLIDATED STORAGE**  
(TCP-EXEMPT)  
Council District: 07 Municipality: N/A  
Location: On the south side of MD 458 (Silver Hill Road), approximately 300 feet east of its intersection with St. Barnabas Road  
Planning Area: 76A  
Growth Policy Area: Established Communities  
Zoning: CGO/CS  
Gross Acreage: 1.87 Date Accepted: 07/23/2024  
Applicant: Suitland Self Storage, LLC  
**Request: One parcel for 109,000 square feet of industrial development**

Planning Board Action Limit: 01/25/2025 (140-days)

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

8. **4-24003 GLENARDEN REDEVELOPMENT**  
(TCP-EXEMPT)(VARIATION)  
Council District: 05 Municipality: Glenarden  
Location: Between Hamlin Street and Evarts Street, approximately 500 feet west of Brightseat Road  
Planning Area: 72  
Growth Policy Area: Established Communities  
Zoning Prior: M-X-T Zoning: TAC-e  
Gross Acreage: 7.14 Date Accepted: 10/10/2024  
Applicant: Pennrose, LLC  
**Request: 73 lots and 18 parcels for single-family attached residential development**

Planning Board Action Limit: 3/14/2025 (140-day)

PGCPB AGENDA

1/9/2025

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. **DSP-23006 CLINTON MARKET PLACE NORTH**  
(TCP)(AC)(WAIVER)  
Council District: 09 Municipality: None  
Location: In the southwest quadrant of the intersection of MD 223 (Piscataway Road) and Brandywine Road  
Planning Area: 81A  
Growth Policy Area: Establish Communities  
Zoning Prior: M-X-T/M-I-O Zoning: RMF-48/MIO  
Gross Acreage: 20.38 Date Accepted: 10/02/2024  
Applicant: Piscataway Clinton LLC  
**Request: Development of 191 one-family attached (townhouse) dwelling units and a food or beverage store of approximately 5,915 square feet, with a gas station.**

Planning Board Action Limit: 1/9/2025

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

10. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 12, 2024.**

**DSP-21037-01 GLENWOOD HILLS**  
(TCP)  
Council District: 06 Municipality: None  
Location: South of MD 214 (Central Avenue), along both sides of Karen Boulevard  
Planning Area: 75A  
Growth Policy Area: Established Communities  
Zoning Prior: M-X-T/R-55/M-I-O  
Zoning: RMF-48/RSF-65/MIO  
Gross Acreage: 133.45 Date Accepted: 10/14/2024  
Applicant: Glenwood Hills Venture LLC  
**Request: Development of five warehouse/distribution buildings on Parcels 1–6, Block C, and structures on Parcel 1, Block D.**

Planning Board Action Limit: 1/9/2025

TENTATIVE PGCPB AGENDA

1/16/2025

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. **DET-2022-020 MCKENDREE ROAD**

(TCP)(AC)

Council District: 09 Municipality:

Location: On the north side of McKendree Road, approximately 420 feet west of its intersection with MD 301 (Robert S. Crain Highway)

Planning Area: 85A

Growth Policy Area: Established Communities

Zoning Prior: R-T Zoning: RSF-A

Gross Acreage: 12.86 Date Accepted: 10/29/2024

Applicant: Christopher Land LLC

**Request: Develop 79 townhouse units, associated infrastructure and amenities**

Planning Board Action Limit: 1/18/2025

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

6. **DSP-13008-02 GILPIN PROPERTY (PHASE III)**

(TCP)

Council District: 07 Municipality: N/A

Location: On the southeast side of Southern Avenue, approximately 570 feet south of its intersection with Wheeler Road

Planning Area: 76A

Growth Policy Area: Established Communities

Zoning Prior: I-1 Zoning: IE

Gross Acreage: 14.44 Date Accepted: 9/10/2024

Applicant: Arcland Property Company, LLC

**Request: Development of a three-story, 115,364-square-foot, consolidated storage facility with 1,077 units**

Planning Board Action Limit: 01/16/2025

TENTATIVE PGCPB AGENDA

1/16/2025

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)

7. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF NOVEMBER 21, 2024.**

**DSP-22001 MCDONALD'S AGER ROAD**  
(TCP)

Council District: 02 Municipality: Hyattsville

Location: In the northwest quadrant of the intersection of East-West Highway and Ager Road

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 4.00 Date Accepted: 01/24/2024

Applicant: McDonald's USA, LLC

**Request: Development of an eating and drinking establishment with drive-through service**

Planning Board Action Limit: Indefinite

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530)

8. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 9 (REQUEST FOR RECONSIDERATION).**

**NOTE: By letter dated December 12, 2024, Thomas Haller, is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).**

**4-10020 THE VINEYARDS II**

Council District: 09 Municipality: N/A

Location: At the terminus of Hunt Webber Drive, approximately 0.50 mile west of MD 381 (Brandywine Road)

Planning Area: 81A

Growth Policy Area: Established Communities

Zoning Prior: R-80 Zoning: RSF-95

Gross Acreage: 90.69 Date Received: 12/13/2024

US Home, LLC, Applicant

TENTATIVE PGCPB AGENDA

1/16/2025

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

BOARD ACTION AND VOTE

REQUEST A RECONSIDERATION HEARING FOR A  
PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  
301-952-3530)

9. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8  
(WAIVER OF THE RULES OF PROCEDURE).**

**NOTE: This Preliminary Plan of Subdivision was approved  
by the Planning Board on November 29, 2012 and the  
Resolution was mailed out on @. Thomas Haller requests a  
reconsideration hearing for Condition 15f.**

**4-10020 THE VINEYARDS II**

Council District: 09 Municipality: N/A

Location: At the terminus of Hunt Webber Drive,  
approximately 0.50 miles west of MD 381 (Brandywine Road)

Planning Area: 81A

Growth Policy Area: Established Communities

Zoning Prior: R-80 Zoning: RSF-95

Gross Acreage: 90.69 Date Received: 12/13/24

US Home, LLC, Applicant

TENTATIVE 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 @ and is valid through @. @, by letter dated @, requested a @-year extension of this approval. This request was approved, and the plan was valid through @. If this request is approved, the PPS will be valid through @.**

**4-20015 ADDITION TO SIGNATURE CLUB AT MANNING VILLAGE**

(TCP?)

Council District: 09 Municipality: @

Location: North of the intersection of MD 228 and Manning Road, on both sides of Carribbean Way

Planning Area: 84

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: RMF-48

Gross Acreage: 7.26 Extension File Date: @

Applicant: Signature Land Holdings, LLC

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)

**TENTATIVE PGCPB AGENDA**

1/23/2025

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)

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)  
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  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

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

6. **DSP-24003 SPACE MAKER SELF-STORAGE**

(TCP)

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.