

LONG RANGE AGENDA
February 13, 2025 – March 6, 2025

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THE PLANNING BOARD
MEETING OF
FEBRUARY 13, 2025
HAS BEEN CANCELED

TENTATIVE PGCPB AGENDA

2/20/2025

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)

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 6,600 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

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

5. **4-24016 FAIRVIEW MANOR (TCP)(VARIANCE)**
Council District: 06 Municipality: N/A
Location: In the southwest quadrant of the intersection of My Mollies Pride Drive and Fairview Vista Drive
Planning Area: 71A
Growth Policy Area: Established Communities
Zoning Prior: R-E Zoning: RE
Gross Acreage: 9.90 Date Accepted: 12/02/2024
Applicant: Fairview Manor, LLC
Request: Two lots for single-family detached development

Planning Board Action Limit: 5/6/2025 (140-day)

TENTATIVE PGCPB AGENDA

2/20/2025

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BOARD ACTION AND VOTE

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

6. **4-24015 REDEEMER'S CHURCH OF CHRIST**
(TCP)(VARIANCE)(VARIATION)
Council District: 03 Municipality: N/A
Location: On the south side of MD 193 (Greenbelt Road)
approximately 1,350 feet west of its intersection with Good
Luck Road
Planning Area: 70
Growth Policy Area: Established Communities
Zoning Prior: R-R Zoning: RR
Gross Acreage: 9.00 Date Accepted: 09/27/2024
Applicant: Redeemer's Church of Christ, Inc.
**Request: One parcel and 1 outlot for 71,697 square feet of
institutional development**

Planning Board Action Limit: 3/1/2025 (140 days)

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

7. **CENTRAL AVENUE – BLUE/SILVER LINE SECTOR
PLAN AND SECTIONAL MAP AMENDMENT**

Councilmanic Districts: 5, 6, and 7

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

TENTATIVE PGCPB AGENDA

2/27/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **DSP-23020 CENTRAL INDUSTRIAL PARK**
(TCP-EXEMPT)
Council District: 06 Municipality: N/A
Location: On the east side of Westhampton Avenue,
approximately 200 feet south of its intersection with MD 214
(Central Avenue).
Planning Area: 75A
Growth Policy Area: Employment Area
Zoning Prior: I-1/D-D-O/M-I-O Zoning: LTO-c/MIO
Gross Acreage: 1.63 Date Accepted: 12/10/2024
Applicant: American Resource Management Group LP
**Request: To allow a contractor's office, material storage,
and the operation and storage of heavy motorized
equipment on the subject property, with improvements to
parking.**

Planning Board Action Limit: 03/05/2025

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

6. **DSP-24009 INTERNATIONAL CHURCH OF CHRIST**
TENANT FIT OUT
(TCP-EXEMPT)
Council District: 06 Municipality: N/A
Location: 7515 Marlboro Pike District Heights
Planning Area: 75A
Growth Policy Area: Established Communities
Zoning Prior: R-T/M-I-O Zoning: RSF-A/MIO
Gross Acreage: 1.23 Date Accepted: 12/18/2024
Applicant: Roland Kenner, JR.
**Request: Proposed interior fit out for change in use of an
existing building to a church on a lot between 1– 2acres in
size**

Planning Board Action Limit: 03/13/2025

TENTATIVE PGCPB AGENDA

3/6/2025

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-21013 BROAD CREEK TOWNHOUSES AT HENSON CREEK**
(TCP)
Council District: 08 Municipality: None
Location: In the northwest quadrant of the intersection of Oxon Hill Road and Livingston Road
Planning Area: 80
Growth Policy Area: Established Communities
Zoning Prior: R-T/O-S Zoning: RSF-A/AG
Gross Acreage: 14.88 Date Accepted: 12/27/2024
Applicant: Abdolhossein Ejtemai
Request: Development of 80 one-family attached (townhouse) dwelling units
- Planning Board Action Limit: 03/14/2025

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

6. **PPS-2023-017 JUNICA BRANDYWINE**
(TCP)(VARIANCE)
Council District: 09 Municipality: N/A
Location: On the west side of MD 5 (Branch Avenue), approximately 800 feet west of its intersection with Brandywine Road.
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: C-O Zoning: CGO
Gross Acreage: 6.28 Date Accepted: 10/21/2024
Applicant: Brandywine Village, LLC.
Request: 1 parcel for development of 150 two-family dwelling units and 2,000 square feet of commercial space
- Planning Board Action Limit: 3/24/2025 (140-day)