

LONG RANGE AGENDA
March 27, 2025 – April 17, 2025

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PGCPB AGENDA
3/27/2025

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

BOARD ACTION AND VOTE

RECONSIDERATION OF A PRELIMINARY PLAN (Inquiries call 301-952-3530)

5. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on November 29, 2012. Tom Haller requests a reconsideration hearing for Condition 15f. The request was granted at the Planning Board meeting of January 16, 2025. This hearing is on the merits of that request.**

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: 12/13/2024
US Home, LLC, Applicant

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

6. **ZMA-2024-002 THE MARK AT COLLEGE PARK**
Council District: 03 Municipality: College Park
Location: 4330 Hartwick Road College Park
Planning Area: 66
Growth Policy Area: Established Communities
Zoning Prior: R-10 Zoning: RTO-L-E
Gross Acreage: 4.52 Date Accepted: 1/6/2025
Applicant: The Mark at College Park, LLC
Request: To rezone the property from the Regional Transit-Oriented Low-Intensity Edge (RTO-L-E) Zone to the Regional Transit-Oriented Planned Development (RTO-PD) Zone.

PGCPB AGENDA
3/27/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF FEBRUARY 20, 2025.**

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)

PGCPB AGENDA
3/27/2025

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)

8. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on December 1, 2022 and is valid through January 5, 2025. Arthur Horne, by letter dated January 2, 2025 and revised on March 3, 2025, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through January 5, 2026.**

4-20039 TOWNE SQUARE AT SUITLAND FEDERAL CENTER, PHASE 2C

Council District: 07 Municipality: N/A

Location: Between Suitland Towne Center Boulevard and Towne Park Road, approximately 90 feet east of Evansgreen Drive.

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: M-U-TC/D-D-O Zoning: LMUTC

Gross Acreage: 0.40 Extension File Date: 01/02/2025

Applicant: Redevelopment Authority of Prince George's County

PGCPB AGENDA
3/27/2025

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-02-2025**
Legislative Amendment to the Zoning Ordinance
Council District: All Municipality: All except Laurel
Location: Countywide

Request: Seek the Planning Board's recommendation on a proposed legislative amendment to the Zoning Ordinance to modify the parking or site plan requirements for senior- serving developments located in transit-oriented zones; require that the parking or site plan for such developments include a parking demand study; and setting the necessary elements of the parking demand study

Action must be taken on 3/27/2025.

10. **Legislative Drafting Request LDR-53-2025**
Legislative Amendment to the Zoning Ordinance
Council District: All Municipality: All except Laurel
Location: Countywide

Request: Seek the Planning Board's recommendation on a proposed legislative amendment to the Zoning Ordinance to define opioid treatment centers as a new principal use; establish the zones the new use is permitted, as shown on principal use tables; setting conditions under which this use may be approved; and establishing off-street parking requirements

Action must be taken on 3/27/2025.

TENTATIVE PGCPB AGENDA
4/3/2025

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

BOARD ACTION AND VOTE

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

5. **MRF-2024-001 7704 CROOM ROAD SOLAR**
Council District: 09 Municipality: NA
Location: 7704 Croom Road
Planning Area: 82A
Growth Policy Area: Rural and Agricultural Area
Zoning Prior: RA Zoning: AR
Gross Acreage: 40.78 Date Accepted: 02/07/2025
Applicant: Croom Road LLC
Request: Proposed 5 MW community solar facility

Action must be taken on or before 4/8/2025

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

6. **4-24028 MERIDIAN HILL**
(TCP)(Variance)
Council District: 09 Municipality: N/A
Location: In the southern terminus of Johensu Drive, approximately 1,000 feet southeast of its intersection with Woodyard Road, and at the eastern terminus of Arethus Lane
Planning Area: 82A
Growth Policy Area: Established Communities
Zoning Prior: R-A/M-I-O Zoning: AR/MIO
Gross Acreage: 43.73 Date Accepted: 01/28/2025
Applicant: Meridian Hill Partners LLC
Request: 127 lots and 15 parcels for residential development consisting of 127 attached dwelling units for a planned retirement community

Planning Board Action Limit: 4/8/2025

TENTATIVE PGCPB AGENDA

4/10/2025

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

BOARD ACTION AND VOTE

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

5. **SDP-0317-H11 304 HIDDEN GATE COURT - PALISADES - LOT 61A**
(TCP)
Council District: 06 Municipality: None
Location: 304 Hidden Gate Court Upper Marlboro
Planning Area: 74A
Growth Policy Area: Established Communities
Zoning Prior: R-L Zoning: LCD
Gross Acreage: 0.30 Date Accepted: 02/27/2025
Applicant: Edwin James
Request: Build deck, gazebo, and patio

Action must be taken on or before 05/08/2025

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

6. **DET-2023-003 MICHAEL'S RETREAT**
(TCP)
Council District: 09 Municipality: None
Location: On the north side of MD 373 (Accokeek Road), approximately 600 feet west of its intersection with MD 5 (Branch Avenue)
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: R-T/R-R Zoning: RSF-A/RR
Gross Acreage: 30.41 Date Accepted: 01/31/2025
Applicant: A. Decesaris Holding Company, LLC
Request: Development of 155 single-family attached (townhouse) residential dwellings units, with associated infrastructure and amenities

Planning Board Action Limit: 04/11/2025

TENTATIVE PGCPB AGENDA

4/10/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **PPS-2024-021 FREEWAY AIRPORT**
(TCP)(VARIANCE)
Council District: 06 Municipality: N/A
Location: Southwest quadrant of the US 50 (John Hanson Highway) and Church Road intersection
Planning Area: 74A
Growth Policy Area: Established Communities
Zoning Prior: R-A Zoning: RSF-A
Gross Acreage: 131.50 Date Accepted: 12/30/2024
Applicant: Freeway Realty, LLC
Request: 297 lots and 15 parcels for single-family detached residential development

Planning Board Action Limit: 5/24/2025 (140-day)

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

8. **ZMA-2024-003 RST NEW CARROLLTON**
Council District: 03 Municipality: @
Location: 7951 Annapolis Road Hyattsville
Planning Area: 69
Growth Policy Area: New Carrollton Transit District
Zoning Prior: @ Zoning: NAC
Gross Acreage: 4.29 Date Accepted: 01/31/2025
Applicant: RST Development, LLC
Request: Rezone from NAC to NAC-PD to allow development of a multifamily residential development with up to 275 affordable dwelling units and up to 3,000 square feet of retail/nonprofit space

TENTATIVE PGCPB AGENDA

4/17/2025

Prince George's County Planning Department
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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 Director on March 8, 2023 and is valid through March 8, 2025. Raztec Associates, Inc., by letter dated February 28, 2025, requested a 1-year extension of this approval. If this request is approved, the PPS will be valid through March 8, 2026.**

4-22013 SPIRIT AND TRUTH TABERNACLE CHURCH

Council District: 01 Municipality: N/A
Location: On the east side of Riggs Road, approximately 255 feet south of its intersection with Powder Mill Road
Planning Area: 65
Growth Policy Area: Established Communities
Zoning Prior: R-R Zoning: RR
Gross Acreage: 1.82 Extension File Date: 2/28/25
Applicant: Spirit and Truth Tabernacle Church, Inc.

TENTATIVE PGCPB AGENDA

4/17/2025

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BOARD ACTION AND VOTE

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

6. **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 @.**

4-22034 DISCOVERY DISTRICT

(TCP?)

Council District: 03 Municipality: @

Location: At the southeast quadrant of the intersection of US 1 (Baltimore Avenue) and Campus Drive

Planning Area: 66

Growth Policy Area: Establish Communities

Zoning Prior: D-D-O/M-U-I Zoning: LTO-e

Gross Acreage: 42.91 Extension File Date: @

Applicant: Bradywine MD Discovery District, LLC

TENTATIVE PGCPB AGENDA

4/17/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **MRF-2023-011 HYATTSVILLE K-8 SCHOOL**
Council District: 02 Municipality: Hyattsville
Location: 5311 43rd Avenue Hyattsville
Planning Area: 68
Growth Policy Area: Established Communities
Zoning Prior: R-55 Zoning: RSF-65
Gross Acreage: 2.00 Date Accepted: 02/17/2025
Applicant: Prince Georges County Public Schools
Request: Replacement of the existing Hyattsville Elementary School.
Action must be taken on or before 04/18/2025

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

8. **MRF-2023-008 BRANDYWINE K-8 SCHOOL**
Council District: 09 Municipality: NA
Location: 8000 Dyson Road Brandywine
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: R-R Zoning: RR
Gross Acreage: 14.71 Date Accepted: 02/18/2025
Applicant: Prince George's County Public Schools
Request: Replacement of the existing Gwynn Park Middle School with a new K-8 School
Action must be taken on or before 04/19/2025

TENTATIVE PGCPB AGENDA

4/17/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **DSP-24010 MELFORD TOWN CENTER - BLOCK 4 & 6**

Council District: 04 Municipality: Bowie

Location: On the south side of Melford Boulevard and Tesla Drive

Planning Area: 71B

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: TAC-e

Gross Acreage: 51.83 Date Accepted: 02/11/2025

Applicant: St. John Properties, Inc.

Request: The intent of this LDSP is to limit/eliminate the need for future parking/fencing focused DSP amendments for the properties containing the flex uses within Melford

Planning Board Action Limit: 04/21/2025

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

10. **PPS-2024-017 ENCLAVE AT BRANDYWINE PHASE 2 (TCP)**

Council District: 09 Municipality: N/A

Location: South of General Lafayette Boulevard, approximately 850 feet southwest of its intersection with Chaddsford Drive

Planning Area: 85A

Growth Policy Area: Established Communities

Zoning Prior: R-T Zoning: RSF-A

Gross Acreage: 5.44 Date Accepted: 02/07/2025

Applicant: SH Brandywine, LLC

Request: 36 lots and 6 parcels for single-family attached residential development

Planning Board Action Limit: 4/18/25 (70 days)