

LONG RANGE AGENDA
June 19, 2025 – July 10, 2025

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THE PLANNING BOARD
MEETING OF
JUNE 19, 2025
HAS BEEN CANCELED

TENTATIVE PGCPB AGENDA

6/26/2025

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) – **Consent**

Agenda

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

SE-25003 901 & 903 CYPRESSTREE DRIVE

(TCP?)(AC)

Council District: 05 Municipality: @

Location: 901 Cypressstree Drive Capitol Heights

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: R-55 Zoning: RSF-65

Gross Acreage: 0.62 Date Accepted: 03/31/2025

Applicant: Primera Iglesia Adventista Ebenezer 1, Attn: Mr. J

**Request: Enlargement of a place of worship from
1,337 square feet to 3,919 square feet in the R-55 Zone**

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BOARD ACTION AND VOTE

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

5. **PAMC (Planning Assistance to Municipalities and Communities) Program** Overview of two recently completed projects and request to release FY25 PAMC program funds to conduct three new projects.
 - a. Municipal Grant Writing Workshop
 - b. Hyattsville Climate Action Plan
 - c. Berwyn Heights Economic Development Assessment

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

6. **EVIDENTIARY HEARING**
4-24012 STERLING CARE HILLHAVEN
(TCP)
Council District: 01 Municipality: N/A
Location: On the west side of Powder Mill Road, approximately 200 feet south of its intersection with Pleasant Acres Drive
Planning Area: 61
Growth Policy Area: Established Communities
Zoning Prior: R-R Zoning: RR
Gross Acreage: 8.34 Date Accepted: 03/24/2025
Applicant: Hillhaven SNF Realty, LLC
Request: 1 parcel for 118,027 square feet of institutional development, of which 94,282 square feet is existing

Planning Board Action Limit: 09/11/2025 (140 days)

PGCPB AGENDA

6/26/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **EVIDENTIARY HEARING**

DSP-23018 ROYAL USA TOURS

Council District: 07 Municipality: Capitol Heights

Location: On the east side of Hazelwood Drive, approximately
1,500 feet north of its intersection with MD 458

(Walker Mill Road)

Planning Area: 75B

Growth Policy Area: Established Communities

Zoning Prior: I-1 Zoning: IE

Gross Acreage: 1.17 Date Accepted: 03/24/2025

Applicant: Royal USA Tours and Transportation, Inc.

**Request: Development of a 12,795-square-foot bus
maintenance and operation facility and associated site
improvements**

Planning Board Action Limit: 07/17/2025.

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

8. **EVIDENTIARY HEARING**

4-25005 WALKER MILL WAREHOUSE

(TCP)(VARIATION)

Council District: 07 Municipality: Capitol Heights

Location: On the west side of Addison Road South at its
intersection with Walker Mill Road

Planning Area: 75B

Growth Policy Area: Established Communities

Zoning Prior: C-O/I-1 Zoning: CGO/IE

Gross Acreage: 6.44 Date Accepted: 03/24/2025

Applicant: Walker Mill Development Group LLC

**Request: One parcel for 79,900 square feet of industrial
development.**

Planning Board Action Limit: 09/11/2025 (140-day)

PGCPB AGENDA

6/26/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF MAY 8, 2025**

EVIDENTIARY HEARING

DSP-16039 FORESTVILLE CENTER

(TCP)(AC)

Council District: 06 Municipality: None

Location: On the south side of Marlboro Pike, approximately
236 feet north of its intersection with Pumphrey Drive

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: C-S-C/R-55/M-I-O Zoning: CGO/ M-I-O

Gross Acreage: 1.37 Date Accepted: 09/28/2023

Applicant: NSR Petro Services, LLC.

**Request: Development of an 8,674-square-foot commercial
shopping center**

Planning Board Action Limit: Indefinite

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

10. **EVIDENTIARY HEARING**

4-24033 MT HERMON LODGE

Council District: 02 Municipality: Hyattsville

Location: On the west side of 43rd Avenue, between Gallatin
Street and Farragut Street

Planning Area: 68

Growth Policy Area: Established Communities

Zoning Prior: C-S-C/R-55/D-D-O Zoning: NAC/RSF-65

Gross Acreage: 0.29 Date Accepted: 03/24/2025

Applicant: Mt. Hermon Lodge Preservation Project LLC

**Request: 2 parcels for mixed-use development including
13 residential dwelling units and 1,700 square feet of
commercial use**

Planning Board Action Limit: 09/18/2025 (140 day)

THE PLANNING BOARD
MEETING OF
JULY 3, 2025
HAS BEEN CANCELED

TENTATIVE PGCPB AGENDA
7/10/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530) – **Consent**
Agenda

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

SE-4848 DONALD V. BORGWARDT FUNERAL HOME

Council District: 01 Municipality: N/A

Location: On the northeast side of Powder Mill Road,
approximately 250 feet northwest of its intersection with Roby
Avenue

Planning Area: 61

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 1.74 Date Accepted: 03/31/2025

Applicant: Donald V. Borgwardt

**Request: Addition of a 1,664-square-foot crematory to a
funeral parlor**

TENTATIVE PGCPB AGENDA

7/10/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**

CSP-23002 SIGNATURE CLUB EAST
(TCP)

Council District: 09 Municipality: None

Location: In the northeast quadrant of the intersection of
MD 228 (Berry Road) and Manning Road East

Planning Area: 84

Growth Policy Area: Established Communities

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

Gross Acreage: 16.90 Date Accepted: 02/26/2024

Applicant: Signature 2016 Commercial, LLC

**Request: Develop Lot 12 and Outparcel B with up to
300 multifamily dwelling units and 12,600 square feet of
commercial/retail space**

Planning Board Action Limit: Indefinite waiver

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

6. **EVIDENTIARY HEARING**

DSP-19021-02 SOUTH LAKE COMMERCIAL - PHASE 1

Council District: 04 Municipality: Bowie

Location: 16201 Commercial Drive Bowie

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: E-I-A Zoning: LCD

Gross Acreage: 7.80 Date Accepted: 05/01/2025

Applicant: South Lake Commercial LLC

**Request: Second amendment to Detailed Site Plan
(DSP-19021) on a portion of the property for the Phase 1
commercial development to revise the commercial building
on Parcel 13 (pad site)**

Planning Board Action Limit: 07/14/2025

TENTATIVE PGCPB AGENDA

7/10/2025

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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 MAY 22, 2025.**

EVIDENTIARY HEARING

4-24014 DOBSON FARMS

(TCP)(VARIANCE)(VARIATION)

Council District: 09 Municipality: N/A

Location: South of McKendree Road and west of Timothy Branch, approximately 1,400 feet west of US 301 (Robert Crain Highway)

Planning Area: 85A

Growth Policy Area: Established Communities

Zoning Prior: R-S Zoning: LCD

Gross Acreage: 447.19 Date Accepted: 02/28/2025

Applicant: D.R. Horton, Inc.

Request: 1,024 lots and 140 parcels for single-family detached and single-family attached residential dwelling units

Planning Board Action Limit: 07/18/2025 (140-day)

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

8. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JUNE 5, 2025.**

EVIDENTIARY HEARING

4-24013 SADDLE RIDGE

(TCP)(VARIANCE)

Council District: 09 Municipality: N/A

Location: On the north side of MD 373 (Accokeek Road), approximately 0.75 miles west of its intersection with MD 5 (Branch Avenue).

Planning Area: 85A

Growth Policy Area: Established Communities

Zoning Prior: R-S Zoning: LCD

Gross Acreage: 289.01 Date Accepted: 02/28/2025

Applicant: D.R. Horton, Inc.

Request: 783 lots and 107 parcels for residential development consisting of 534 single-family detached and 252 single-family attached dwellings

Planning Board Action Limit: 07/18/2025 (140 Days)

TENTATIVE PGCPB AGENDA

7/10/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

**9. MRF-2022-012 JUNIOR TENNIS CHAMPIONS CENTER
EXPANSION**

(VARIANCE)

Council District: 03 Municipality: College Park

Location: 5240 Campus Drive College Park

Planning Area: 66

Growth Policy Area: Established Communities

Zoning Prior: OS Zoning: AG

Gross Acreage: 3.96 Date Accepted: 03/26/2025

Applicant: Junior Tennis Champions Center

**Request: Expansion of existing tennis academy onto
adjacent 3.96-acre site**

Action must be taken on or before 05/25/2025.