

LONG RANGE AGENDA
July 3, 2025 – July 24, 2025

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

TENTATIVE PGCPB AGENDA

7/10/2025

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. **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: Amendment to the approved detailed site plan for
additional signage, revised architecture including a
reduction in gross floor area, and additional site details**

Planning Board Action Limit: 07/14/2025

TENTATIVE PGCPB AGENDA

7/10/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **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)

TENTATIVE PGCPB AGENDA
7/10/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

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

7/17/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

- 4D. **SE-24003 STERLING CARE HILLHAVEN**
 (TCP)
 Council District: 01 Municipality: N/A
 Location: 3210 Powder Mill Road Adelphi
 Planning Area: 61
 Growth Policy Area: Established Communities
 Zoning Prior: R-R Zoning: RR
 Gross Acreage: 8.34 Date Accepted: 02/28/2025
 Applicant: Hillhaven SNF Realty LLC
 Request: Special exception for addition to an existing
 nursing and care facility containing 36 skilled nursing beds
 (bringing the facility total to 162 beds), additional parking,
 and associated site improvements

TENTATIVE PGCPB AGENDA
7/17/2025

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 Board on June 9, 2022 and is valid through June 9, 2024. Matthew Tedesco, by letter dated April 15, 2024, requested a 1-year extension of this approval. This request was approved, and the plan was valid through June 9, 2025. Matthew Tedesco, by letter dated June 2, 2025, requested a final 2-year extension of this approval. If this request is approved, the PPS will be valid through June 9, 2027.**

4-21025 BROAD CREEK TOWNHOUSES AT HENSON CREEK TRANSIT VILLAGE

Council District: 08 Municipality: N/A

Location: In the northwest corner 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: 14.87 Extension File Date: 06/02/2025

Applicant: Brinkley Road Associates L.L.C.

TENTATIVE PGCPB AGENDA

7/17/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

6. **EVIDENTIARY HEARING**

4-25007 SAINT JEROME ACADEMY

(TCP)

Council District: 02 Municipality: Hyattsville

Location: On the west side of 43rd Avenue, at its intersection
with Hamilton Street

Planning Area: 68

Growth Policy Area: Established Communities

Zoning Prior: R-55/D-D-O Zoning: RSF-65

Gross Acreage: 2.46 Date Accepted: 03/31/2025

Applicant: Saint Jerome Academy

Request: 1 parcel for institutional development

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

TENTATIVE PGCPB AGENDA

7/17/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **MRF-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 Extension
Granted

TENTATIVE PGCPB AGENDA

7/24/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

4D. **SE-25001 4932 PRINCE GEORGE'S AVENUE**
(AC)

Council District: 01 Municipality: N/A

Location: On the northeast side of Prince George's Avenue,
approximately 450 feet northwest of its intersection with US 1
(Baltimore Avenue)

Planning Area: 61

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 0.36 Date Accepted: 03/25/2025

Applicant: William Nahhas

**Request: Razing of existing single-family dwelling and
paving existing parking lot with 20 spaces serving adjacent
auto service use**

TENTATIVE PGCPB AGENDA

7/24/2025

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BOARD ACTION AND VOTE

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

5. **Proposed Designation of two Prince George's County Historic Sites: Maerlender-Hughes House (Documented Property 66-037-51), 4615 Clemson Road, College Park, MD 20740; and Clarence and Edith Pearce House (Documented Property 66-029-10), 6605 44th Avenue, University Park, MD 20782; based on Historic Preservation Commission recommendations (April 15, 2025) and joint public hearing with County Council (June 16, 2025) and pursuant to Subtitle 29-120.01.**

TENTATIVE PGCPB AGENDA

7/24/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

6. **EVIDENTIARY HEARING**

4-24032 PENN MAR SHOPPING CENTER

(TCP)

Council District: 06 Municipality: N/A

Location: On the east side of Donnell Drive, between Marlboro
Pike and MD 4 (Pennsylvania Avenue)

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 40.80 Date Accepted: 03/31/2025

Applicant: MEPT Penn Mar LLC

Request: 16 parcels for existing commercial development

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

TENTATIVE PGCPB AGENDA

7/24/2025

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-16037-03 ZAXBY'S – BROOK'S DRIVE

Council District: 07 Municipality: N/A

Location: Approximately 325 feet northwest of the intersection
of Brooks Drive and MD 4 (Pennsylvania Avenue)

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: R-10 Zoning: RMF-48

Gross Acreage: 1.01 Date Accepted: 05/19/2025

Applicant: Alma M&L Inc.

**Request: Development of a 2,064-square-foot eating or
drinking establishment with drive-through service**

Planning Board Action Limit: 07/28/2025

TENTATIVE PGCPB AGENDA

7/24/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

8. **MRF-2024-010 PISCATAWAY SOLAR ENERGY CENTER**
Council District: 09 Municipality: N/A
Location: 14251 Livingston Road
Planning Area: 84
Growth Policy Area: Established Communities
Zoning Prior: R-A Zoning: AR
Gross Acreage: 54.71 Date Accepted: 05/28/2025
Applicant: Piscataway Solar Energy Center, LLC
Request: Development of two solar generating systems on 54.71 acres
Action must be taken on or before 07/24/2025

TENTATIVE PGCPB AGENDA

7/24/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **EVIDENTIARY HEARING**

PPS-2024-022 THE VENUE II

(TCP)

Council District: 06 Municipality: N/A

Location: On the north side of Ritchie Marlboro Road, in the
northeast quadrant of its intersection with Sansbury Road

Planning Area: 73

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: RSF-65/RSF-A

Gross Acreage: 6.55 Date Accepted: 03/31/2025

Applicant: Greenwood Park, LLC

**Request: 77 lots, 9 parcels, and 1 outlot for single-family
attached residential development**

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

TENTATIVE PGCPB AGENDA

7/24/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

10. **EVIDENTIARY HEARING**
4-25001 PROSPERITY SENIOR
(TCP)(VARIANCE)
Council District: 09 Municipality: N/A
Location: North of MD 4 (Pennsylvania Avenue),
approximately 6,500 feet west of its intersection with Ritchie
Marlboro Road
Planning Area: 82A
Growth Policy Area: Established Communities
Zoning Prior: R-E Zoning: RE
Gross Acreage: 43.21 Date Accepted: 03/31/2025
Applicant: Prosperity Senior Communities, LLC
**Request: 104 lots, 11 parcels, and 1 outlot for development
of a planned retirement community**

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

TENTATIVE PGCPB AGENDA

7/24/2025

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BOARD ACTION AND VOTE

OFFICE OF THE PLANNING DIRECTOR (Inquiries call
301-952-3594)

PUBLIC HEARING

Legislative Drafting Request LDR-71-2025

Legislative Amendment to the Zoning Ordinance

Request: An Ordinance Concerning Use Regulations – Permitted Uses – Quick Service restaurants with drive- through for the purpose of limiting the location of new fast-food restaurants with drive-throughs by prohibiting such uses in residential zones and allowing such uses by special exception in certain commercial zones to address the unique impacts associated with quick-service drive-through restaurants

Action must be taken on or before July 25, 2025