

LONG RANGE AGENDA
July 31, 2025 – August 14, 2025

4-24019 HOLLY PLACE	4
4-24035 JPRE COMMERCIAL OFFICE BUILDING	6
4-25002 TROUTMAN PROPERTY.....	3
4-25004 OXON HILL HOTEL	5
CBP-2024-004 12339 HATTON POINT	7
DSP-22043-03 MELFORD MANSIONS	8
MRF-2022-022 OLD MARLBORO PIKE COMMUNITY SOLAR	9
MRF-2025-008 CITY OF DISTRICT HEIGHTS - FIESTA PLACE	9
ZMA-2024-005 WEST MARLTON	2

PGCPB AGENDA

7/31/2025

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. **ZMA-2024-005 WEST MARLTON**
Council District: 09 Municipality: N/A
Location: At the northeastern corner of the intersection of
Heathermore Boulevard and Woodstock Drive East
Planning Area: 82A
Growth Policy Area: Established Communities
Zoning Prior: L-A-C/R-P-C Zoning: LCD
Gross Acreage: 18.03 Date Accepted: 04/15/2025
Applicant: Lake Marlton Land Holdings, LLC
**Request: To rezone the property from the Legacy
Comprehensive Design (LCD) Zone to the Residential,
Multifamily-12 (RMF-12) Zone**

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

- 4E. **SE-25001 4932 PRINCE GEORGE'S AVENUE – This item
has been removed from the agenda**

PGCPB AGENDA

7/31/2025

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BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **4-25002 TROUTMAN PROPERTY**
 (TCP)(VARIANCE)
 Council District: 05 Municipality: N/A
 Location: On the north and south sides of Farm Road,
 one-half mile west of its intersection with Old Crain Highway
 Planning Area: 82A
 Growth Policy Area: Established Communities
 Zoning Prior: R-A Zoning: AR
 Gross Acreage: 202.31 Date Accepted: 03/31/2025
 Applicant: Sandra Wiseman
 Request: 67 lots, 5 parcels, and 4 outlots for single-family
 detached residential development

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

PGCPB AGENDA

7/31/2025

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**

4-24019 HOLLY PLACE

(TCP)(VARIANCES)

Council District: 07 Municipality: N/A

Location: On the east side of MD 414 (Saint Barnabas Road),
south of its intersection with Holly Tree Road

Planning Area: 76A

Growth Policy Area: Established Communities

Zoning Prior: C-S-C/R-R Zoning: CGO/RR

Gross Acreage: 3.38 Date Accepted: 03/17/2025

Applicant: LACM MD LLC

**Request: 3 parcels for 24,464 square feet of existing
commercial development and 72 multifamily residential
dwelling units (apartment housing for the elderly)**

Planning Board Action Limit: 09/04/2025 (140-day)

PGCPB AGENDA
7/31/2025

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BOARD ACTION AND VOTE

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

7. **4-25004 OXON HILL HOTEL**
 (TCP)(VARIATION)(VARIANCE)
 Council District: 08 Municipality: N/A
 Location: South of Oxon Hill Road, approximately 2,000 feet
 east of its intersection with Bock Road
 Planning Area: 76B
 Growth Policy Area: Established Communities
 Zoning Prior: C-O Zoning: NAC
 Gross Acreage: 1.70 Date Accepted: 03/31/2025
 Applicant: Oxon Hotel LLC
 **Request: 1 parcel for 114,646 square feet of commercial
 development**
- Planning Board Action Limit: 09/18/2025 (140-day)

PGCPB AGENDA

7/31/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

8. **EVIDENTIARY HEARING**
4-24035 JPRE COMMERCIAL OFFICE BUILDING
(TCP)(VARIATION)(VARIANCES)
Council District: 09 Municipality: N/A
Location: On the south side of MD 223 (Woodyard Road),
approximately 0.5 mile west of its intersection with MD 5 (Old
Branch Avenue)
Planning Area: 81A
Growth Policy Area: Established Communities
Zoning Prior: C-S-C/M-I-O Zoning: CGO/MIO
Gross Acreage: 1.27 Date Accepted: 03/31/2025
Applicant: JP Real Estate Holdings MD LLC
**Request: 1 parcel for 14,372 square feet of commercial
development**

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

PGCPB AGENDA

7/31/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

CONSERVATION PLAN (Inquiries call 301-952-3530)

9. **EVIDENTIARY HEARING**

CBP-2024-004 12339 HATTON POINT

(VARIANCES)

Council District: 08 Municipality: N/A

Location: On the western side of Hatton Point Road, at the terminus of Hatton Point Road and Swan Harbour Road

Planning Area: 80

Growth Policy Area: Established Communities

Zoning Prior: L-D-O/R-E Zoning: LDO/RE

Gross Acreage: 1.62 Date Accepted: 04/14/2025

Applicant: Stefan Baugh

Request: Demolition of an existing single-family dwelling in the Chesapeake Bay Critical Area and construction of a new two-story single-family dwelling

PGCPB AGENDA

7/31/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

10. **NOTE: THIS ITEM WILL BE HEARD BEFORE ITEM 11 (PGCPB NO. 2025-062).**

EVIDENTIARY HEARING

DSP-22043-03 MELFORD MANSIONS

Council District: 04 Municipality: City of Bowie

Location: In the northeast quadrant of the intersection of Curie Drive and Lake Melford Avenue

Planning Area: 71B

Growth Policy Area: Established Communities

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

Gross Acreage: 10.49 Date Accepted: 06/20/2025

Request: Revise Condition 5 of the approved detailed site plan, to change the construction timing of the plaza amenity

Planning Board Action Limit: 09/29/2025

11. **NOTE: THIS ITEM WILL BE HEARD AFTER ITEM 10 (DSP-22043-03).**

**DRAFT RESOLUTIONS – CASE HEARD ON
JULY 31, 2025**

PGCPB NO. 2025-062 – DSP-22043-03 MELFORD
MANSIONS

PGCPB AGENDA

7/31/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

12. **PUBLIC HEARING**
MRF-2025-008 CITY OF DISTRICT HEIGHTS - FIESTA PLACE
Council District: 07 Municipality: District Heights
Location: 6716 Halleck Street
Planning Area: 75A
Growth Policy Area: Established Communities
Zoning Prior: R-55 Zoning: RSF-65
Gross Acreage: 0.21 Date Accepted: 06/13/2025
Applicant: City of District Heights
Request: Expand outdoor community garden area and construct a community area public space across two separate properties
Action must be taken on or before 08/12/2025

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

13. **PUBLIC HEARING**
MRF-2022-022 OLD MARLBORO PIKE COMMUNITY SOLAR
Council District: 06 Municipality: None
Location: 11904 Old Marlboro Pike
Planning Area: 78
Growth Policy Area: Established Communities
Zoning Prior: R-A Zoning: AR
Gross Acreage: 277.18 Date Accepted: 06/05/2025
Applicant: Alder Energy Development, LLC
Request: Construction of a 2-megawatt ground-mounted community Solar array
Action must be taken on or before 08/04/2025

**THE PLANNING BOARD
IS IN RECESS
DURING AUGUST
AND
WILL RESUME ON
SEPTEMBER 4, 2025**