



Cases Accepted or Approved between: 6/24/2024 and 6/30/2024

DET-2023-011 ACCEPTED IN SPECIFIED RANGE
EVENT ID: 27525

ACCEPTED: 06/28/2024

ADDISON PARK; APPROXIMATELY 30,000 SQUARE FEET FOR OFFICE AND PHILANTHROPIC USES, 246 DWELLING UNITS FOR THE ELDERLY, AND 50 SINGLE-FAMILY ATTACHED DWELLING UNITS.

6181 OLD CENTRAL AVE CAPITOL HEIGHTS

| | | | | | |
|--------------|----------------------------|--------------------|---------|------------------------|-------------------------|
| 0 LOTS | 0 UNITS DETACHED | TAX MAP & GRID: | 073 B-1 | 200 SHEET: | 201SE06 |
| 0 OUTLOTS | 0 UNITS ATTACHED | PLANNING AREA: | 75A | COUNCILMANIC DISTRICT: | 04 |
| 2 PARCELS | 0 UNITS MULTIFAMILY | ELECTION DISTRICT: | 18 | TIER: | |
| 0 OUTPARCELS | 0 TOTAL UNITS | POLICE DIVISION: | 16 | GROWTH POLICY AREA: | ESTABLISHED COMMUNITIES |
| | 0 GROSS FLOOR AREA (SQ FT) | | VIII | | |

APA: N/A

| | |
|----------------|--------------------|
| ZONING: | |
| RSF-65 | 10.91 Acres |
| Total: | 10.91 Acres |

| | | |
|-------------------|---------|------------|
| AUTHORITY: | | |
| PLANNING BOARD | PENDING | 10/03/2024 |

| | |
|-------------------|--------------------|
| FEE(S): | |
| \$420.00 | (Sign Posting Fee) |
| \$2,012.00 | (Application Fee) |
| <u>\$2,432.00</u> | |

APPLICANT
CJR DEVELOPMENT PARTNERS, LLC
7500 GREENWAY CENTER DRIVE, SUITE 1000
20770

AGENT
SOLTESZ, LLC.
4300 FORBES BOULEVARD, SUITE #230
20706
301-794-7555

OWNER(S)
REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY; 9200 BASIL COURT, SUITE 504; Upper Marlboro, MD 20774

Assigned Reviewer: MITCHUM, JOSHUA



Cases Accepted or Approved between: 6/24/2024 and 6/30/2024

DSP-20050-02 ACCEPTED IN SPECIFIED RANGE
EVENT ID: -13647

ACCEPTED: 06/28/2024

STEPHEN'S CROSSING AT BRANDYWINE; CONVERT 2 OVER 2 TWO FAMILY RESIDENTIAL BUILDINGS TO SINGLE FAMILY ATTACHED TOWNHOMES, ADD 2 ADDITIONAL TOWNHOMES (BEANE COURT) & ADD ROUNDABOUT AT MATTAWOMAN DRIVE & CATTAIL NORTH SIDE OF CATTAIL WAY, APPROXIMATELY 400 FEET EAST OF MATTAWOMAN DRIVE

| | | | | | |
|--------------|----------------------------|--------------------|---------|------------------------|-------------------------|
| 31 LOTS | 0 UNITS DETACHED | TAX MAP & GRID: | 145 B-3 | 200 SHEET: | 218SE08 |
| 0 OUTLOTS | 0 UNITS ATTACHED | PLANNING AREA: | 85A | COUNCILMANIC DISTRICT: | 09 |
| 0 PARCELS | 0 UNITS MULTIFAMILY | ELECTION DISTRICT: | 11 | TIER: | DEVELOPED |
| 0 OUTPARCELS | 0 TOTAL UNITS | POLICE DIVISION: | 13 | GROWTH POLICY AREA: | ESTABLISHED COMMUNITIES |
| | 0 GROSS FLOOR AREA (SQ FT) | | | | |
| | | | V | | |

APA: N/A

| | |
|----------------|--------------------|
| ZONING: | |
| RMF-48 | 89.50 Acres |
| Total: | 89.50 Acres |

| | | |
|-------------------|---------|------------|
| AUTHORITY: | | |
| PLANNING DIRECTOR | PENDING | 06/28/2024 |

| | |
|----------------|-------------------|
| FEE(S): | |
| \$2,000.00 | (Application Fee) |
| \$2,000.00 | |

APPLICANT
ESC STEPHENS L.C.
1355 BEVERLY ROAD SUITE 240
22101
703.734.5207

AGENT
GUTSCHICK, LITTLE & WEBER, P.A
3909 NATIONAL DRIVE, SUITE #250
20866
301-421-4024
@glwpa.com

OWNER(S)
ESC STEPHENS L.C.; 1355 BEVERLY ROAD SUITE 240; Mc Lean, VA 22101

Assigned Reviewer: HUANG, TE-SHENG (EMERY)



Cases Accepted or Approved between: 6/24/2024 and 6/30/2024

4-23041 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 27787

ACCEPTED: 06/28/2024

REDEEMED CHRISTIAN CHURCH OF GOD; EIGHT LOTS AND TWO PARCELS FOR RESIDENTIAL AND INSTITUTIONAL DEVELOPMENT.

SOUTHEAST QUADRANT OF THE MOUNT OAK AND CHURCH ROADS INTERSECTION.

| | | | | | |
|--------------|----------------------------|--------------------|---------|------------------------|-------------------------|
| 8 LOTS | 0 UNITS DETACHED | TAX MAP & GRID: | 062 E-2 | 200 SHEET: | 204NE12 |
| 0 OUTLOTS | 0 UNITS ATTACHED | PLANNING AREA: | 74A | COUNCILMANIC DISTRICT: | 04 |
| 0 PARCELS | 0 UNITS MULTIFAMILY | ELECTION DISTRICT: | 07 | TIER: | DEVELOPED |
| 0 OUTPARCELS | 0 TOTAL UNITS | POLICE DIVISION: | 10 | GROWTH POLICY AREA: | ESTABLISHED COMMUNITIES |
| | 0 GROSS FLOOR AREA (SQ FT) | | | | |

II

APA: N/A

| | | |
|--------------------|-----------------------------------|------------------------------|
| ZONING: | AUTHORITY: | FEE(S): |
| RE 31.47 Acres | PLANNING BOARD PENDING 09/05/2024 | \$300.00 (Sign Posting Fee) |
| Total: 31.47 Acres | SDRC MEETING SCHEDULED 07/19/2024 | \$6,512.00 (Application Fee) |
| | | <u>\$6,812.00</u> |

APPLICANT
REDEEMED CHRISTIAN CHURCH OF GOD
13701 ANNAPOLIS RD
20720

AGENT
ATWELL, LLC
11721 WOODMORE ROAD, SUITE 200
20721
301-430-2000
nmichael@atwell-group.com

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 6/24/2024 and 6/30/2024

4-23043 ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13315

ACCEPTED: 06/26/2024

J L T RECYCLING; 2 PARCELS FOR 72,500 SQUARE FEET OF INDUSTRIAL DEVELOPMENT.

8469 BURTON LANE UPPER MARLBORO

| | | | | | |
|--------------|----------------------------|--------------------|---------|------------------------|-------------|
| 0 LOTS | 0 UNITS DETACHED | TAX MAP & GRID: | 090 B-3 | 200 SHEET: | 206SE07 |
| 0 OUTLOTS | 0 UNITS ATTACHED | PLANNING AREA: | 78 | COUNCILMANIC DISTRICT: | 06 |
| 0 PARCELS | 0 UNITS MULTIFAMILY | ELECTION DISTRICT: | 06 | TIER: | DEVELOPING |
| 0 OUTPARCELS | 0 TOTAL UNITS | POLICE DIVISION: | 16 | GROWTH POLICY AREA: | ESTABLISHED |
| | 0 GROSS FLOOR AREA (SQ FT) | | VIII | | COMMUNITIES |

APA: N/A

| | |
|----------------|-------------------|
| ZONING: | |
| IE | 6.73 Acres |
| Total: | 6.73 Acres |

| | | | |
|-------------------|-----------|------------|--|
| AUTHORITY: | | | |
| PLANNING BOARD | PENDING | 10/03/2024 | |
| SDRC MEETING | SCHEDULED | 07/19/2024 | |

| | |
|-------------------|--------------------|
| FEE(S): | |
| \$60.00 | (Sign Posting Fee) |
| \$3,037.00 | (Application Fee) |
| \$3,097.00 | |

APPLICANT

JEROME J. TRUCKING, INC.
1401 NEW YORK AVENUE, NE SUITE 726 WASHINGTON DC
20002

AGENT

ATWELL, LLC
11721 WOODMORE ROAD, SUITE 200
20721
301-430-2000
nmichael@atwell-group.com

OWNER(S)

BURTON LANE UPPER MARLBORO MD LLC; 12180 SOUTH 300 EAST, DRAPER, UT; Draper, UT 84020

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 6/24/2024 and 6/30/2024

4-24007 ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13501

ACCEPTED: 06/28/2024

MELFORD TOWNS; 28 LOTS AND 4 PARCELS FOR DEVELOPMENT OF SINGLE-FAMILY ATTACHED DWELLINGS.

SOUTHWEST QUADRANT OF THE INTERSECTION CURIE DRIVE AND LAKE MELFORD AVE

| | | | | | |
|--------------|----------------------------|--------------------|---------|------------------------|-------------------------|
| 28 LOTS | 0 UNITS DETACHED | TAX MAP & GRID: | 047 F-3 | 200 SHEET: | 207NE15 |
| 0 OUTLOTS | 0 UNITS ATTACHED | PLANNING AREA: | 71B | COUNCILMANIC DISTRICT: | 04 |
| 4 PARCELS | 0 UNITS MULTIFAMILY | ELECTION DISTRICT: | 07 | TIER: | DEVELOPED |
| 0 OUTPARCELS | 0 TOTAL UNITS | POLICE DIVISION: | 10 | GROWTH POLICY AREA: | ESTABLISHED COMMUNITIES |
| | 0 GROSS FLOOR AREA (SQ FT) | | II | | |

APA: N/A

ZONING:

| | |
|--------|-------------------|
| TAC-e | 2.57 Acres |
| Total: | 2.57 Acres |

AUTHORITY:

| | | |
|----------------|-----------|------------|
| PLANNING BOARD | PENDING | 10/03/2024 |
| SDRC MEETING | SCHEDULED | 07/19/2024 |

FEE(S):

| | |
|-------------------|--------------------|
| \$240.00 | (Sign Posting Fee) |
| \$1,712.00 | (Application Fee) |
| \$1,952.00 | |

APPLICANT

SAINT JOHN PROPERTIES, INC.
 2560 LORD BALTIMORE DRIVE
 21244
 410-788-0100

AGENT

DEWBERRY ENGINEERS INC.
 4601 FORBES BLVD, SUITE 300
 20706
 301.364.1862
 NSNYDER@DEWBERRY.COM

OWNER(S)

MARYLAND SCIENCE & TECH CNT II LLC; 2560 LORD BALTIMORE DRIVE; Baltimore, MD 21224

Assigned Reviewer: GUPTA, MRIDULA



Cases Accepted or Approved between: 6/24/2024 and 6/30/2024

PPS-2024-001

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13452

ACCEPTED: 06/28/2024

SMITH LAKE ESTATES; 143 LOTS AND 17 PARCELS FOR SINGLE-FAMILY ATTACHED AND DETACHED DEVELOPMENT.

10703 FRANK TIPPETT ROAD CHELTENHAM

| | | | | | |
|--------------|----------------------------|--------------------|---------|------------------------|-------------------------|
| 143 LOTS | 0 UNITS DETACHED | TAX MAP & GRID: | 126 F-3 | 200 SHEET: | 214SE09 |
| 0 OUTLOTS | 0 UNITS ATTACHED | PLANNING AREA: | 82A | COUNCILMANIC DISTRICT: | 09 |
| 17 PARCELS | 0 UNITS MULTIFAMILY | ELECTION DISTRICT: | 11 | TIER: | |
| 0 OUTPARCELS | 0 TOTAL UNITS | POLICE DIVISION: | 13 | GROWTH POLICY AREA: | ESTABLISHED COMMUNITIES |
| | 0 GROSS FLOOR AREA (SQ FT) | | | | |

V

APA: N/A

| | | |
|--------------------|-----------------------------------|------------------------------|
| ZONING: | AUTHORITY: | FEE(S): |
| R-PD 62.51 Acres | PLANNING BOARD PENDING 09/26/2024 | \$240.00 (Sign Posting Fee) |
| Total: 62.51 Acres | SDRC MEETING SCHEDULED 07/19/2024 | \$6,012.00 (Application Fee) |
| | | \$6,252.00 |

APPLICANT
D.R. HORTON, INC.
137 MITCHELLS CHANCE ROAD, SUITE 300, EDGEWATER, M
21037
301-310-6043
MTMUDDIMAN@DRHORTON.COM

AGENT
RODGERS CONSULTING, INC.
1101 MERCANTILE LANE, SUITE 280
20774
301-948-4700
CHOWE@RODGERS.COM

OWNER(S)
WALTON MARYLAND, LLC; 8800 N. GAINNEY CENTER DR, SUITE 345, SCOTTSDALE, A; Scottsdale, AZ 85258

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE



Cases Accepted or Approved between: 6/24/2024 and 6/30/2024

ROSP-4477-03

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13305

ACCEPTED: 06/28/2024

WAWA BELTSVILLE #593; A LIMITED MINOR AMENDMENT TO THE SITE PLAN TO ADD ADA RAMPS AND CROSSWALKS TO THE SITE.

10515 BALTIMORE AVENUE BELTSVILLE

| | | | | | |
|--------------|----------------------------|--------------------|---------|------------------------|-------------|
| 1 LOTS | 0 UNITS DETACHED | TAX MAP & GRID: | 018 F-3 | 200 SHEET: | 213NE05 |
| 0 OUTLOTS | 0 UNITS ATTACHED | PLANNING AREA: | 61 | COUNCILMANIC DISTRICT: | 01 |
| 0 PARCELS | 0 UNITS MULTIFAMILY | ELECTION DISTRICT: | 01 | TIER: | DEVELOPING |
| 0 OUTPARCELS | 0 TOTAL UNITS | POLICE DIVISION: | 14 | GROWTH POLICY AREA: | ESTABLISHED |
| | 0 GROSS FLOOR AREA (SQ FT) | | VI | | COMMUNITIES |

APA: N/A

ZONING:

| | |
|--------|------------|
| CGO | 1.46 Acres |
| Total: | 1.46 Acres |

AUTHORITY:

| | | |
|-------------------|---------|------------|
| PLANNING DIRECTOR | PENDING | 08/07/2024 |
|-------------------|---------|------------|

FEE(S):

| | |
|------------|-------------------|
| \$2,762.00 | (Application Fee) |
| \$2,762.00 | |

APPLICANT

WAWA, INC.
260 BALTIMORE PIKE

19604

WILLIAM.G.ROBINS@WAWA.COM

AGENT

BOHLER ENGINEERING
9711 WASHINGTONIAN BOULEVARD, SUITE 375
20878

3018094500
RKYTE@BOHLERENG.COM

OWNER(S)

CG BELTSVILLE LIMITED PARTNERSHIP; 10740 BALTIMORE AVENUE; Beltsville, MD 20705

Assigned Reviewer: MITCHUM, JOSHUA



Cases Accepted or Approved between: 6/24/2024 and 6/30/2024

SDP-2302 ACCEPTED IN SPECIFIED RANGE

EVENT ID: -13190

ACCEPTED: 06/24/2024

WOODSIDE VILLAGE – MEADOWS AT WESTMORE; PROPOSED DEVELOPMENT OF SINGLE FAMILY DETACHED AND ATTACHED RESIDENTIAL USES

SOUTH OF WESTPHALIA ROAD, APPROXIMATELY 2,000' FROM ITS INTERSECTION WITH RITCHIE MARLBORO ROAD

| | | | | | |
|--------------|----------------------------|--------------------|---------|------------------------|-------------------------|
| 0 LOTS | 14 UNITS DETACHED | TAX MAP & GRID: | 083 B-4 | 200 SHEET: | 205SE09 |
| 0 OUTLOTS | 262 UNITS ATTACHED | PLANNING AREA: | 78 | COUNCILMANIC DISTRICT: | 06 |
| 0 PARCELS | 0 UNITS MULTIFAMILY | ELECTION DISTRICT: | 15 | TIER: | DEVELOPED |
| 0 OUTPARCELS | 276 TOTAL UNITS | POLICE DIVISION: | 10 | GROWTH POLICY AREA: | ESTABLISHED COMMUNITIES |
| | 0 GROSS FLOOR AREA (SQ FT) | | | | |
| | | | II | | |

APA: N/A

| | | |
|--------------------|-----------------------------------|------------------------------|
| ZONING: | AUTHORITY: | FEE(S): |
| LCD 63.35 Acres | PLANNING BOARD PENDING 10/03/2024 | \$90.00 (Sign Posting Fee) |
| Total: 63.35 Acres | SDRC MEETING SCHEDULED 07/19/2024 | \$4,772.00 (Application Fee) |
| | | \$4,862.00 |

APPLICANT
STANLEY MARTIN HOMES
6404 IVY LANE, SUITE 600

20770

AGENT
RODGERS CONSULTING
1101 MERCANTILE LN, #280 20774
2409122182
NBALLARD@RODGERS.COM

OWNER(S)
WESTPHALIA MEADOWS, LLC; 2077 SOMERVILLE RD., SUITE 206; Annapolis, MD 21401

Assigned Reviewer: MITCHUM, JOSHUA



Cases Accepted or Approved between: 6/24/2024 and 6/30/2024

SE-22007 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26658

ACCEPTED: 06/28/2024

GAS LIGHT III SURFACE MINE; SE FOR SURFACING MINING IN THE PRIOR RA ZONE PURSUANT TO THE PRIOR ZONING ORDINANCE.

LOCATED SOUTH SIDE OF ACCOKEEK ROAD, ABOUT 3,850 FEET WEST OF THE INTERSECTION OF ACCOKEEK ROAD AND MCKENDREE ROAD.

| | | | | | |
|--------------|----------------------------|--------------------|---------|------------------------|-----------------------------|
| 0 LOTS | 0 UNITS DETACHED | TAX MAP & GRID: | 153 E-2 | 200 SHEET: | 220SE04 |
| 0 OUTLOTS | 0 UNITS ATTACHED | PLANNING AREA: | 85A | COUNCILMANIC DISTRICT: | 05 |
| 0 PARCELS | 0 UNITS MULTIFAMILY | ELECTION DISTRICT: | 11 | TIER: | DEVELOPING |
| 0 OUTPARCELS | 0 TOTAL UNITS | POLICE DIVISION: | 15 | GROWTH POLICY AREA: | RURAL AND AGRICULTURAL AREA |
| | 0 GROSS FLOOR AREA (SQ FT) | | VII | | |

APA: N/A

ZONING:

| | |
|--------|---------------------|
| AR | 350.42 Acres |
| Total: | 350.42 Acres |

AUTHORITY:

| | | |
|----------------|-----------|------------|
| PLANNING BOARD | PENDING | 09/05/2024 |
| SDRC MEETING | SCHEDULED | 07/19/2024 |

FEE(S):

| | |
|--------------------|--------------------|
| \$180.00 | (Sign Posting Fee) |
| \$20,512.00 | (Application Fee) |
| \$20,692.00 | |

APPLICANT

HOLCIM-MAR, INC.
6401 GOLDEN TRIANGLE DRIVE, SUITE 400
GREENBELT, MD 20770

AGENT

MATTHEW C. TEDESCO, ESQ.
6404 IVY LANE, SUITE 820
GREENBELT, MD 20770
301-441-2420
Mtedesco@mhlawyers.com

OWNER(S)

HOLCIM-MAR, INC.; 6401 GOLDEN TRIANGLE DR., SUITE 400; Greenbelt, MD 20770

Assigned Reviewer: PRICE, TODD



Cases Accepted or Approved between: 6/24/2024 and 6/30/2024

ADQ-2023-058

APPROVED IN SPECIFIED RANGE

EVENT ID: 27667

AUTOZONE HYATTSVILLE; ONE PARCEL FOR 7,348 SQUARE FEET OF COMMERCIAL DEVELOPMENT.

ACCEPTED: 05/06/2024

8520 CENTRAL AVE HYATTSVILLE

| | | | | | |
|--------------|--------------------------------|--------------------|---------|------------------------|-------------------------|
| 0 LOTS | 0 UNITS DETACHED | TAX MAP & GRID: | 067 C-4 | 200 SHEET: | 201NE08 |
| 0 OUTLOTS | 0 UNITS ATTACHED | PLANNING AREA: | 72 | COUNCILMANIC DISTRICT: | 05 |
| 1 PARCELS | 0 UNITS MULTIFAMILY | ELECTION DISTRICT: | 13 | TIER: | |
| 0 OUTPARCELS | 0 TOTAL UNITS | POLICE DIVISION: | 11 | GROWTH POLICY AREA: | ESTABLISHED COMMUNITIES |
| | 7,348 GROSS FLOOR AREA (SQ FT) | | III | | |

APA: N/A

ZONING:

| | |
|--------|-------------------|
| CGO | 0.82 Acres |
| Total: | 0.82 Acres |

AUTHORITY:

| | | |
|-------------------|----------|------------|
| PLANNING DIRECTOR | APPROVED | 06/27/2024 |
|-------------------|----------|------------|

APPLICANT

AZ HYATTSVILLE LLC
 20 SOUTH OLIVE STREET SUITE 203
 19063
 8043577998
 JAY@WRIGHTLD.COM

AGENT

IMEG
 4601 FORBES BLVD, SUITE 140
 20706
 2404017360

Assigned Reviewer: GUPTA, MRIDULA