

Cases Accepted or Approved Between:  
12/21/2025 and 12/27/2025

<b>NRI-2025-0146</b>	ACCEPTED OR APPROVED IN SPECIFIED RANGE
<b>ACCEPTED DATE :</b> <b>STATUS : Pending</b>	GALILEE BAPTIST CHURCH & SENIOR VILLAS OF CANA; FULL NRI FOR THE APPROXIMATELY 50-ACRES OF LAND BETWEEN 2 PARCELS, OWNED BY GALILEE BAPTIST CHURCH, LOCATED ON THE EAST SIDE OF WOODYARD ROAD NEAR THE CROSS STREET AT WELSHIRE DRIVE, IN UPPER MARLBORO MD; 6100 WOODYARD RD, LOCATED ON THE EAST SIDE OF WOODYARD ROAD NEAR THE CROSS STREET AT WELSHIRE DRIVE, IN UPPER MARLBORO MD
<b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	6100 WOODYARD ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-A4, 100-B3, 100-B4	200 SHEET:	209SE09, 208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

<b><u>ZONING:</u></b>	
AR	49.99 Acres
Total:	<b>49.99</b> Acres

**APPLICANT**  
DEWBERRY ENGINEERS, INC.

**AGENT**

**PROPERTY OWNER**  
GALILEE BAPTIST CHURCH

Cases Accepted or Approved Between:  
12/21/2025 and 12/27/2025

**NRI-EL-2025-0033**  
  
**ACCEPTED DATE : 12/22/2025**  
**STATUS : Approved**

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
5514 GLEN AVENUE, LOTS 14 & 15, BLOCK G; CONSTRUCTION OF SINGLE-FAMILY DWELLING.; 500 FT NORTH OF INTERSECTION OF ELECTRIC AVENUE AND GLEN AVENUE.  
  
5514 GLEN AVENUE, LANHAM, MD 20706  
  
**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	45-B2	200 SHEET:	207NE10
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
  
 NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
  
 RR 0.34 Acres  
 Total: **0.34** Acres

**APPLICANT**  
 SCHAEFER HOMES

**AGENT**

**PROPERTY OWNER**  
 NORMAN & CELISTER EVANS

**Cases Accepted or Approved Between:  
 12/21/2025 and 12/27/2025**

**PRE-APP-2025-0123**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

WESTPHALIA TOWN CENTER - RETAIL; DETAILED SITE PLAN AND AMENDMENT TO CSP-07004 (AS NEEDED) TO ACCOMMODATE THE DEVELOPMENT OF COMMERCIAL/RETAIL USES, SINGLE-FAMILY ATTACHED (TOWNHOUSE) DWELLING UNITS, TWO-FAMILY ATTACHED ( 2-OVER-2) DWELLING UNITS, AND ASSOCIATED INFRASTRUCTURE AND A...; NORTHEAST CORNER OF MD 4 (PENNSYLVANIA AVENUE) AND MD 373 (WOODYARD ROAD). THE SUBJECT PROPERTY IS IN THE LOWER SOUTHEAST QUADRANT OF THE WESTPHALIA TOWN CENTER PROJECT.

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

4999 MELWOOD ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-A1, 100-A2, 99-F1	200 SHEET:	207SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

APA: N/A

PRE-APPLICATION

**ZONING:**

MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	72.07 Acres
TAC-e (TOWN ACTIVITY CENTER (EDGE))	72.07 Acres
<b>Total:</b>	<b>144.14 Acres</b>

**Zoning Acreage Breakdown**

Current Zoning	Prior Zoning	Zoning Acreage
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	M-I-O (MILITARY INSTALLATION OVERLAY)	72.0668
TAC-e (TOWN ACTIVITY CENTER (EDGE))	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	72.0668

**APPLICANT**  
 MCNAMEE HOSEA P.A.

**AGENT**

**PROPERTY OWNER**  
 WALTON WESTPHALIA EUROPE, LP

Cases Accepted or Approved Between:  
12/21/2025 and 12/27/2025

TCP1-2025-0035

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/17/2025

STATUS : Pending

OAK CREEK CLUB - LANDBAY T; CREATE 28 SINGLE FAMILY DETACHED LOTS. EIGHT (8) LOTS WILL BE IN THE R-L ZONE AND 20 LOTS WILL BE IN L-A-C ZONE; LOCATED AT THE NORTH-EAST QUADRANT OF THE INTERSECTION OF MARY BOWIE PARKWAY AND SOUTH CHURCH ROAD.

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	69-E4, 76-E1	200 SHEET:	201SE13, 201SE12
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
TCP1 - COMPANION

**ZONING:**  

LCD8.11 Acres

Total:8.11 Acres

APA: N/A

**APPLICANT**  
CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**  
CARROLLTON OAK CREEK, LLC

Cases Accepted or Approved Between:  
12/21/2025 and 12/27/2025

TCP2-2025-0103

ACCEPTED DATE :

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

COOL SPRINGS ELEMENTARY SCHOOL; MODERNIZATION OF EXISTING ELEMENTARY SCHOOL; ON INTERSECTION OF RIGGS ROAD AND MEZZEROTT ROAD

8910 RIGGS ROAD, HYATTSVILLE, MD 20783

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	24-D4, 24-D3	200 SHEET:	211NE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	65	COUNCILMANIC DISTRICT:	2
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**  
TCP2 - STAND ALONE

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RR

21.00 Acres

Total:

21.00 Acres

APPLICANT

NORTON LAND DESIGN LLC

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:  
12/21/2025 and 12/27/2025

WCO-SE-2025-0097

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/23/2025  
STATUS : Approved

WSSC WATER CATHODIC PROTECTION PROJECT #BM6140A16; INSTALLATION OF CATHODIC PROTECTION RECTIFIER FOR TRANSMISSION MAIN CORROSION CONTROL.; KNOX ROAD AND RHODE ISLAND AVENUE

7307 RHODE ISLAND AVENUE, COLLEGE PARK, MD 20740

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	33-D4	200 SHEET:	209NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

STANDARD EXEMPTION (WCO-SE)

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

RMF-20, RSF-65	0.64 Acres
Total:	<b>0.64</b> Acres

APPLICANT  
WSSC WATER

AGENT

PROPERTY OWNER  
CITY OF COLLEGE PARK