

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

ACL-2026-0001

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/18/2026
STATUS : Pending

MARLBORO PIKE DUNKIN'; MARLBORO PIKE DUNKIN - SECTION 4.8 BUILDING FRONTAGE LANDSCAPE REQUIREMENTS; THE ENTRANCE TO THE SITE IS APPROXIMATELY 370' NORTH WEST OF THE INTERSECTION OF MARLBORO PIKE AND FORESTVILLE RD, AND APPROXIMATELY 3,075' NORTH WEST OF THE INTERSECTION OF PENNSYLVANIA AVE AND THE CAPITAL BELTWAY.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7620 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	81-F4	200 SHEET:	205SE07, 204SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: STAND ALONE

ZONING:	
CGO	0.69 Acres
Total:	0.69 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
ERIC GARVEY

AGENT

PROPERTY OWNER
SACHIN SHAH

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

CDP-9902-06

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/17/2025
STATUS : Pending
APPROVED DATE: 03/19/2026

OAK CREEK CLUB - LANDBAY T; AMENDMENT TO DEVELOPMENT PARCEL M TO INCREASE DENSITY FOR THE DEVELOPMENT OF 28 SINGLE-FAMILY DETACHED DWELLING UNITS IN THE R-L AND L-A-C ZONES; LOCATED AT THE NORTH-EAST QUADRANT OF THE INTERSECTION OF MARY BOWIE PARKWAY AND SOUTH CHURCH ROAD.

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	28	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)			APA:	N/A

AUTHORITY: AMENDMENT - BOARD LEVEL

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	3.24 Acres
Total:	3.24 Acres

Planning Board		
Hearing Date	Decision	Notes
03/19/2026	Continued	Continued to 03-26-2026
03/26/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	L-A-C (LOCAL ACTIVITY CENTER)	3.24
LCD (LEGACY COMPREHENSIVE DESIGN)		3.24

APPLICANT
CARROLLTON OAK CREEK, LLC

AGENT

PROPERTY OWNER
CARROLLTON OAK CREEK, LLC

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

CDP-9903-05

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/17/2025
STATUS : Pending
APPROVED DATE: 03/19/2026

OAK CREEK CLUB - LANDBAY T; AMENDMENT TO DEVELOPMENT PARCEL M TO INCREASE DENSITY FOR THE DEVELOPMENT OF 28 SINGLE-FAMILY DETACHED DWELLING UNITS IN THE R-L AND L-A-C ZONES; LOCATED AT THE NORTH-EAST CORNER OF THE INTERSECTION OF MARY BOWIE PARKWAY AND SOUTH CHURCH ROAD. THE SUBJECT PROPE

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	28	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)			APA:	N/A

AUTHORITY: AMENDMENT - BOARD LEVEL

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	4.87 Acres
Total:	4.87 Acres

Planning Board		
Hearing Date	Decision	Notes
03/20/2026	Continued	Continued to 03/26/2026
03/26/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	L-A-C (LOCAL ACTIVITY CENTER)	4.87
LCD (LEGACY COMPREHENSIVE DESIGN)		4.87

APPLICANT
CARROLLTON OAK CREEK, LLC

AGENT

PROPERTY OWNER
CARROLLTON OAK CREEK, LLC

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

FPS-2025-0038

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

HOPE VILLAGE; HOPE VILLAGE, PLAT 1; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

50	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
7	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)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	3.34 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	3.34 Acres
Total:	6.68 Acres

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	M-I-O (MILITARY INSTALLATION OVERLAY)	3.34
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	3.34

APPLICANT

CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER

ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,
MARYLAND

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

FPS-2025-0045

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

HOPE VILLAGE; HOPE VILLAGE, PLAT 2; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

**ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS**

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33	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)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.00 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	34.24 Acres
Total:	34.24 Acres

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	34.24
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		34.24
	M-I-O (MILITARY INSTALLATION OVERLAY)	0

Variation/Variance	
Section	Definition
24-128(b)(7)(A)	Private Road and Easements in Comprehensive Design and Mixed Use Zones

APPLICANT
CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,
MARYLAND

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

FPS-2025-0046

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

HOPE VILLAGE; HOPE VILLAGE, PLAT 3; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33	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)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
RMF-48/MIO	37.61 Acres
Total:	37.61 Acres

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,
 MARYLAND

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

FPS-2025-0047

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

HOPE VILLAGE; HOPE VILLAGE, PLAT 4; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

**ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS**

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33	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)			APA:	N/A

AUTHORITY: MINOR

ZONING:	
RMF-48/MIO	37.61 Acres
Total:	37.61 Acres

Planning Board		
Hearing Date	Decision	Notes
03/20/2026		

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,
 MARYLAND

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

FPS-2025-0048

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

HOPE VILLAGE; HOPE VILLAGE, PLAT 5; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

**ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS**

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33	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)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
RMF-48/MIO	37.61 Acres
Total:	37.61 Acres

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,
 MARYLAND

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

FPS-2025-0049

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

HOPE VILLAGE; HOPE VILLAGE, PLAT 6; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

42	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
5	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)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	34.24 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	34.24 Acres
Total:	68.48 Acres

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		34.24
	M-I-O (MILITARY INSTALLATION OVERLAY)	0
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		34.24
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	34.24

Variation/Variance	
Section	Definition
24-128(b)(7)(A)	Private Road and Easements in Comprehensive Design and Mixed Use Zones

APPLICANT
CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,
MARYLAND

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

FPS-2025-0050

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

HOPE VILLAGE; HOPE VILLAGE, PLAT 7; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

**ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS**

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33	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)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	34.24 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	34.24 Acres
Total:	68.48 Acres

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		34.24
	M-I-O (MILITARY INSTALLATION OVERLAY)	0
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		34.24
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	34.24

Variation/Variance	
Section	Definition
24-128(b)(7)(A)	Private Road and Easements in Comprehensive Design and Mixed Use Zones

APPLICANT
CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,
MARYLAND

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

FPS-2025-0051

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

HOPE VILLAGE; HOPE VILLAGE, PLAT 8; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

**ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS**

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33	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)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.00 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	34.24 Acres
Total:	34.24 Acres

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	34.24
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		34.24
	M-I-O (MILITARY INSTALLATION OVERLAY)	34.24

Variation/Variance	
Section	Definition
24-128(b)(7)(A)	Private Road and Easements in Comprehensive Design and Mixed Use Zones

APPLICANT

CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER

ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,
MARYLAND

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

FPS-2025-0052

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

HOPE VILLAGE; HOPE VILLAGE, PLAT 9; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD
 AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MD 223 (WOODYARD ROAD) AND MARLBORO PIKE.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33	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)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.00 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	34.24 Acres
Total:	34.24 Acres

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	34.24
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		34.24
	M-I-O (MILITARY INSTALLATION OVERLAY)	34.24

Variation/Variance	
Section	Definition
24-128(b)(7)(A)	Private Road and Easements in Comprehensive Design and Mixed Use Zones

APPLICANT
CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,
MARYLAND

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

NRI-2026-0018

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/16/2026
STATUS : Pending

1430 FARMINGTON RD; NRI FOR SINGLE FAMILY DWELLING W/DRIVEWAY; 600' WEST OFF LIVINGSTON RD ON FARMINGTON ROAD EAST AND THENCE BEING NORTH THEREOF

1430 FARMINGTON ROAD EAST, ACCOKEEK, MD 20607

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	152-C1	200 SHEET:	219SE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RE	5.00 Acres
Total:	5.00 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 SPLIT SECOND PERMITS

AGENT

PROPERTY OWNER
 ANISHA ANDERSON & MAURICE PERRY

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

PPS-2024-015

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 9/29/2025
STATUS : Approved
APPROVED DATE: 03/19/2026

GRANDHAVEN; GRANDHAVEN: 89 LOTS AND 14 PARCELS FOR 89 SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS; ON THE SOUTH SIDE OF HEATHERMORE BOULEVARD, APPROXIMATELY 1,800 FEET EAST OF ITS INTERSECTION WITH FAIRHAVEN AVENUE.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

8800 GRANDHAVEN, UPPER MARLBORO,

89	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	119-B2	200 SHEET:	211SE11, 212SE11
0	OUTLOTS	89	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
14	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	89	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR RESIDENTIAL

ZONING:	
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	11.02 Acres
Total:	11.02 Acres

Planning Board		
Hearing Date	Decision	Notes
02/26/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-18 (MULTIFAMILY MEDIUM-DENSITY RESIDENTIAL)	11.02
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)		11.02

APPLICANT

CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER

OB LLC

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

PRE-APP-2026-0047

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

ROBERTS SUBDIVISION; CONSTRUCTION OF A MINOR SUBDIVISION OF THREE LOTS; APPROXIMATELY 0.3 MILES NORTH FROM THE INTERSECTION OF SOUTH SPRINGFIELD RD AND SPRINGFIELD CT

14411 SOUTH SPRINGFIELD ROAD, BRANDYWINE, MD 20613

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	143-E4, 143-F4, 153-E1, 153-F1	200 SHEET:	219SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
AR	9.30 Acres
Total:	9.30 Acres

APPLICANT
 ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
 KENNETH ROBERTS

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

PRE-APP-2026-0048

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

TOURNAMENT COURT SUBDIVISION; RESUBDIVISION OF TOURNAMENT COURT SUBDIVISION TO SAVE THE WETLANDS AND ENVIRONMENTAL FEATURES; 6600 TOURNAMENT COURT THROUGH 6713 TOURNAMENT COURT

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

6713 TOURNAMENT COURT, SUITLAND, MD 20746

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	89-D4	200 SHEET:	206SE06, 207SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

<u>ZONING:</u>	
RSF-95	4.99 Acres
Total:	4.99 Acres

APPLICANT
 PROFESSIONAL DESIGN GROUP, INC

AGENT

PROPERTY OWNER
 TOM SHADMAN

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

TCP2-2026-0017

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

MEADOWS AT WESTMORE; A PROPOSED REVISION TO THE CURRENT TCP2 TO ACCOUNT FOR CONFLICTS WITH THE STORM DRAIN AND WOODLAND CONSERVATION EASEMENTS.; WEST OF THE INTERSECTION OF WESTPHALIA ROAD AND RITCHIE MARLBORO ROAD

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

10701 WESTPHALIA ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	91-C1, 83-B4, 91-B1	200 SHEET:	205SE10, 205SE09
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:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP2 - STAND ALONE

ZONING:	
LCD	63.35 Acres
Total:	63.35 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

TCP2-2026-0018

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

METRO CITY; MIXED USE DEVELOPMENT; 4,000 FEET SOUTHWEST FROM THE INTERSECTION OF OLD CENTRAL AVENUE (RTE. 214) AND ADDISON ROAD.

6300 METRO CITY STREET, CAPITOL HEIGHTS,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	73-C3	200 SHEET:	202SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP2 - COMPANION

<u>ZONING:</u>	
RMF-48	27.59 Acres
Total:	27.59 Acres

APPLICANT
 CAPITOL DEVELOPMENT DESIGN INC.

AGENT

PROPERTY OWNER
 NEAL BOBYS

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

TCP2-2026-0019

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/24/2026
STATUS : Pending

LANDOVER METRO; LANDOVER METRO - DEVELOPMENT OF 260 MULTIFAMILY DWELLING UNITS WITH ASSOCIATED INFRASTRUCTURE AND AMENITIES.; ON THE NORTH SIDE OF OLD LANDOVER ROAD, APPROXIMATELY 175 FEET WEST OF ITS INTERSECTION WITH PENNSY DRIVE

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

6900 LANDOVER ROAD, HYATTSVILLE, MD 20785

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	59-D1, 59-C1	200 SHEET:	204NE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP2 - COMPANION

<u>ZONING:</u>	
LTO-C	8.74 Acres
Total:	8.74 Acres

APPLICANT
SOLTESZ

AGENT

PROPERTY OWNER
STANDARD COMMUNITIES

**Cases Accepted or Approved Between:
 3/16/2026 and 3/22/2026**

WCO-SE-2026-0034

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved

ALLENTOWN TENNIS COURTS; REFINISHING OF EXISTING TENNIS COURTS AND ADDING SWM ASSOCIATED FACILITIES; INTERSECTION OF ALLENTOWN ROAD & TEMPLE HILL ROAD

7210 ALLENTOWN ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	106-D3, 106-D2	200 SHEET:	210SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

ZONING:	
RSF-95	10.51 Acres
Total:	10.51 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
M-NCPPC

AGENT

PROPERTY OWNER
M-NCPPC

