

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: 4-21040 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 3/4/2024 **PROJECT NAME:** IMBERLEY TOWNHOMES

APPROVED DATE: 09/17/2026 **PLAN DESCRIPTION:** IMBERLEY TOWNHOMES - THREE PARCELS FOR RESIDENTIAL DEVELOPMENT CONSISTING OF 170 CONDOMINIUM DWELLING UNITS.

STATUS: Approved **GEOGRAPHIC LOCATION:** NORTHWEST QUADRANT OF THE INTERSECTION OF BRIGHTSEAT ROAD AND SHERIFF ROAD

ADDRESS: 1990 BRIGHTSEAT ROAD, LANDOVER,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0 **UNITS DETACHED:** 0 **TAX MAP & GRID:** 60-B4, 60-B3 **200 SHEET:** 203NE08, 203NE07

OUTLOTS: 0 **UNITS ATTACHED:** 170 **PLANNING AREA:** 72 **COUNCILMANIC DISTRICT:** 5

PARCELS: 3 **UNITS MULTIFAMILY:** 0 **ELECTION DISTRICT:** 13 **GROWTH POLICY AREA:** ESTABLISHED COMMUNITIES

OUTPARCELS: 0 **TOTAL UNITS:** 0 **POLICE DIVISION:** III **TIER:** 1

GROSS FLOOR AREA (SF): 0 **APA:** N/A

AUTHORITY: LEGACY - PRELIMINARY PLAN OF SUBDIVISION

Current Zoning Information	
Current Zoning	Acreage
AG (AGRICULTURE AND PRESERVATION)	4.89 Acres
TAC-c (TOWN ACTIVITY CENTER (CORE))	17.23 Acres
Total:	22.12 Acres

Planning Board		
Hearing Date	Decision	Notes
06/27/2024	Approval with Conditions	
09/17/2026		1-year Extension Request

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	17.23
	O-S (OPEN SPACE)	4.89
AG (AGRICULTURE AND PRESERVATION)		4.89
TAC-c (TOWN ACTIVITY CENTER (CORE))		17.23

APPLICANT
NEIGHBORHOOD PARTNERS 100, LLC

AGENT

PROPERTY OWNER
NEIGHBORHOOD PARTNERS 100, LLC

Variation/Variance	
Section	Definition
24-121(a)(19)()	Condominium townhouse dwelling unit conversion to fee simple

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: ACL-2026-0013

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 9/18/2026

PROJECT NAME: VENUE II

APPROVED DATE:

PLAN DESCRIPTION: THE VENUE II - SECTION 4.10

STATUS: Pending

GEOGRAPHIC LOCATION: LOCATED ON THE NORTH SIDE OF RITCHIE MARLBORO ROAD, APPROXIMATELY 2,000 FEET EAST OF ITS INTERSECTION WITH I 95/495 (CAPITAL BELTWAY)

ADDRESS: 1700 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:

UNITS DETACHED: 0

TAX MAP & GRID: 74-F4, 74-E4

200 SHEET: 202SE09, 203SE09

OUTLOTS: 0

UNITS ATTACHED: 0

PLANNING AREA: 73

COUNCILMANIC DISTRICT: 6

PARCELS: 0

UNITS MULTIFAMILY: 0

ELECTION DISTRICT: 13

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

OUTPARCELS: 0

TOTAL UNITS: 0

POLICE DIVISION: II

TIER: 2

GROSS FLOOR AREA (SF): 0

APA: N/A

AUTHORITY: COMPANION

Current Zoning Information	
Current Zoning	Acreage
RSF-65, RSF-A	45.39 Acres
Total:	45.39 Acres

APPLICANT
 GLW

AGENT

PROPERTY OWNER
 SEVAG BALIAN

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: CDP-9306-06

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 4/6/2026

PROJECT NAME: BAILEY'S VILLAGE LOT 10

APPROVED DATE: 09/14/2026

PLAN DESCRIPTION: BAILEY'S VILLAGE, LOT 10 - AMENDMENT TO REDUCE THE MINIMUM AMOUNT OF RETAIL/OFFICE SPACE TO A RANGE OF 6,000 TO 10,000 SQUARE FEET WITHIN THE L-A-C ZONED AREA AND UPDATE THE ASSOCIATED CDP SITE PLAN AND TEXT TO REFLECT THESE CHANGES

STATUS: Approved

GEOGRAPHIC LOCATION: SOUTH OF FLORAL PARK ROAD, AT ITS INTERSECTION WITH SAINT MARY'S VIEW ROAD

ADDRESS: 2501 SAINT MARYS VIEW ROAD, ACCOKEEK, MD 20607

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 142-F2, 142-E2	200 SHEET: 217SE03, 218SE03
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 84	COUNCILMANIC DISTRICT: 9
PARCELS: 0	UNITS MULTIFAMILY: 36	ELECTION DISTRICT: 5	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VII	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: AMENDMENT - BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)	1.65 Acres
Total:	1.65 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		1.65
	L-A-C (LOCAL ACTIVITY CENTER)	1.65

APPLICANT
WYL FLATS

AGENT

PROPERTY OWNER
WYL FLATS

Planning Board		
Hearing Date	Decision	Notes
06/18/2026	Approval with Conditions	PGCPB No. 2026-040

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: FPS-2026-0030

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 3/3/2026

PROJECT NAME: WALKER MILL WAREHOUSE

APPROVED DATE: 09/17/2026

PLAN DESCRIPTION: WALKER MILL WAREHOUSE - ONE PARCEL FOR 79,900 SQUARE FEET OF INDUSTRIAL DEVELOPMENT

STATUS: Approved

GEOGRAPHIC LOCATION: WEST SIDE OF SOUTH ADDISON ROAD AT ITS INTERSECTION WITH WALKER MILL ROAD

ADDRESS: 6666 WALKER MILL ROAD, CAPITOL HEIGHTS,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 73-D4, 73-C4	200 SHEET: 202SE06
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 75A, 75B	COUNCILMANIC DISTRICT: 7
PARCELS: 1	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 18	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VIII	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)	1.68 Acres
IE (INDUSTRIAL, EMPLOYMENT)	4.76 Acres
Total:	6.44 Acres

Planning Board		
Hearing Date	Decision	Notes
	Approval with Conditions	
09/17/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)		1.68
IE (INDUSTRIAL, EMPLOYMENT)		4.76
	I-1 (LIGHT INDUSTRIAL)	4.76
	C-O (COMMERCIAL OFFICE)	1.68

APPLICANT
WALKER MILL DEVELOPMENT GROUP LLC

AGENT

PROPERTY OWNER
WALKER MILL DEVELOPMENT GROUP

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: FPS-2026-0038

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 9/4/2026

PROJECT NAME: JUNICA BRANDYWINE

APPROVED DATE: 09/17/2026

PLAN DESCRIPTION: JUNICA BRANDYWINE, PARCEL 1

STATUS: Approved

GEOGRAPHIC LOCATION: APPROX. 800 FEET WEST OF THE INTERSECTION OF BRANDYWINE ROAD AND BRANCH AVENUE (MD 5).

ADDRESS: 13500 BRANDYWINE ROAD, BRANDYWINE, MD 20613

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 4	UNITS DETACHED: 0	TAX MAP & GRID: 144-F2, 144-E2	200 SHEET: 217SE07
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 85A	COUNCILMANIC DISTRICT: 9
PARCELS: 1	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 11	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: V	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)	6.28 Acres
Total:	6.28 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)		6.28
	C-O (COMMERCIAL OFFICE)	6.28

APPLICANT
KATHY JENNINGS

AGENT

PROPERTY OWNER
JUNICA BRANDYWINE VILLAGE, LLC

Planning Board		
Hearing Date	Decision	Notes
09/17/2026	Approval	

Variation/Variance	
Section	Definition
25-122(b)(1)(G)	Preservation of specimen, champion or historic trees

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: NRI-2026-0075		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 9/18/2026		PROJECT NAME: CHERRY TREE CROSSING	
APPROVED DATE:		PLAN DESCRIPTION: AUTOMOBILE SERVICE STATION	
STATUS: Pending		GEOGRAPHIC LOCATION: 14124 BRANDYWINE ROAD, BRANDYWINE, MARYLAND, 20613	
ADDRESS: 14124 BRANDYWINE ROAD, BRANDYWINE, MD 20613			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 145-D3	200 SHEET: 218SE08
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 85A	COUNCILMANIC DISTRICT: 9
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 11	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: V	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
CGO	1.09 Acres
Total:	1.09 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
CHARLES P. JOHNSON & ASSOCIATES, INC.		NIBAL ZAATRA

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: NRI-2026-0078

ACCEPTED DATE: 9/14/2026

APPROVED DATE:

STATUS: Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

PROJECT NAME: ZUG DEVELOPMENT

PLAN DESCRIPTION: CONSTRUCTION OF A WAREHOUSE WITH SWM FACILITIES AND WATER AND SEWER CONNECTIONS.

GEOGRAPHIC LOCATION: EAST FROM THE INTERSECTION OF RAILROAD CROSSING AND ZUG RD.

ADDRESS: 8419 ZUG ROAD, BOWIE, MD 20720

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:

OUTLOTS: 0

PARCELS: 0

OUTPARCELS: 0

UNITS DETACHED: 0

UNITS ATTACHED: 0

UNITS MULTIFAMILY: 0

TOTAL UNITS: 0

GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 29-A3

PLANNING AREA: 71B

ELECTION DISTRICT: 14

POLICE DIVISION: II

200 SHEET: 211NE11

COUNCILMANIC DISTRICT: 4

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

TIER: 2

APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
IE	1.65 Acres
Total:	1.65 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
 TKARC, LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: NRI-2026-0081 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 9/14/2026 **PROJECT NAME:** MOORE PROPERTY
APPROVED DATE: **PLAN DESCRIPTION:** FULL NRI PLAN BASED ON THE LATEST FIELD VISIT TO SUPPORT THE PREPARATION OF FUTURE FINAL ENGINEERING PLANS AND PERMIT SUBMISSIONS.
STATUS: Pending **GEOGRAPHIC LOCATION:** SITE LOCATED S OF THE END OF DOWER HOUSE ROAD AND NORTH OF THE END OF MERIDIAN HILLWAY. WEST SIDE OF MOORE'S WAY
ADDRESS: 4705 MOORES WAY, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 90-F4, 90-F3, 90-E3, 90-E4	200 SHEET: 206SE08, 207SE09, 206SE09
OUTLOTS: 0	UNITS ATTACHED: 0		COUNCILMANIC DISTRICT: 6
PARCELS: 0	UNITS MULTIFAMILY: 0	PLANNING AREA: 78	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	ELECTION DISTRICT: 15	TIER: 2
	GROSS FLOOR AREA (SF): 0	POLICE DIVISION: VIII	APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
TAC-E	47.51 Acres
Total:	47.51 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
DLEE CONSULTING & DESIGN		EVANGEL CATHEDRAL INC. RE

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: NRI-2026-0088 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** MERIDIAN AT CHAPEL OAKS

APPROVED DATE: **PLAN DESCRIPTION:** FULL NATURAL RESOURCE INVENTORY FOR A REDEVELOPMENT PROJECT OFF OF 5354 SHERIFF ROAD.

STATUS: Pending **GEOGRAPHIC LOCATION:** NORTH SIDE OF SHERIFF ROAD BETWEEN ITS INTERSECTIONS WITH GORHAM DRIVE AND FARMINGDALE AVENUE

ADDRESS: 5354 SHERIFF ROAD, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 65-F1	200 SHEET: 202NE05
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 5
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 18	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: III	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
CGO	1.94 Acres
Total:	1.94 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
BRADLEY SITE DESIGN		MERIDIAN HILL BAPTIST CHURCH

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: NRI-2026-0089

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

PROJECT NAME: KRAMER DOWER HOUSE ROAD

APPROVED DATE:

PLAN DESCRIPTION: PARKING LOT TO BE DEVELOPED ON DOWER HOUSE ROAD BETWEEN MARLBORO PIKE AND OLD MARLBORO PIKE ON PARCEL 1762392

STATUS: Pending

GEOGRAPHIC LOCATION: DOWER HOUSE ROAD MD 20762
BETWEEN MARLBORO PIKE AND OLD MARLBORO

ADDRESS:

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 99-D1	200 SHEET: 207SE08
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 77	COUNCILMANIC DISTRICT: 9
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 15	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: V	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
CS	4.15 Acres
Total:	4.15 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
VHB

AGENT

PROPERTY OWNER
KRAMER ENTERPRISES LLC

PLAN NUMBER: PRE-APP-2026-0133 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

PROJECT NAME: CEDAR LN CHILDCARE CENTER

APPROVED DATE:

PLAN DESCRIPTION: THE APPLICANT PROPOSES TO CONVERT THE EXISTING 1,852-SQUARE-FOOT DWELLING INTO A LICENSED CHILD-CARE CENTER. THE PROPOSAL DOES NOT INCLUDE CONSTRUCTION OF A NEW PRINCIPAL BUILDING, SUBDIVISION OF THE PROPERTY, OR AN INCREASE IN THE NUMBER OF RESIDENT...

STATUS: Pending

GEOGRAPHIC LOCATION: LOT 16; BLOCK 6; SECTION 1; CEDAR LN BELTSVILLE, MD

ADDRESS: 11308 CEDAR LANE, BELTSVILLE, MD 20705

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 18-F1, 12-F4	200 SHEET: 214NE05
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 61	COUNCILMANIC DISTRICT: 1
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 1	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VI	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	Acreage
RR	0.34 Acres
Total:	0.34 Acres

APPLICANT
KERINNE BROWNE

AGENT

PROPERTY OWNER
KERINNE BROWNE

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: TCP2-2026-0029

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 9/14/2026

APPROVED DATE:

STATUS: Pending

PROJECT NAME: PRINCESS GARDENS MURUGAN TEMPLE SITE

PLAN DESCRIPTION: REMOVING AN EXISTING GAZEBO, A SHED, AND A FEW EXISTING TREES AND MINOR GRADING TO BUILD NEW BUILDINGS, A PROPOSED WALKWAY, AND BIO RETENTION.

GEOGRAPHIC LOCATION: PRINCESS GARDEN PKWY AND HICKORY HILL AVE.

ADDRESS: 6300 PRINCESS GARDEN PARKWAY, LANHAM, MD 20706

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:

OUTLOTS: 0

PARCELS: 0

OUTPARCELS: 0

UNITS DETACHED: 0

UNITS ATTACHED: 0

UNITS MULTIFAMILY: 0

TOTAL UNITS: 0

GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 44-A1, 44-B2, 44-A2, 44-B1

PLANNING AREA: 69, 70

ELECTION DISTRICT: 20

POLICE DIVISION: I, II

200 SHEET: 208NE07

COUNCILMANIC DISTRICT: 3

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

TIER: 2, 1

APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
RSF-95, RSF-65	11.45 Acres
Total:	11.45 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 BENGAL ENGINEERS

AGENT

PROPERTY OWNER
☐

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: TCP2-2026-0071 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** CORNERSTONE COMMONS

APPROVED DATE: **PLAN DESCRIPTION:** PRELIMINARY PLAN OF SUBDIVISION, CERTIFICATE OF ADEQUACY, AND DETAILED SITE PLAN TO ACCOMMODATE FOR THE DEVELOPMENT OF APPROXIMATELY 186 SINGLE FAMILY ATTACHED UNITS IN THE R

STATUS: Pending **GEOGRAPHIC LOCATION:** NORTH SIDE OF CENTRAL AVENUE APPROXIMATELY 850 FEET WEST OF ITS INTERSECTION WITH HILL ROAD.

ADDRESS: 7230 CENTRAL AVENUE, CAPITOL HEIGHTS,

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 66-E4, 66-F4	200 SHEET: 201NE07, 201SE07, 201NE06
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 7
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 18	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: III	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP2 - COMPANION

Current Zoning Information	
Current Zoning	Acreage
RMF-20	29.32 Acres
Total:	29.32 Acres

APPLICANT RODGERS CONSULTING	AGENT	PROPERTY OWNER NVR, INC.
--	--------------	------------------------------------

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: TCP2-2026-0072

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

APPROVED DATE:

STATUS: Pending

PROJECT NAME: 6711 BURCH HILL ROAD

PLAN DESCRIPTION: TCP 2 SINGLE FAMILY DWELLING

GEOGRAPHIC LOCATION: 1 MILE NORTHWEST OF MD 381 AND MD 5 INTERSECTION

ADDRESS: 6711 BURCH HILL ROAD, BRANDYWINE, MD 20613

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:

OUTLOTS: 0

PARCELS: 0

OUTPARCELS: 0

UNITS DETACHED: 0

UNITS ATTACHED: 0

UNITS MULTIFAMILY: 0

TOTAL UNITS: 0

GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 134-D3

PLANNING AREA: 85A

ELECTION DISTRICT: 11

POLICE DIVISION: V

200 SHEET: 216SE06

COUNCILMANIC DISTRICT: 9

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

TIER: 2

APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information		Planning Board		
Current Zoning	Acreage	Hearing Date	Decision	Notes
RE	2.01 Acres			
Total:	2.01 Acres			

APPLICANT

SPLIT SECOND PERMITS

AGENT

PROPERTY OWNER

□

Page 22 of 26

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: TCP2-2026-0073		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE:		PROJECT NAME: CLYOPATRA WINERY VINEYARD VILLAGE RESORT - INITIAL	
APPROVED DATE:		PLAN DESCRIPTION: WINERY VINEYARD AND STORAGE BARN FOR AGRICULTURAL EQUIPMENT	
STATUS: Pending		GEOGRAPHIC LOCATION: NORTHEAST QUADRANT OF DUCKETTOWN ROAD AND JUPITER ROAD	
ADDRESS: 11904 DUCKETTOWN ROAD, LAUREL, MD 20708			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 28-E2	200 SHEET: 212NE10, 211NE10, 212NE11, 211NE11
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 71A	COUNCILMANIC DISTRICT: 4
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 14	GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS, ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2, 3
GROSS FLOOR AREA (SF): 0			APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
ROS	7.94 Acres
Total:	7.94 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
LCSJ SERVICES, LLC

AGENT

PROPERTY OWNER
IFEOMA C ONYIA

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/14/2026 and 9/20/2026

09/21/2026

PLAN NUMBER: ZMA-2025-007

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 5/4/2026

PROJECT NAME: 5541-5545 MARLBORO PIKE

APPROVED DATE: 09/16/2026

PLAN DESCRIPTION: REQUEST TO REZONE PROPERTY FROM RMF-20 TO RMF-48 ZONE

STATUS: Pending

GEOGRAPHIC LOCATION: 5545 MARLBORO PIKE

ADDRESS: 5545 MARLBORO PIKE, DISTRICT HEIGHTS,

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 2	UNITS DETACHED: 0	TAX MAP & GRID: 81-A1, 81-A2	200 SHEET: 203SE05
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 75A	COUNCILMANIC DISTRICT: 7
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 6	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VIII	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: ZONING MAP AMENDMENT - CURRENT

Current Zoning Information	
Current Zoning	Acreage
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	1.68 Acres
Total:	1.68 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)		1.68
	R-18 (MULTIFAMILY MEDIUM-DENSITY RESIDENTIAL)	1.68

APPLICANT
 HIJAZI & CARROLL, P.A.

AGENT

PROPERTY OWNER
 ZT OF MARYLAND LLC

Planning Board		
Hearing Date	Decision	Notes
07/23/2026	Approval	

