

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
10/12/2026 and 10/18/2026

10/19/2026

PLAN NUMBER: 4-22068		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 3/20/2024		PROJECT NAME: EAGLE LAKE CAMPGROUND & RESORT	
APPROVED DATE: 10/15/2026		PLAN DESCRIPTION: EAGLE LAKE CAMPGROUND AND RESORT - 5 PARCELS AND 1 OUTLOT FOR DEVELOPMENT OF A RECREATIONAL CAMPGROUND INCLUDING 300 CAMP SITES.	
STATUS: Approved		GEOGRAPHIC LOCATION: EAST AND WEST SIDES OF BRANDYWINE ROAD, APPROX. 2200 FT SOUTH OF ITS INTERSECTION WITH NORTH KEYS ROAD	
ADDRESS: BRANDYWINE ROAD, BRANDYWINE,			
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 146 C-4	200 SHEET: 219SE10
OUTLOTS: 1	UNITS ATTACHED: 0	PLANNING AREA: 85B - Cedarville & Vicinity	COUNCILMANIC DISTRICT: 09
PARCELS: 5	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 11	GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREA
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: V-CLINTON	TIER:
GROSS FLOOR AREA (SF): 0			APA: N/A

AUTHORITY: MAJOR NON-RESIDENTIAL

Current Zoning Information	
Current Zoning	Acreage
AG (AGRICULTURE AND PRESERVATION)	176.65 Acres
Total:	176.65 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
	O-S (OPEN SPACE)	176.65
AG (AGRICULTURE AND PRESERVATION)		176.65

APPLICANT DANCONIA INVESTMENTS, LLC	AGENT	PROPERTY OWNER DANCONIA INVESTMENTS, LLC
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Planning Board		
Hearing Date	Decision	Notes
10/15/2026	Approval	1-yr extension request

Variation/Variance	
Section	Definition
25-122(b)(1)(G)	Preservation of specimen, champion or historic trees
24-122(a)()	public facilities requirements Utility Easements

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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PLAN NUMBER: DSP-2026-0013

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 7/16/2026
APPROVED DATE: 10/15/2026

PROJECT NAME: WESTPHALIA TOWN CENTER - RETAIL
PLAN DESCRIPTION: DEVELOPMENT OF COMMERCIAL/RETAIL USES, SINGLE-FAMILY ATTACHED (TOWNHOUSE) DWELLING UNITS, TWO-FAMILY ATTACHED (2-OVER-2) DWELLING UNITS, AND ASSOCIATED INFRASTRUCTURE AND AMENITIES.
STATUS: Approved

GEOGRAPHIC LOCATION: NORTHWEST CORNER OF MD 4 (PENNSYLVANIA AVENUE) AND MD 373 (WOODYARD ROAD).
ADDRESS: 4999 MELWOOD ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 2
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 259
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 140,430

TAX MAP & GRID: 100-A1, 100-A2, 99-F1
PLANNING AREA: 78
ELECTION DISTRICT: 15
POLICE DIVISION: VIII

200 SHEET: 207SE09
COUNCILMANIC DISTRICT: 6
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
TAC-E	65.88 Acres
Total:	65.88 Acres

Planning Board		
Hearing Date	Decision	Notes
10/08/2026	Approval with Conditions	PGCPB No. 2026-071

APPLICANT
 WALTON WESTPHALIA EUROPE, LP

AGENT

PROPERTY OWNER
 WALTON WESTPHALIA EUROPE, LP

Development Review Applications - Process Monitoring
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PLAN NUMBER: DSP-2026-0017		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 7/27/2026		PROJECT NAME: ARCLAND BRANDYWINE SELF STORAGE	
APPROVED DATE: 10/15/2026		PLAN DESCRIPTION: ARCLAND BRANDYWINE SELF-STORAGE - DEVELOPMENT OF FIVE BUILDINGS TOTALING 115,200 SQUARE FEET FOR A CONSOLIDATED STORAGE FACILITY WITH AN ACCESSORY STORAGE YARD ON LOT 1 OF THE BUNTING SUBDIVISION.	
STATUS: Pending		GEOGRAPHIC LOCATION: 12301 ROBERT CRAIN HWY	
ADDRESS: 12301 ROBERT CRAIN HIGHWAY SOUTHWEST, BRANDYWINE, 20613			
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS: 1	UNITS DETACHED: 0	TAX MAP & GRID: 135-D3, 135-E3, 135-E2	200 SHEET: 216SE08
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): 115,200		APA: N/A	

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
IE	15.99 Acres
Total:	15.99 Acres

Planning Board		
Hearing Date	Decision	Notes
10/15/2026	Continued	
12/03/2026		

APPLICANT ARCLAND PROPERTY COMPANY LLC	AGENT	PROPERTY OWNER BOB HALL INC
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
10/12/2026 and 10/18/2026

10/19/2026

PLAN NUMBER: FPS-2026-0039

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/1/2026

PROJECT NAME: HYDE LANDING

APPROVED DATE: 10/15/2026

PLAN DESCRIPTION: HYDE LANDING, PLAT 1, PARCELS A, B, C, D, E

STATUS: Approved

GEOGRAPHIC LOCATION: 10651 PISCATAWAY RD, CLINTON, MD 20735
 4401 STEED RD, CLINTON, MD 20735
 10625 PISCATAWAY RD. CLINTON, MD 20735

ADDRESS: 10651 PISCATAWAY ROAD, CLINTON, MD 20735

PLAT 1, PARCELS A, B, C, D & E, HYDE LANDING" PARCELS A, B & D TO BE CONVEYED TO MNCPPC, PARCELS C & E ARE FOR SOLAR ENERGY SYSTEMS

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 124-D2, 124-C1, 124-D1, 124-B2, 124-B1, 124-C2, 124-C3	200 SHEET: 213SE04, 214SE04, 214SE03, 213SE03
OUTLOTS: 0	UNITS ATTACHED: 0		
PARCELS: 5	UNITS MULTIFAMILY: 0	PLANNING AREA: 81B	COUNCILMANIC DISTRICT: 9
OUTPARCELS: 0	TOTAL UNITS: 0	ELECTION DISTRICT: 5	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
	GROSS FLOOR AREA (SF): 0	POLICE DIVISION: VII	TIER: 2
			APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	Acreage
R-PD	367.42 Acres
Total:	367.42 Acres

Planning Board		
Hearing Date	Decision	Notes
10/15/2026	Approval	

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER
 NVR, INC.

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
10/12/2026 and 10/18/2026

10/19/2026

PLAN NUMBER: FPS-2026-0040

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/1/2026

PROJECT NAME: HYDE LANDING

APPROVED DATE: 10/15/2026

PLAN DESCRIPTION: "PLAT 2, PARCEL F AND OUTPARCELS A, F & G, HYDE LANDING"
 PARCEL F IS TO BE CONVEYED TO MNCPPC.
 OUTPARCELS A, F & G ARE AREAS OF DEVELOPMENT FOR A FUTURE DSP

STATUS: Approved

GEOGRAPHIC LOCATION: 10651 PISCATAWAY RD, CLINTON, MD 20735
 4401 STEED RD, CLINTON, MD 20735

ADDRESS: 10651 PISCATAWAY ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 124-E1, 124-D3, 124-D2, 124-E2, 124-D1, 124-B2, 124-B3, 124-C2, 124-C3	200 SHEET: 213SE04, 214SE04, 214SE03, 213SE03
OUTLOTS: 0	UNITS ATTACHED: 0		COUNCILMANIC DISTRICT: 9
PARCELS: 1	UNITS MULTIFAMILY: 0	PLANNING AREA: 81B	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 3	TOTAL UNITS: 0	ELECTION DISTRICT: 9, 5	TIER: 2
	GROSS FLOOR AREA (SF): 0	POLICE DIVISION: V, VII	APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	Acreage
R-PD	298.32 Acres
Total:	298.32 Acres

Planning Board		
Hearing Date	Decision	Notes
10/15/2026	Approval	

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER
 NVR, INC.

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
10/12/2026 and 10/18/2026

10/19/2026

PLAN NUMBER: FPS-2026-0041

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/1/2026

PROJECT NAME: HYDE LANDING

APPROVED DATE: 10/15/2026

PLAN DESCRIPTION: "PLAT 3, OUTPARCELS B & C, HYDE LANDING"

STATUS: Approved

GEOGRAPHIC LOCATION: 10651 PISCATAWAY RD., CLINTON, MD 20735
 4401 STEED RD., CLINTON, MD 20735

ADDRESS: 10651 PISCATAWAY ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 124-D2, 124-C1, 124-D1, 124-B2, 124-B1, 124-C2, 124-C3	200 SHEET: 213SE04, 214SE04, 214SE03, 213SE03
OUTLOTS: 0	UNITS ATTACHED: 0		
PARCELS: 0	UNITS MULTIFAMILY: 0	PLANNING AREA: 81B	COUNCILMANIC DISTRICT: 9
OUTPARCELS: 2	TOTAL UNITS: 0	ELECTION DISTRICT: 5	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
	GROSS FLOOR AREA (SF): 0	POLICE DIVISION: VII	TIER: 2
			APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	Acreage
R-PD	298.32 Acres
Total:	298.32 Acres

Planning Board		
Hearing Date	Decision	Notes
10/15/2026	Approval	

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER
 NVR, INC.

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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PLAN NUMBER: FPS-2026-0042		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 10/1/2026		PROJECT NAME: HYDE LANDING	
APPROVED DATE: 10/15/2026		PLAN DESCRIPTION: "PLAT 4, PARCELS G & H AND OUTPARCEL E, HYDE LANDING"	
STATUS: Approved		GEOGRAPHIC LOCATION: 10651 PISCATAWAY RD., CLINTON, MD 20735 4401 STEED RD, CLINTON, MD 20735	
ADDRESS: 10651 PISCATAWAY ROAD, CLINTON, MD 20735			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 124-E1, 124-D3, 124-D2, 124-E2, 124-D1, 124-B2, 124-B3, 124-C2, 124-C3	200 SHEET: 213SE04, 214SE04, 214SE03, 213SE03
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 81B ELECTION DISTRICT: 9, 5 POLICE DIVISION: V, VII	COUNCILMANIC DISTRICT: 9
PARCELS: 2	UNITS MULTIFAMILY: 0		GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 1	TOTAL UNITS: 0		TIER: 2
GROSS FLOOR AREA (SF): 0			APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	Acreage
R-PD	298.32 Acres
Total:	298.32 Acres

Planning Board		
Hearing Date	Decision	Notes
10/15/2026	Approval	

APPLICANT RODGERS CONSULTING	AGENT	PROPERTY OWNER NVR, INC.
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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PLAN NUMBER: FPS-2026-0043		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 10/1/2026		PROJECT NAME: HYDE LANDING	
APPROVED DATE: 10/15/2026		PLAN DESCRIPTION: HYDE LANDING - PLAT 5, PARCELS I, J & M	
STATUS: Approved		GEOGRAPHIC LOCATION: 10651 PISCATAWAY RD., CLINTON, MD 20735 10625 PISCATAWAY RD., CLINTON, MD 20735	
ADDRESS: 10651 PISCATAWAY ROAD, CLINTON, MD 20735			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 124-D2, 124-C1, 124-D1, 124-B2, 124-B1, 124-C2, 124-C3	200 SHEET: 213SE04, 214SE04, 214SE03, 213SE03
OUTLOTS: 0	UNITS ATTACHED: 0		
PARCELS: 3	UNITS MULTIFAMILY: 0	PLANNING AREA: 81B	COUNCILMANIC DISTRICT: 9
OUTPARCELS: 0	TOTAL UNITS: 0	ELECTION DISTRICT: 5	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
	GROSS FLOOR AREA (SF): 0	POLICE DIVISION: VII	TIER: 2
			APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	Acreage
R-PD	236.92 Acres
Total:	236.92 Acres

Planning Board		
Hearing Date	Decision	Notes
10/15/2026	Approval	

APPLICANT RODGERS CONSULTING	AGENT	PROPERTY OWNER NVR, INC.
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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PLAN NUMBER: FPS-2026-0044		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 10/1/2026		PROJECT NAME: HYDE LANDING	
APPROVED DATE: 10/15/2026		PLAN DESCRIPTION: HYDE LANDING - PLAT 6, PARCEL N AND OUTPARCELS D & 1	
STATUS: Approved		GEOGRAPHIC LOCATION: 10051 PISCATAWAY RD, CLINTON, MD 20735 10651 PISCATAWAY RD, CLINTON, MD 20735 4401 STEED RD., CLINTON, MD 20735	
ADDRESS: 10051 PISCATAWAY ROAD, CLINTON, MD 20735			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 124-E1, 124-D1, 115-D4, 115-E4	200 SHEET: 213SE04, 212SE04
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 81B	COUNCILMANIC DISTRICT: 9
PARCELS: 1	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 9	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 2	TOTAL UNITS: 0	POLICE DIVISION: V, VII	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	Acreage
R-PD	356.34 Acres
Total:	356.34 Acres

Planning Board		
Hearing Date	Decision	Notes
10/15/2026	Approval	

APPLICANT RODGERS CONSULTING	AGENT	PROPERTY OWNER NVR, INC.
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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10/19/2026

PLAN NUMBER: FPS-2026-0067

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/5/2026

PROJECT NAME: MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

APPROVED DATE: 10/15/2026

PLAN DESCRIPTION: MARYLAND 95 CORPORATE PARK, LOTS 21 AND 22

STATUS: Approved

GEOGRAPHIC LOCATION: NE INTERSECTION OF SWEITZER LANE AND KONTERRA DRIVE

ADDRESS: 14400 SWEITZER LANE, LAUREL, MD 20707

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 2	UNITS DETACHED: 0	TAX MAP & GRID: 5-B4, 5-C4	200 SHEET: 218NE06, 219NE06
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 60	COUNCILMANIC DISTRICT: 1
PARCELS: 2	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 10	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VI	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	Acreage
IE (INDUSTRIAL, EMPLOYMENT)	9.15 Acres
Total:	9.15 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
IE (INDUSTRIAL, EMPLOYMENT)		9.15
	I-3 (PLANNED INDUSTRIAL/EMPLOYMENT PARK)	9.15

APPLICANT
DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
LORD CHARTER SIX, LLC

Planning Board		
Hearing Date	Decision	Notes
10/15/2026	Approval	

Development Review Applications - Process Monitoring

Cases Accepted or Approved Between:
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PLAN NUMBER: NRI-2025-0145
 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/16/2026
 PROJECT NAME: EMACK AVENUE

APPROVED DATE:
 PLAN DESCRIPTION: PROPOSED 3 LOT SUBDIVISION

STATUS: Pending
 GEOGRAPHIC LOCATION: 500' SOUTH OF INTERSECTION OF LINWOOD AVE AND EMACK AVE

ADDRESS:

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
 UNITS DETACHED: 0
 TAX MAP & GRID: 44-E2, 44-F2
 200 SHEET: 207NE09

OUTLOTS: 0
 UNITS ATTACHED: 0
 PLANNING AREA: 70
 COUNCILMANIC DISTRICT: 3

PARCELS: 0
 UNITS MULTIFAMILY: 0
 ELECTION DISTRICT: 20
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

OUTPARCELS: 0
 TOTAL UNITS: 0
 POLICE DIVISION: II
 TIER: 2

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

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
RSF-95	0.89 Acres
Total:	0.89 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 MATTHEW WRIGHT

AGENT

PROPERTY OWNER
 MAGNIFICUS CORPORATION

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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10/19/2026

PLAN NUMBER: NRI-2026-0082

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/15/2026

PROJECT NAME: PCM OPERATIONS CAMPUS

APPROVED DATE:

PLAN DESCRIPTION: VACANT PARCEL, PROPOSED FOR A CONTRACTOR STORAGE YARD.

STATUS: Pending

GEOGRAPHIC LOCATION: PARCEL IS LOCATED AT THE SOUTHERN INTERSECTION OF RITZ WAY AND VIRGINIA MANOR ROAD, AND EXTENDS SOUTH BEHIND EXISTING LOTS, AND CONNECTS TO BALTIMORE AVENUE.

ADDRESS: 0 AMMENDALE ROAD, BELTSVILLE, MD 20705

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 13-D1, 13-C1, 13-D2,	200 SHEET: 216NE06, 215NE06
OUTLOTS: 0	UNITS ATTACHED: 0	13-C2	COUNCILMANIC DISTRICT: 1
PARCELS: 0	UNITS MULTIFAMILY: 0	PLANNING AREA: 60	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	ELECTION DISTRICT: 1	TIER: 2
	GROSS FLOOR AREA (SF): 0	POLICE DIVISION: VI	APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
LCD	5.83 Acres
Total:	5.83 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
AMMENDALE NORMAL INSTITUTE

Development Review Applications - Process Monitoring
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PLAN NUMBER: NRI-2026-0092 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 10/13/2026 **PROJECT NAME:** 9003&9005 WOODYARD RD

APPROVED DATE: **PLAN DESCRIPTION:** CONSTRUCTION OF A SINGLE-STORY AUTO REPAIR BUILDING

STATUS: Pending **GEOGRAPHIC LOCATION:** THE SITE IS LOCATED APPROXIMATELY 1400 FT EAST OF THE INTERSECTION OF OLD BRANCH AVE AND WOODYARD RD.

ADDRESS: 9003 WOODYARD ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: **UNITS DETACHED:** 0 **TAX MAP & GRID:** 116-D2, 116-D3 **200 SHEET:** 212SE06

OUTLOTS: 0 **UNITS ATTACHED:** 0 **PLANNING AREA:** 81A **COUNCILMANIC DISTRICT:** 9

PARCELS: 0 **UNITS MULTIFAMILY:** 0 **ELECTION DISTRICT:** 9 **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
RMF-48	3.19 Acres
Total:	3.19 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT **AGENT** **PROPERTY OWNER**
ELITE ENGINEERING, LLC DUKE 344, LLC

Development Review Applications - Process Monitoring
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PLAN NUMBER: NRI-2026-0093		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 10/12/2026		PROJECT NAME: DUNKIN' DONUTS	
APPROVED DATE:		PLAN DESCRIPTION: CONSTRUCTION OF A DRIVE-THROUGH RESTAURANT	
STATUS: Pending		GEOGRAPHIC LOCATION: NORTH OF THE INTERSECTION OF POWDER MILL RD AND BELTSVILLE DR	
ADDRESS: 11615 BELTSVILLE DRIVE, BELTSVILLE, MD 20705			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 12-D3, 12-C3	200 SHEET: 215NE04
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: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
CGO	8.44 Acres
Total:	8.44 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT ELITE ENGINEERING, LLC	AGENT	PROPERTY OWNER CARROLLTON DEVELOPMENT GROUP
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PLAN NUMBER: NRI-2026-0094		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE:		PROJECT NAME: 5601 LOUVERTURE LANE	
APPROVED DATE:		PLAN DESCRIPTION: PROPOSED SINGLE-FAMILY HOME	
STATUS: Pending		GEOGRAPHIC LOCATION: SOUTH OF OLD MARLBORO PIKE IN UPPER MARLBORO	
ADDRESS: 5601 LOUVERTURE LANE, UPPER MARLBORO, MD 20772			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 100-C2, 100-D2	200 SHEET: 207SE10, 208SE10
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 78	COUNCILMANIC DISTRICT: 6
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 15	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A
AUTHORITY: NATURAL RESOURCE INVENTORY PLAN			

Current Zoning Information	
Current Zoning	Acreage
	RR 3.13 Acres
Total:	3.13 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT ATWELL, LLC	AGENT	PROPERTY OWNER JAMES BROADY
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
10/12/2026 and 10/18/2026

10/19/2026

PLAN NUMBER: NRI-2026-0095 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** TOYOTA OF BOWIE

APPROVED DATE: **PLAN DESCRIPTION:** NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION (NRI/FSD) FOR THE PROPOSED TOYOTA DEVELOPMENT LOCATED AT 16600 AND 16700 GOVERNOR BRIDGE ROAD, BOWIE, MARYLAND. THE PLAN DOCUMENTS EXISTING ENVIRONMENTAL AND NATURAL RESOURCE CONDITIONS WITHIN THE A...

STATUS: Pending **GEOGRAPHIC LOCATION:** 16600 AND 16700 GOVERNOR BRIDGE ROAD, BOWIE, PRINCE GEORGE'S COUNTY, MARYLAND 20716.

ADDRESS: 16600 GOVERNORS BRIDGE ROAD, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 55-E1, 47-E4	200 SHEET: 206NE14
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 74B	COUNCILMANIC DISTRICT: 4
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 7	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
CS	5.31 Acres
Total:	5.31 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT JORDAN SEXTON	AGENT	PROPERTY OWNER GROUP 1 REALTY, INC.
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Development Review Applications - Process Monitoring

10/19/2026

Cases Accepted or Approved Between:

10/12/2026 and 10/18/2026

PLAN NUMBER: PRE-APP-2026-0150 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

PROJECT NAME: TENT LANDING, LOT 31, BLOCK B

APPROVED DATE:

PLAN DESCRIPTION: THE APPLICANT PROPOSES TO SUBMIT A CBCA CONSERVATION PLAN IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUBTITLE 5B, CHESAPEAKE BAY CRITICAL AREA, OF THE PRINCE GEORGE'S COUNTY CODE, AND THE APPLICABLE PROVISIONS OF SUBTITLE 27, ZONING ORDINANCE,...

STATUS: Pending

GEOGRAPHIC LOCATION: LOCATED APPROXIMATELY 466 FEET SOUTHWEST OF THE INTERSECTION OF WEST RIVER VIEW ROAD AND MARINER DRIVE, IN FORT WASHINGTON, MARYLAND

ADDRESS: 10931 MARINER DRIVE, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:

UNITS DETACHED: 0

TAX MAP & GRID: 122-C3

200 SHEET: 214SW01

OUTLOTS: 0

UNITS ATTACHED: 0

PLANNING AREA: 80

COUNCILMANIC DISTRICT: 8

PARCELS: 0

UNITS MULTIFAMILY: 0

ELECTION DISTRICT: 5

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

OUTPARCELS: 0

TOTAL UNITS: 0

POLICE DIVISION: VII

TIER: 4

GROSS FLOOR AREA (SF): 0

APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	Acreage
RR, L-D-O	0.50 Acres
Total:	0.50 Acres

APPLICANT
CAPITOL DEVELOPMENT DESIGN INC.

AGENT

PROPERTY OWNER
WILLIE VEREEN

PLAN NUMBER: PRE-APP-2026-0151 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: **PROJECT NAME:** 260315 O'REILLY BRANDYWINE, MD

APPROVED DATE:	PLAN DESCRIPTION: THE PROPOSED DEVELOPMENT IS AN O'REILLY AUTO PARTS NEW GROUND UP STORE. THE SCOPE OF WORK INCLUDES THE PROPOSED BUILDING, 2 INFILTRATION BASINS, ADA COMPLIANT PARKING, DRIVEWAY ACCESS, AND ASSOCIATED UTILITIES.
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STATUS: Pending

GEOGRAPHIC LOCATION: 0.77 MILES NORTH OF INTERSECTION 301 AND 5, SOUTHWEST OF INTERSECTION CADILLAC DR AND 301

ADDRESS: 16131 CADILLAC DRIVE, BRANDYWINE, MD 20613

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 164-F1	200 SHEET: 221SE07
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: VII	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information		
Current Zoning		Acreage
	CS	1.98 Acres
	Total:	1.98 Acres

APPLICANT
VAA LLC

AGENT

PROPERTY OWNER
BRANDYWINE MD RE, LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
10/12/2026 and 10/18/2026

10/19/2026

PLAN NUMBER: SDP-2026-0018		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 7/20/2026		PROJECT NAME: LOCUST HILL PHASE 3	
APPROVED DATE: 10/15/2026		PLAN DESCRIPTION: LOCUST HILL PHASE 3: DEVELOPMENT OF 161 SINGLE-FAMILY ATTACHED HOMES (INCLUDING 20 CARRIAGE HOMES), WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS	
STATUS: Approved		GEOGRAPHIC LOCATION: ON THE NORTH AND SOUTH SIDES OF OAK GROVE ROAD AND WEST OF LEELAND ROAD, BETWEEN CHURCH ROAD AND COLLINGTON BRANCH	
ADDRESS: 1600 LEELAND KNOLL PARKWAY, UPPER MARLBORO, MD 20774			
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS: 161	UNITS DETACHED: 285	TAX MAP & GRID: 84-F1, 77-A4, 76-F3, 76-F4	200 SHEET: 203SE13, 202SE13
OUTLOTS: 2	UNITS ATTACHED: 161	PLANNING AREA: 79	COUNCILMANIC DISTRICT: 6
PARCELS: 8	UNITS MULTIFAMILY: 706	ELECTION DISTRICT: 3	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 3	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
LCD	50.09 Acres
Total:	50.09 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
	R-L (RESIDENTIAL LOW DEVELOPMENT)	50.09

APPLICANT
 ESE CONSULTANTS

AGENT

PROPERTY OWNER
 BLUE MOUNTAIN DEVELOPMENT

Planning Board		
Hearing Date	Decision	Notes
10/01/2026	Approval with Conditions	70 Days: 10-29-2026

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
10/12/2026 and 10/18/2026

10/19/2026

PLAN NUMBER: TCP1-2026-0015 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** 1430 FARMINGTON MINOR SUBDIVISION

APPROVED DATE: **PLAN DESCRIPTION:** BEVERLY ESTATE- 1 PARCEL FOR SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT

STATUS: Pending **GEOGRAPHIC LOCATION:** 1430 FARMINGTON E ROAD, ACCOKEEK, MD 20607

ADDRESS: 1430 FARMINGTON ROAD EAST, ACCOKEEK, MD 20607

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 152-C1	200 SHEET: 219SE02
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 84	COUNCILMANIC DISTRICT: 9
PARCELS: 0	UNITS MULTIFAMILY: 0	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: TCP1 - COMPANION

Current Zoning Information	
Current Zoning	Acreage
RE	5.00 Acres
Total:	5.00 Acres

APPLICANT MAURICE PERRY	AGENT	PROPERTY OWNER MAURICE PERRY
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
10/12/2026 and 10/18/2026

10/19/2026

PLAN NUMBER: TCP2-2026-0072

ACCEPTED DATE: 10/15/2026

APPROVED DATE:

STATUS: Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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	
Current Zoning	Acreage
	RE 2.01 Acres
Total:	2.01 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT

SPLIT SECOND PERMITS

AGENT

PROPERTY OWNER

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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
10/12/2026 and 10/18/2026

10/19/2026

PLAN NUMBER: WCO-SE-2026-0112

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/16/2026

PROJECT NAME: 4407 41ST STREET

APPROVED DATE:

PLAN DESCRIPTION: CONSTRUCTION OF A 3-STORY APARTMENT BUILDING WITH FOUR (4) APARTMENT UNITS, PROPOSED DRIVEWAY, PUBLIC WATER AND SEWER.

STATUS: Approved

GEOGRAPHIC LOCATION: 0.03 MILES NORTHEAST FROM THE INTERSECTION OF 41ST ST AND VOLTA AVENUE

ADDRESS: 4407 41ST STREET, BRENTWOOD, MD 20722

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: 50-A3, 50-B3

PLANNING AREA: 68

ELECTION DISTRICT: 17

POLICE DIVISION: I

200 SHEET: 205NE03

COUNCILMANIC DISTRICT: 2

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

TIER: 1

APA: N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

Current Zoning Information	
Current Zoning	Acreage
NAC	0.12 Acres
Total:	0.12 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 BUILD WELL PARTNERS, LLC

AGENT

PROPERTY OWNER
 NIGERIAN MUSLIMS CON IN THE USA

