



# Prince George's County Council

## Sitting as the District Council Zoning Agenda Item Summary

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<b>Case No.:</b>	<b>SE-24003</b>	<b>Councilmanic District:</b> 1
<b>Meeting Date:</b>	1/20/2026	<b>Zone(s):</b> RR (Prior; R-R)
<b>Case Name:</b>	Sterling Care Hillhaven	
<b>Applicant:</b>	Hillhaven SNF Realty, LLC	
<b>Location:</b>	Located on the west side of PowderMill Road, approximately 200 feet south of its intersection with Pleasant Acres Drive (8.34 Acres; RR Zone (Prior; R-R Zone).	
<b>Request:</b>	Requesting approval of a Special Exception (SE) to expand an existing nursing or care home to 162 care beds, additional parking, and associated site/stormwater features 24,873 square feet of additional gross floor area on 8.34 acres in the RR (Residential, Rural) Zone. AC-25008 is a request for alternative compliance from Sections 4.7 and 4.9 of the 2010 Landscape Manual.	

### Companion

### Case(s):

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#### DECISIONS/RECOMMENDATION:

#### LEGAL DEADLINES:

**Technical Staff:** Approval with Conditions

**Appeal date:** 1/9/2026

**Planning Board:**

**Review date:** 1/30/2026

**Zoning Hearing Examiner:** Approval with  
Conditions

**Action date:**

**Municipality:**

*Comments:*

**Opposition:**

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**Staff:** Evan King

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#### HISTORY:

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<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>
M-NCPPC Technical Staff	07/10/2025	approval with conditions
Zoning Hearing Examiner	12/09/2025	approval with conditions

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**Document(s):** SE-24003-Notice of ZHE Decision, SE-24003-ZHE Decision, SE-24003-PORL, SE-24003-Technical Staff Report, SE-24003 -ZHE Exhibit List, SE-24003-Exhibits # 1-49