



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SE-24003 **Councilmanic District:** 1
Meeting Date: 1/20/2026 **Zone(s):** RR (Prior; R-R)
Case Name: Sterling Care Hillhaven
Applicant: Hillhaven SNF Realty, LLC
Location: 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).
Request: 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):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board:

Zoning Hearing Examiner: Approval with Conditions

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 1/9/2026

Review date: 1/30/2026

Action date:

Comments:

Staff: Evan King

HISTORY:

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

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