

**LONG RANGE AGENDA**  
**January 8, 2026 – January 29, 2026**

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**TENTATIVE PGCPB AGENDA**

1/8/2026

Prince George's County Planning Department  
James Hunt, MPA, Acting Planning Director

**BOARD ACTION AND VOTE**

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

5. **EVIDENTIARY HEARING**

**SDP-2502 DOBSON FARMS**

(TCP)

Council District: 09 Municipality: N/A

Location: On the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway)

Planning Area: 85A

Growth Policy Area: Established Communities

Zoning Prior: R-S Zoning: LCD

Gross Acreage: 172.96 Date Accepted: 10/21/2025

Applicant: Rodgers Consulting c/o Charlie Howe c/o D.R. Horton, Inc

**Request: Development of 177 single-family detached and 276 single-family attached (townhouse) residential dwelling units**

Action must be taken on or before 01/14/2026

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

6. **PUBLIC HEARING**

**MRF-2022-012 JUNIOR TENNIS CHAMPIONS CENTER EXPANSION** **This item has been removed from the agenda.**

**TENTATIVE PGCPB AGENDA**

1/8/2026

Prince George's County Planning Department  
James Hunt, MPA, Acting Planning Director

**BOARD ACTION AND VOTE**

**DETAILED SITE PLAN (Inquiries call 301-952-3530)**

**7. NOTE: THIS ITEM WAS CONTINUED FROM THE  
PLANNING BOARD MEETING OF DECEMBER 11, 2025**

**NOTE: THIS ITEM IS COMPANION WITH ITEM 8  
(DSDS 25001).**

**EVIDENTIARY HEARING**

**DSP-98039-04 MARYLAND 95 CORPORATE PARK,  
REDEVELOPMENT OF LOT 20**

(TCP)

Council District: 01 Municipality: Laurel

Location: At the northwest corner of the intersection of  
Konterra Drive and Sweitzer Lane

Planning Area: 60

Growth Policy Area: Established Communities

Zoning Prior: I-3 Zoning: IE

Gross Acreage: 9.15 Date Accepted: 09/29/2025

Applicant: Lord Charter Six, LLC c/o Dewberry Engineers Inc

**Request: Development of a 12,750-square-foot day care for  
approximately 200 children and site improvements for a  
future 2,000-square-foot eating and drinking establishment  
with drive-through service**

Planning Board Action Limit: 01/08/2026

**TENTATIVE PGCPB AGENDA**

1/8/2026

Prince George's County Planning Department  
James Hunt, MPA, Acting Planning Director

**BOARD ACTION AND VOTE**

DEPARTURE FROM SIGN DESIGN STANDARDS (Inquiries call  
301-952-3530)

8. **NOTE: THIS ITEM WAS CONTINUED FROM THE  
PLANNING BOARD MEETING OF DECEMBER 11, 2025.**

**NOTE: THIS ITEM IS COMPANION WITH ITEM 7  
(DSP-98039-04).**

**EVIDENTIARY HEARING**

**DSDS-25001 MARYLAND 95 CORPORATE PARK,  
REDEVELOPMENT OF LOT 20**

Council District: 01 Municipality: N/A

Location: Northeast of the intersection of Sweitzer Lane and Konterra Drive, and MD 206 (Virginia Manor Road) in Laurel, Maryland

Planning Area: 60

Growth Policy Area: Established Communities

Zoning Prior: I-3 Zoning: IE

Gross Acreage: 9.14 Date Accepted: 09/29/2025

Applicant: Lord Charter Six, LLC c/o Dewberry Engineers Inc

**Request: Departure from sign design guidelines for  
development in the prior I-3 Zone**

**TENTATIVE PGCPB AGENDA**

1/15/2026

Prince George's County Planning Department  
James Hunt, MPA, Acting Planning Director

**BOARD ACTION AND VOTE**

**REMAND BY THE DISTRICT COUNCIL FOR A  
CONCEPTUAL SITE PLAN (Inquiries call 301-952-3530)**

5. **NOTE: THIS CASE WAS APPROVED AT THE  
PLANNING BOARD MEETING OF JULY 31, 2025,  
AND REMANDED BY THE DISTRICT COUNCIL  
ON NOVEMBER 4, 2025.**

**EVIDENTIARY HEARING**

**CSP-23002 SIGNATURE CLUB EAST**

Council District: 09 Municipality: None

Location: In the northeast quadrant of the intersection of  
MD 228 (Berry Road) and Manning Road East

Planning Area: 84

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: RMF-48

Gross Acreage: 16.90 Date Accepted: 11/04/2025

Applicant: Signature Club East

**Request: Development of up to 300 multifamily dwelling  
units and 12,600 square feet of commercial/retail space**

**TENTATIVE PGCPB AGENDA**  
1/22/2026

Prince George's County Planning Department  
James Hunt, MPA, Acting Planning Director

**BOARD ACTION AND VOTE**

**DETAILED SITE PLAN (Inquiries call 301-952-3530)**

**5. EVIDENTIARY HEARING**

**DSP-20053-02 WEST HYATTSVILLE PHASE 2 ETOD**

(TCP)(AC)

Council District: 02 Municipality: Hyattsville

Location: On the east side of Little Branch Run, 250 feet west  
of its intersection with Ager Road

Planning Area: 68

Growth Policy Area: Established Communities

Zoning Prior: M-X-T/T-D-O Zoning: LTO-C

Gross Acreage: 8.04 Date Accepted: 11/03/2025

Applicant: WHPC Block 3, LLC & WHPC Block 4, LLC

**Request: A residential building consisting of 342  
multifamily dwelling units and associated parking garage  
and plaza**

Planning Board Action Limit: 01/31/2026

**TENTATIVE PGCPB AGENDA**

1/22/2026

Prince George's County Planning Department  
James Hunt, MPA, Acting Planning Director

**BOARD ACTION AND VOTE**

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  
301-952-3530)

**6. EVIDENTIARY HEARING**

**PPS-2024-031 SILVER HILL APARTMENTS**

(TCP)(VARIATION)(VARIANCE)

Council District: 07 Municipality: N/A

Location: In the southwest quadrant of the intersection of Silver Hill Road and Suitland Parkway

Planning Area: 76A

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: RMF-48

Gross Acreage: 7.21 Date Accepted: 11/10/2025

Applicant: Silver Hill 9, LLC

**Request: One parcel for development of approximately  
250 multifamily dwelling units**

Planning Board Action Limit: 02/03/2026 (70-day)

**TENTATIVE PGCPB AGENDA**

1/22/2026

Prince George's County Planning Department  
James Hunt, MPA, Acting Planning Director

**BOARD ACTION AND VOTE**

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  
301-952-3530)

7. **EVIDENTIARY HEARING**

**PPS-2025-009 COLMAR MANOR**

(TCP-EXEMPT)

Council District: 05 Municipality: Colmar Manor

Location: In the southeast quadrant of the Bladensburg Road  
and 41st Avenue intersection

Planning Area: 68

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: NAC

Gross Acreage: 3.72 Date Accepted: 11/03/2025

Applicant: EHP, LLC

**Request: Two parcels for 22,737 square feet of existing  
commercial development**

Planning Board Action Limit: 01/27/2026 (70-day)

**TENTATIVE PGCPB AGENDA**

1/29/2026

Prince George's County Planning Department  
James Hunt, MPA, Acting Planning Director

**BOARD ACTION AND VOTE**

COMMUNITY PLANNING DIVISION (Inquiries call 301-952-3972)

**5. MAJOR AMENDMENT TO THE 2007 APPROVED  
WESTPHALIA SECTOR PLAN AND SECTIONAL MAP  
AMENDMENT**

Councilmanic District: 06

**Request: Permission to print the Draft Major Amendment  
to the 2007 *Approved Westphalia Sector Plan* and Proposed  
Sectional Map Amendment and transmit the Public  
Facilities Referral to the County Executive**