

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

CSP-23002 SIGNATURE CLUB EAST	5
DSDS-25001 MARYLAND 95 CORPORATE PARK, REDEVELOPMENT OF LOT 20	4
DSP-20053-02 WEST HYATTSVILLE PHASE 2 ETOD	6
DSP-98039-04 MARYLAND 95 CORPORATE PARK, REDEVELOPMENT OF LOT 20	3
PPS-2024-031 SILVER HILL APARTMENTS	7
PPS-2025-009 COLMAR MANOR	8
SDP-2502 DOBSON FARMS.....	2

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**