

LONG RANGE AGENDA
February 5, 2026 – February 26, 2026

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TENTATIVE PGCPB AGENDA

2/5/2026

Prince George's County Planning Department

James R. Hunt, MPA, Acting Planning Director

BOARD ACTION AND VOTE

COUNTYWIDE PLANNING DIVISION (Inquiries call
301-952-3650)

**5. BRIEFING ON DRAFT ENVIRONMENTAL
TECHNICAL MANUAL REWRITE**

Request: Briefing to Planning Board on updates to the Environmental Technical Manual (ETM). The purpose of this update is to align the preparation, submittal and procedural requirements, and associated documents, with the amendments to Subtitle 25, Division 2 and Subtitle 24 as adopted in CB-020-2024, CB-022-2024, CB-077-2024 and CB-046-2025

TENTATIVE PGCPB AGENDA

2/12/2026

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

BOARD ACTION AND VOTE

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

5. **EVIDENTIARY HEARING**

DET-2024-010 ENCLAVE AT BRANDYWINE, PHASE 2

(TCP)

Council District: 09 Municipality: None

Location: On the west side of US 301 (Robert Crain Highway),
south of Chaddsford Drive

Planning Area: 85A

Growth Policy Area: Established Communities

Zoning Prior: R-T Zoning: RSF-A

Gross Acreage: 3.479 Date Accepted: 11/24/2025

Applicant: SH Brandywine LLC

**Request: Development of 36 townhouse dwelling units and
associated infrastructure**

Planning Board Action Limit: 02/17/2026

TENTATIVE PGCPB AGENDA

2/12/2026

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

BOARD ACTION AND VOTE

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

6. **EVIDENTIARY HEARING**

DSP-2025-0017 HYDE LANDING

(TCP)

Council District: 09 Municipality: None

Location: On the northwest side of (MD 223) Piscataway Road, at its intersection with Steed Road

Planning Area: 81B

Growth Policy Area: Established Communities

Zoning Prior: L-A-C/R-S Zoning: R-PD

Gross Acreage: 425.46 Date Accepted: 11/17/2025

Applicant: Hyde Field Acquisition LLC

Request: Detailed site plan for infrastructure only

Planning Board Action Limit: 02/12/2026

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

7. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on January 18, 2024 and is valid through February 8, 2026, by letter dated December 18, 2025, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through February 8, 2027.**

4-22012 THE HERMAN MULTI-FAMILY APARTMENTS

Council District: 02 Municipality: N/A

Location: On the north side of Ager Road, approximately 2,500 feet southeast of its intersection with MD 410 (East West Highway)

Planning Area: 65

Growth Policy Area: Established Communities

Zoning Prior: R-55/R-35 Zoning: RSF-65/RSF-A

Gross Acreage: 9.5 Extension File Date: 12/19/2025

Applicant: Community Housing Initiative

TENTATIVE PGCPB AGENDA

2/12/2026

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

BOARD ACTION AND VOTE

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

8. EVIDENTIARY HEARING

PPS-2025-002 CORNERSTONE COMMONS

(TCP)(VARIATION)(VARIANCE)

Council District: 07 Municipality: N/A

Location: On the north side of MD 214 (Central Avenue)

approximately 850 feet west of its intersection with Hill Road

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: RMF-20

Gross Acreage: 29.32 Date Accepted: 10/20/2025

Applicant: NVR, Inc.

Request: 186 lots and 28 parcels for single-family attached residential development

Planning Board Action Limit: 03/24/2026 (140-day)

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

9. PUBLIC HEARING

MRF-2025-010 LIBERTY SPORTS PARK PHASE 2

PARKING LOT EXPANSION

Council District: 04 Municipality: N/A

Location: Prince Georges Boulevard

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: E-I-A Zoning: AG

Gross Acreage: 23.96 Date Accepted: 12/09/2025

Applicant: Green Branch Management Group

Request: Phased parking lot expansion

Action must be taken on or before 02/12/2026

TENTATIVE PGCPB AGENDA
2/19/2026

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BOARD ACTION AND VOTE

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

5. PUBLIC HEARING

MRF-2025-005 PG VERMILLION SOLAR

Council District: 04 Municipality: NA

Location: 17200 Central Avenue

Planning Area: 74B

Growth Policy Area: Rural And Agricultural Area

Zoning Prior: R-A Zoning: AG

Gross Acreage: 38.35 Date Accepted: 12/09/2025

Applicant: PG Vermillion Solar, LLC

**Request: 3-megawatt ground-mounted solar energy system
on 30.35-acre site**

Action must be taken on or before 02/19/2026

TENTATIVE PGCPB AGENDA
2/19/2026

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

BOARD ACTION AND VOTE

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

6. **EVIDENTIARY HEARING**

DPT-2025-0003 WEST HYATTSVILLE PHASE 2

(TCP?)

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 Zoning: LTO-C

Gross Acreage: 8.035 Date Accepted: 01/16/2026

Applicant: WHPC Block 4

**Request: Departure from Design Standards of the
Landscape Manual**

Planning Board Action Limit: @

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

PLAN 2035 FIVE-YEAR EVALUATION II BRIEFING

Councilmanic District: Countywide

**REQUEST: Overview of the recently released second
Plan 2035 Five-Year Evaluation report**

TENTATIVE PGCPB AGENDA

2/19/2026

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

BOARD ACTION AND VOTE

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

NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DPT-2025-0033).

NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JANUARY 22, 2026.

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

2/26/2026

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. EVIDENTIARY HEARING

PPS-2024-015 GRANDHAVEN

(TCP)(VARIANCE)

Council District: 09 Municipality: N/A

Location: On the south side of Heathermore Boulevard,
approximately 1,800 feet east of its intersection with Fairhaven
Avenue

Planning Area: 82A

Growth Policy Area: Established Communities

Zoning Prior: N/A Zoning: RMF-20

Gross Acreage: 11.02 Date Accepted: 09/29/2025

Applicant: Grandhaven Partners, LLC

**Request: 89 lots and 14 parcels for 89 single-family attached
residential dwelling units**

Planning Board Action Limit: 03/03/2026 (140 day)

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

6. PLAN EVALUATION PROGRAM PROJECT BRIEFING

Councilmanic District: Countywide

**REQUEST: Plan Evaluation Program consultant-led
project overview and briefing of project findings**

TENTATIVE PGCPB AGENDA

2/26/2026

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

EVIDENTIARY HEARING

DET-2025-010 BRANCHVILLE CROSSING

(TCP?)

Council District: 03 Municipality: College Park

Location: On the north side of Branchville Road, at its intersection with US 193 (University Boulevard)

Planning Area: 66

Growth Policy Area: Established Communities

Zoning Prior: R-10/O-S Zoning: RMF-48/AG

Gross Acreage: 2.01 Date Accepted: 12/08/2025

Applicant: Cruz Development Corporation

Request: Development of an 87-unit building for elderly or physically disabled families, with associated infrastructure and amenities

Planning Board Action Limit: 03/03/2026