

LONG RANGE AGENDA
February 26, 2026 – March 19, 2026

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PGCPB AGENDA
2/26/2026

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)

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: 10.11 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**

PGCPB AGENDA
2/26/2026

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

BOARD ACTION AND VOTE

OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301-952-3594)

7. **Legislative Drafting Request LDR-16-2026**
Legislative Amendment to the Zoning Ordinance

Request: AN ORDINANCE CONCERNING USE REGULATIONS - QUALIFIED DATA CENTERS for the purpose of repealing the exemption from detailed site plan review for qualified data centers

Action must be taken on or before 02/28/2026

OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301-952-3594)

8. **Legislative Drafting Request LDR-21-2026**
Legislative Amendment to the Zoning Ordinance

Request: AN ORDINANCE CONCERNING ADMINISTRATION - PRE-APPLICATION NEIGHBORHOOD MEETINGS - TRANSPARENCY IN LAND USE for the purpose of requiring the Planning Department to publish on its website a searchable database of informational notifications of pre-application neighborhood meetings; and ensuring that electronic versions of the informational notifications comply with web accessibility guidelines

Action must be taken on or before 02/28/2026

PGCPB AGENDA

3/5/2026

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)

5. **NOTE: THIS ITEM WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF DECEMBER 18, 2025.**

EVIDENTIARY HEARING

4-22067 MORTON FARM

(TCP)(VARIANCE)

Council District: 09 Municipality: N/A

Location: On the east side of Livingston Road, north of its intersection
with Teresa Drive in Accokeek

Planning Area: 83

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 84.52 Date Accepted: 10/13/2025

Applicant: Caruso Land Development, LLC

**Request: A public benefit conservation subdivision for 140 lots
and 5 parcels for 140 single-family detached residential
development**

Planning Board Action Limit: 03/16/2025 (140-day)

PGCPB AGENDA
3/5/2026

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-24017 DUNKIN AT SANSBURY CROSSING
(TCP)

Council District: 06 Municipality: N/A

Location: Southeast from the intersection of Sansbury Road and
Ritchie Marlboro Road

Planning Area: 78

Growth Policy Area: Established Communities

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

Gross Acreage: 1.35 Date Accepted: 01/05/2026

Applicant: Dekk Group LLC

**Request: Development of a 1,282 square-foot eating and
drinking establishment with drive-through service**

Planning Board Action Limit: 03/16/2026

OFFICE OF THE PLANNING DIRECTOR (Inquiries call
301-952-3594)

7. **Legislative Drafting Request LDR-5-2026**

Legislative Amendment to the Zoning Ordinance

**Request: AN ORDINANCE CONCERNING USE
REGULATIONS - RESIDENTIAL INFILL for the purpose
of promoting higher density residential development by
permitting infill two-family and townhouse dwellings in the
Residential, Rural (RR) Zone inside the Capital Beltway;
providing for use standards for infill dwellings in the
RR Zone; amending intensity and dimensional standards
for infill dwellings within the RR Zone; setting forth
minimum and maximum parking standards for infill
dwellings within the RR Zone.**

Action must be taken on or before 03/08/2026

STAFF RECOMMENDATION: TBD
(SMITH)

TENTATIVE PGCPB AGENDA
3/19/2026

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

BOARD ACTION AND VOTE

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

5. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**

EVIDENTIARY HEARING

CDP-9903-05 OAK CREEK CLUB - LANDBAY T
(TCP1-2025-0035)

Council District: 06 Municipality: N/A

Location: At the northeast corner of the intersection of Mary Bowie Parkway and South Church Road

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: R-L/L-A-C Zoning: LCD

Gross Acreage: 8.09 Date Accepted: 11/17/2025

Applicant: Carrollton Oak Creek LLC

Request: The applicant, Carrollton Oak Creek LLC, is proposing to create 28 single-family detached lots. Eight (8) lots will be in the R-L Zone with a minimum area of 8,000 square feet

Planning Board Action Limit: 03/19/2026

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

6. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**

EVIDENTIARY HEARING

CDP-9902-06 OAK CREEK CLUB - LANDBAY T
(TCP 1-2025-0035)

Council District: 06 Municipality: N/A

Location: At the northeast corner of the intersection of Mary Bowie Parkway and South Church Road

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: R-L/L-A-C Zoning: LCD

Gross Acreage: 8.09 Date Accepted: 11/17/2025

Applicant: Carrollton Oak Creek LLC

Request: To create 28 single-family detached lots. Eight (8) lots will be in the R-L ZONE and 20 lots will be in L-A-C Zone

Planning Board Action Limit: 03/19/2026

TENTATIVE PGCPB AGENDA
3/19/2026

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

BOARD ACTION AND VOTE

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

**BRIEFING ON FISCAL IMPACT OF GROWTH
STUDY**

Request: Briefing to the Planning Board on the findings of the Fiscal Impact of Growth Study. The purpose of this study is to analyze past and projected growth, fiscal and economic impacts, revenue generated, and the adequacy of existing infrastructure with an emphasis on a ten-year analysis of growth between Fiscal Years 2014-2023 and a projection of anticipated growth between Fiscal Years 2024-2033.

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

**FY 2026 Historic Property Grant Program Award
Recommendations**

Council Districts 2, 3, 5, 6, 9