

LONG RANGE AGENDA
August 27, 2026 – September 17, 2026

4-21040 IMBERLEY TOWNHOMES3, 7

DSP-2026-0010 MELLWOOD HILLS..... 3

March 2026 Cycle of Amendments..... 4

MR-2025-0012 CROOM COMMUNITY ENERGY INITIATIVE..... 6

**PRELIMINARY CENTRAL BRANCH AVENUE CORRIDOR REVITALIZATION SECTOR
PLAN MINOR PLAN AMENDMENT AND PROPOSED SECTIONAL MAP AMENDMENT 7**

**PRELIMINARY PORT TOWNS SECTOR PLAN AND PROPOSED SECTIONAL MAP
AMENDMENT 5**

**PRELIMINARY SUBREGION 1 MASTER PLAN MINOR PLAN AMENDMENT AND
PROPOSED SECTIONAL MAP AMENDMENT..... 4**

**PRELIMINARY SUBREGION 5 MASTER PLAN MINOR PLAN AMENDMENT AND
PROPOSED SECTIONAL MAP AMENDMENT..... 5**

THE PLANNING BOARD
IS IN RECESS
DURING AUGUST
AND
WILL RESUME ON
SEPTEMBER 3, 2026

PGCPB AGENDA
9/3/2026

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **EVIDENTIARY HEARING**
DSP-2026-0010 MELLWOOD HILLS
(TCP)
Council District: 09 Municipality: N/A
Location: Approximately 350 feet south of the intersection of
Antock Place and Dower House Road, at the terminus of
Mathew Road and Dower House Road
Planning Area: 82A
Growth Policy Area: Established Communities
Zoning Prior: R-R Zoning: RR
Gross Acreage: 10.54 Date Accepted: 06/01/2026
Applicant: Elite Engineering LLC
**Request: Development of 12 single-family detached
residential dwelling units and associated infrastructure**

Planning Board Action Limit: 09/10/2026

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

6. **4-21040 IMBERLEY TOWNHOMES – This item has been
removed from the agenda.**

PGCPB AGENDA
9/3/2026

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)

7. **March 2026 Cycle of Amendments**
 2018 Water and Sewer Service Area Changes

CR-063-2026– A Resolution Concerning the 2018 Water and
Sewer Plan (March 2026 Cycle of Amendments)

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

8. **PRELIMINARY SUBREGION 1 MASTER PLAN MINOR**
 PLAN AMENDMENT AND PROPOSED SECTIONAL
 MAP AMENDMENT

REQUEST: Work Session to review the testimony received
at the Joint Public Hearing and adopt the Preliminary
Subregion 1 Master Plan Minor Plan Amendment and
endorse the Proposed Sectional Map Amendment

PGCPB AGENDA
9/3/2026

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

BOARD ACTION AND VOTE

9. **PRELIMINARY SUBREGION 5 MASTER PLAN MINOR
PLAN AMENDMENT AND PROPOSED SECTIONAL
MAP AMENDMENT**

**REQUEST: Work Session with the Planning Board to
review the testimony received at the Joint Public Hearing
and adopt the Preliminary Subregion 5 Master Plan Minor
Plan Amendment and endorse the Proposed Sectional Map
Amendment**

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

10. **NOTE: THIS ITEM WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF JULY 30, 2026.**

**PRELIMINARY PORT TOWNS SECTOR PLAN AND
PROPOSED SECTIONAL MAP AMENDMENT**

Councilmanic District: 05

**REQUEST: Adopt the master plan and endorse the SMA
and permission to transmit copies to the County Council,
County Executive and municipalities**

PGCPB AGENDA
9/10/2026

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **PUBLIC HEARING**

**MR-2025-0012 CROOM COMMUNITY ENERGY
INITIATIVE**

Council District: 09 Municipality: N/A

Location: 11403 Croom Road, Upper Marlboro MD 20772

Planning Area: 86A

Growth Policy Area: Rural and Agricultural Areas

Zoning Prior: O-S Zoning: AG

Gross Acreage: 81.27 Date Accepted: 06/11/2026

Applicant: Croom Community Energy Initiative, LLC

**Request: Ground mounted, single axis tracker solar array
with associated equipment, fencing and access road**

Action must be taken on or before 09/10/2026

PGCPB AGENDA
9/10/2026

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

BOARD ACTION AND VOTE

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

6. **PRELIMINARY CENTRAL BRANCH AVENUE
CORRIDOR REVITALIZATION SECTOR PLAN
MINOR PLAN AMENDMENT AND PROPOSED
SECTIONAL MAP AMENDMENT**

Councilmanic District: 6, 7, 8 and 9

**Request: Work Session with the Planning Board to review
the testimony received at the Joint Public Hearing and
adopt the Preliminary Central Branch Avenue Corridor
Revitalization Sector Plan Minor Plan Amendment and
endorse the Proposed Sectional Map Amendment**

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 June 27, 2024 and is valid
through July 18, 2026. CL Hatcher, LLC, by letter dated
July 15, 2026, requested a 1-year extension of this approval.
If this request is approved, the PPS will be valid through
July 18, 2027.**

**4-21040 IMBERLEY TOWNHOMES
(TCP)**

Council District: 05 Municipality: N/A

Location: Northwest quadrant of the intersection of Brightseat
Road and Sheriff Road

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: O-S/M-X-T

Zoning: TAC-C/AG

Gross Acreage: 22.12 Extension File Date: 07/15/2026

Applicant: Neighborhood Partners 100, LLC