

LONG RANGE AGENDA
August 20, 2026 – September 10, 2026

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**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: Reliable Real Estate Services, LLC
 Request: Development of 12 single-family detached
 residential dwelling units and associated infrastructure

 Planning Board Action Limit: 09/10/2026

PGCPB AGENDA
9/3/2026

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

BOARD ACTION AND VOTE

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

6. **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

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)

PGCPB AGENDA
9/3/2026

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)

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**

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

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**

PGCPB AGENDA
9/3/2026

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BOARD ACTION AND VOTE

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

ZONING SECTION ITEM (Inquiries call 301-952-3530)

- 4D. **SE-4851 MIKE WILLIAM CONGREGATE LIVING**
Council District: 08 Municipality: N/A
Location: In the northeast corner of Joyce Drive and Brinkley Road, 0.5 mile from Allentown Road
Planning Area: 76B
Growth Policy Area: Established Communities
Zoning Prior: R-80 Zoning: RSF-95
Gross Acreage: 0.30 Date Accepted: 03/31/2025
Applicant: Ogu, Eucharia & Ignatius
Request: Increase in occupancy to existing assisted/congregate living

PGCPB AGENDA
9/10/2026

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)

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

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