

LONG RANGE AGENDA
January 15, 2026 – February 5, 2026

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PGCPB AGENDA

1/15/2026

Prince George's County Planning Department
James R. 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 ITEM WILL BE HEARD BEFORE ITEM 6
(PGCPB NO. 2025-057(A)).**

**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**

6. **NOTE: THIS ITEM WILL BE HEARD AFTER ITEM 5
(CSP-23002).**

**DRAFT RESOLUTION – CASE HEARD ON
JANUARY 15, 2026**

PGCPB NO. 2025-057(A) – CSP-23002 SIGNATURE CLUB
EAST

TENTATIVE PGCPB AGENDA

1/22/2026

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**

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

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, Silver Hill 4, LLC; Silver Hill
Land Owner, LLC

**Request: One parcel for development of 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 R. 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 R. 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**

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

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

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

EVIDENTIARY HEARING

CDP-9903-05 OAK CREEK CLUB - LANDBAY T
(TCP?)

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: 02/10/2026

TENTATIVE PGCPB AGENDA

2/5/2026

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)

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

EVIDENTIARY HEARING

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

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: Carrolton 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: 02/10/2026