

- AGENDA -

THE PRINCE GEORGE'S COUNTY PLANNING BOARD

Regular Session

Thursday, February 12, 2026

10:00 AM

THE FOLLOWING ORDER OF AGENDA ITEMS IS FOR THE CONVENIENCE OF THE PLANNING BOARD AND IN NO WAY INDICATES THE ORDER IN WHICH CASES WILL BE CALLED. **ANYONE WISHING TO SPEAK MUST SIGN UP AND SUBMIT DOCUMENTATION BY 12:00 P.M. THE TUESDAY BEFORE THE MEETING BY VISITING OUR WEBSITE AT www.pgplanningboard.org/participate.** PLEASE BE ADVISED THAT PERSONS WISHING TO SPEAK MAY BE SUBJECT TO TIME LIMITS AS DEEMED NECESSARY IN ORDER TO REASONABLY ACCOMMODATE ALL WHO WISH TO SPEAK. INDIVIDUALS WITH SPECIAL NEEDS ARE ASKED TO CONTACT THE PLANNING BOARD OFFICE AT 301-952-3560 or Maryland Relay 7-1-1.

ATTENTION: In case of inclement weather, please call 301-952-5330 as to the status of the Planning Board meeting.

I. ADMINISTRATIVE ITEMS

Jessica Jones, Planning Board Administrator

1. Commissioners' Items – None
2. Draft Minutes of PGCPB Meeting – February 5, 2026
- 3A. **Supplemental Item** – Legislative Updates and Approval – SB 267, SB 158, HB 778, SB 342/HB 331, and HB 654/SB 638
STAFF RECOMMENDATION:
(BORDEN)
[SB 267.pdf](#)
[SB 158.pdf](#)
[HB 778.pdf](#)
[SB 342/HB 331.pdf](#)
[HB 654/SB 638.pdf](#)
- 3B. Executive Session – None

II. CONSENT AGENDA

All items listed under the Consent Agenda have been distributed to each member of the Planning Board for review, are considered to be routine, and will be acted upon by one motion. There will be no discussion of these items as it has been indicated that there is no opposition to the staff's findings or recommendation. If discussion is desired, or if there is opposition to the recommendation, that item will be removed from the Consent Agenda and considered separately. NOTE: IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS ON THIS SAME DATE ANY ITEM THAT IS REMOVED FROM THE CONSENT AGENDA FOR SEPARATE CONSIDERATION.

THE FOLLOWING ITEMS WILL BEGIN AT 10:00 A.M.

- 4A. SUBDIVISION SECTION ITEMS (Inquiries call 301-952-3530)
DRAFT RESOLUTION – CASE HEARD ON JANUARY 22, 2026

PGCPB NO. 2026-006 – PPS-2025-009 COLMAR MANOR

STAFF RECOMMENDATION:
APPROVAL
(GUPTA)

[PGCPB NO. 2026-006.pdf](#)

- 4B. URBAN DESIGN SECTION ITEMS (Inquiries call 301-952-3530)
DRAFT RESOLUTIONS – None

- 4C. ZONING SECTION ITEMS (Inquiries call 301-952-3530)
DRAFT RESOLUTIONS – None

III. REGULAR AGENDA

5. DETAILED SITE PLAN (Inquiries call 301-952-3530)
DET-2024-010 ENCLAVE AT BRANDYWINE, PHASE 2 – EVIDENTIARY HEARING
(TCP)
Council District: 09 Municipality: None
Location: On the west side of General Lafayette Boulevard, approximately 850 feet southwest of its intersection with Chadds Ford Drive
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: R-T Zoning: RSF-A
Gross Acreage: 5.44 Date Accepted: 11/24/2025
Applicant: Sage Ventures, LLC
Request: Development of 36 townhouse dwelling units and associated infrastructure

Planning Board Action Limit: 02/17/2026

STAFF RECOMMENDATION:
• DET-2024-010 – APPROVAL with conditions
• TCP2-2025-0089 – APPROVAL with conditions
(SUN)

[Staff Report.pdf](#)
[Power Point.pdf](#)
[Backup - Part 1.pdf](#)
[Backup - Part 2.pdf](#)
[Plans - Part 3.pdf](#)
[Additional Material_2-11-2026.pdf](#)

6. DETAILED SITE PLAN (Inquiries call 301-952-3530)
DSP-2025-0017 HYDE LANDING – EVIDENTIARY HEARING
(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: Infrastructure improvements, including public streets, water, sewer, stormdrain, and stormwater management facilities

Planning Board Action Limit: 02/12/2026

STAFF RECOMMENDATION:

- DSP-2025-0017 – APPROVAL with conditions
 - TCP2-2025-0053 – APPROVAL with conditions
- (HUANG)

[Staff Report.pdf](#)

[Power Point.pdf](#)

[Backup.pdf](#)

[Plan Set - Part A.pdf](#)

[Plan Set - Part B.pdf](#)

[Additional Material_2-11-2026.pdf](#)

7. EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)
4-22012 THE HERMAN MULTI-FAMILY APARTMENTS

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.

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 Inc.

STAFF RECOMMENDATION:

APPROVAL of a one-year extension
(VATANDOOST)

[Memorandum.pdf](#)

[Power Point.pdf](#)

[Backup.pdf](#)

8. PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)
PPS-2025-002 CORNERSTONE COMMONS – EVIDENTIARY HEARING
(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)

STAFF RECOMMENDATION:

- PPS-2025-002 – APPROVAL with conditions
- TCP1-2025-0032 – APPROVAL with conditions
- VARIATION – APPROVAL
- VARIANCE – APPROVAL

(BARTLETT)

[Staff Report.pdf](#)

[Power Point - revised 2.pdf](#)

[Backup.pdf](#)

[Additional Material_2-11-2026.pdf](#)

9. COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)
MRF-2025-010 LIBERTY SPORTS PARK PHASE 2 PARKING LOT EXPANSION – PUBLIC HEARING
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

STAFF RECOMMENDATION:

Forward Recommendations to Applicant
(RYAN)

[Staff Report.pdf](#)

[Power Point.pdf](#)

[Backup.pdf](#)