



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-3796

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**-NOTICE OF PUBLIC HEARING-  
ZONING MAP AMENDMENT- PLANNED DEVELOPMENT**

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Pursuant to Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

**DR HORTON, INC.  
(SMITH LAKE ESTATES)**

**APPLICATION NUMBER:** ZMA-2022-003

**PUBLIC HEARING DATE/ TIME:** November 9, 2023, at 10:00 a.m.

**PUBLIC HEARING LOCATION:** Virtual

To participate, speaker registration and all materials for the public hearing must be submitted for Prince George's County Planning Board consideration by Noon on Tuesday, November 7, 2023.

You may:

- 1) Register to speak at  
<https://pgplanningboard.org/883/Watch-Meetings>
- 2) Submit correspondence via:
  - a. E-mail to: [pgcpb@mncppc.org](mailto:pgcpb@mncppc.org)
  - b. [Fax 301-952-5074](tel:301-952-5074)
  - c. U.S. Mail to:  
**Prince George's County Planning Board**  
**14741 Governor Oden Bowie Drive, 4th Floor**  
**Upper Marlboro, MD 20772**
- 3) View virtually using the link provided at:  
<https://pgplanningboard.org/883/Watch-Meetings>

**LAND DESCRIPTION:**

The subject property is 62.52 acres, and is located west of Frank Tippett Road, approximately 600 feet from its intersection with Commo Road. The property consists of four deed parcels known as Parcels 10, 18, 20, and 62 recorded in the Prince George's County Land Records, in Liber 42875 at folio 528. The proposed access to the property is provided from one point on Frank Tippett Road. The property is located within the Residential, Rural (RR) Zone.

**REQUEST:**

This application seeks to rezone the subject property from the RR Zone to the R-PD Zone, pursuant to Section 27-3602, for

development of a maximum of 150 single-family detached and townhouse dwelling units.

**FOR MORE INFORMATION:**

M-NCPPC Prince George's County Planning Department  
14741 Governor Oden Bowie Drive, 4<sup>th</sup> Floor  
Upper Marlboro, MD 20772  
**Phone:** 301-952-3530  
**E-mail:** [pgcpb@mncppc.org](mailto:pgcpb@mncppc.org)  
**Website:** [www.pgplanning.org](http://www.pgplanning.org)

**ANY MEMBER OF THE PUBLIC IS WELCOME TO PARTICIPATE DURING THE PUBLIC HEARING AND SPEAK EITHER IN SUPPORT OR IN OPPOSITION. MEMBERS OF THE PUBLIC MAY WATCH A LIVESTREAMING VIDEO OF THE HEARING AT [HTTPS://PGPLANNINGBOARD.ORG/883/WATCH-MEETINGS](https://PGPLANNINGBOARD.ORG/883/WATCH-MEETINGS).**

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
By: Asuntha Chiang-Smith  
Executive Director

**ATTEST:**

Gavin Cohen  
Secretary-Treasurer

**NOTE:** Please send your certification of publication, in duplicate, covering the legal notice as well as an invoice for payment to:

Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission  
14741 Governor Oden Bowie Drive, 4th Floor  
Upper Marlboro, MD 20772  
Attention: Maria Spriggs, Development Review Division (301-952-4272)