A G E N D A -
THE PRINCE GEORGE’S COUNTY PLANNING BOARD

Regular Meeting

Council Hearing Room
County Administration Building
Upper Marlboro, Maryland

Thursday, February 13, 2020

9:30 a.m. – Administrative Items
10:00 a.m. – Regular Items

SCHEDULED ITEM: NONE

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 AND/OR TO BECOME A PARTY OF RECORD SHOULD SIGN UP AT THE DESK IN THE FRONT OF THE HEARING ROOM. 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, TTY 301/952-3796.

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

ADMINISTRATIVE ITEMS
Jessica Jones, Planning Board Administrator

Announcements (Jones)
1. Commissioners’ Items
2. Draft Minutes of PGCPB Meeting – None

3A. Legislative Work Session
STAFF RECOMMENDATION: Discussion (CHECKLEY)

3B. Executive Session

BOARD ACTION AND VOTE
CONSENT AGENDA (Item Numbers 4A–4C)

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.

SUBDIVISION SECTION ITEMS (Inquiries call 301-952-3530)


PGCPB NO. 20-08 – 4-18025 – PRESERVES AT WINGATE
PGCPB NO. 20-09 – 4-18027 – COLLEGE PARK MARRIOTT

STAFF RECOMMENDATION: APPROVAL
(CONNER)

URBAN DESIGN SECTION ITEMS (Inquiries call 301-952-3530)


PGCPB NO. 20-11 – DSP-19001 – JSF ANNAPOLIS ROAD

STAFF RECOMMENDATION: APPROVAL
(KOSACK)
Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

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

4C. DRAFT RESOLUTIONS – NONE
4-19005 THE FAIRWAYS AT GLENN DALE ESTATES
(TCP) (VARIANCE)
Council District: 04 Municipality: None
Located on the east side of Prospect Hill Road, approximately 1600 feet northeast of its intersection with Glenn Dale Boulevard. (PA 70)
O-S/R-18C Zones (125.16 acres) (11/25/2019)
Fairways Glenn Dale, MD, LP, Applicant
Request: 272 Lots and 9 Parcels for the development of 210 single-family detached and 62 single-family attached dwellings.

Action must be taken on or before 2/18/2020.

STAFF RECOMMENDATION:
- 4-19005 – APPROVAL with conditions
- TCP1-016-2019 – APPROVAL with conditions
- VARIANCE – APPROVAL

(CONNER)
Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530)

6. **NOTE:** THIS ITEM WAS REMOVED FROM THE AGENDA.

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

7. **NOTE:** THIS ITEM MUST BE HEARD AFTER ITEM 6 (WAIVER OF THE RULES OF PROCEDURE).

**NOTE:** This Preliminary Plan of Subdivision was APPROVED by the Planning Board on March 7, 2019 and the Resolution was mailed out on April 2, 2019. Norman D. Rivera, Esquire requests a reconsideration hearing to revise Condition 6.

**4-18007 WOODMORE OVERLOOK COMMERCIAL (TCP) (VARIATION) (VARIANCE)**
Council District: 05  Municipality: None  
Located in the northwest quadrant of the intersection of MD 202 (Landover Road) and Lottsford Road. (PA 73)  
M-X-T Zone  
(18.33 acres) (12/18/2018)  
Woodmore Overlook Commercial, LLC, Applicant

**STAFF RECOMMENDATION: DISCUSSION**  
(SIEVERS)
8. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 9 (REQUEST A RECONSIDERATION HEARING FOR A PRELIMINARY PLAN).**

   NOTE: By letter dated January 13, 2020, Arthur J. Horne, Jr., Esquire is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a, 10(e), and 12(a)).

**4-03071 FOREST HILLS**
Council District: 06  Municipality: None.
Tier: Developing.
Located on the west and east sides of Largo Road, approximately 200 feet south of Kent Drive. (PA 79)
116 Lots & 9 Parcels, R-L Zone
(167.7 acres) (7/22/2003)
Quad Construction Corporation, Applicant
(SIEVERS)
REQUEST A RECONSIDERATION HEARING FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)


NOTE: This Preliminary Plan of Subdivision was APPROVED by the Planning Board on January 15, 2004 and the Resolution was mailed out on February 19, 2004. Arthur J. Horne, Jr., Esquire requests a reconsideration hearing to revise specific findings and conditions.

4-03071 FOREST HILLS
Council District: 06  Municipality: None.
Tier: Developing.
Located on the west and east sides of Largo Road, approximately 200 feet south of Kent Drive. (PA 79)
116 Lots & 9 Parcels, R-L Zone (167.7 acres) (7/22/2003)
Quad Construction Corporation, Applicant

STAFF RECOMMENDATION: DISCUSSION (SIEVERS)