AGENDA -

THE PRINCE GEORGE’S COUNTY PLANNING BOARD

Regular Meeting

Council Hearing Room
County Administration Building
Upper Marlboro, Maryland

Thursday, April 23, 2020

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

SCHEDULED ITEM: ITEM 5 - DSP-0902-01 VILLAGES AT TIMOTHY BRANCH - 10:00 A.M.

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)

4A. DRAFT RESOLUTIONS – NONE

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

4B. DRAFT RESOLUTIONS – CASES HEARD ON MARCH 26, 2020

PGCPB NO. 03-135(C)(A) – CSP-02004 – KARINGTON
PGCPB NO. 2020-38 – DSP-19023 – SOUTH LAKE

STAFF RECOMMENDATION: APPROVAL (KOSACK)
PGCPB AGENDA
4/23/2020

Prince George’s County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

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

4C. DRAFT RESOLUTIONS – CASES HEARD ON APRIL 2, 2020

PGCPB NO. 2020-49 – DDS-661 – CHICK-FIL-A BRANDYWINE
PGCPB NO. 2020-50 – CNU-51768-2019 – CRESCENT SQUARE APARTMENTS
PGCPB NO. 2020-51 – CNU-53400-2019 – CRESCENT SQUARE APARTMENTS

STAFF RECOMMENDATION: APPROVAL (CONNER)
PGCPB AGENDA
4/23/2020

Prince George’s County Planning Department
Andree Green Checkley, Esq., Planning Director

REGULAR AGENDA

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

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

CDP-0902-01 VILLAGES AT TIMOTHY BRANCH

Council District: 09 Municipality: None
Located on the east side of US 301 (Robert Crain Highway), southeast of its intersection with MD 381 (Brandywine Road). (PA 85A)
R-M/M-I-O Zone (261.75 acres) (2/14/2020)
Timothy Branch, Inc., Applicant
Request: Amendments to Residential Development Standards and Recreational Facilities.

Action must be taken on or before 4/24/2020.

STAFF RECOMMENDATION: APPROVAL with conditions (BOSSI)

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

6. 4-19036 TC MID ATLANTIC (TCP)

Council District: 06 Municipality: None
Located on the south side of Westphalia Road, approximately 0.5 mile northeast of MD 4 (Pennsylvania Avenue). (PA 78)
M-X-T Zone (68.94 acres) (2/19/2020)
TC Midatlantic Development II, Inc., Applicant
Request: Four parcels for 362,880 square feet of industrial development.

Action must be taken on or before 4/29/2020.

STAFF RECOMMENDATION:
• 4-19036 – APPROVAL with conditions
• TCP1-011-12-03 - APPROVAL with conditions (DIAZ-CAMPBELL)
7. **SDP-1802 BRANDYWINE VILLAGE COMMERCIAL (TCP)**  
   Council District: 09  Municipality: None  
   Located in the northwest quadrant of the intersection of US 301 (Crain Highway) and Chadds Ford Drive. (PA 85A)  
   L-A-C Zone (12.79 acres) (1/30/2020)  
   Brandywine Partners, LLC, Applicant  
   **Request:** Development of 2,200-square-foot eating and drinking establishment with drive-through, 16,000-square-foot commercial retail building with drive-through, and infrastructure.  
   Action must be taken on or before 5/24/2020.  
   **STAFF RECOMMENDATION:**  
   • SDP-1802 – APPROVAL with conditions  
   • TCP2-002-2014-05 – APPROVAL with conditions  
   (BOSSI)

8. **JANUARY 2020 CYCLE OF AMENDMENTS, 2018 WATER AND SEWER SERVICE AREA CHANGES**  
   **STAFF RECOMMENDATION:** APPROVAL of staff comments for transmittal to the County Council.  
   (THOMPSON)
Final Plat of Subdivision (Inquiries call 301-952-3530)

9. 5-18089 MATAPEAKE BUSINESS PARK
Council District: 09
2 Parcels, M-X-T Zones (12.38 acres) 4-16013
and DSP-17011
Fee-in-lieu: No
Located on the east side of Matapeake Business Drive,
approximately ¼ mile east of the intersection of US 301 and
Timothy Branch Drive.
(PA 85A)
Fairfield Building Co, Applicant
Soltesz, LLC, Engineer

Action must be taken on or before 5/16/20.

STAFF RECOMMENDATION: APPROVAL
(CONNER)

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

10. NOTE: THIS CASE WAS CONTINUED FROM THE

4-19017 BRANDYWINE COMMERCIAL CENTER
(TCP)
Council District: 09 Municipality: None
Located along the northbound side of US 301 (Robert Crain
Highway), approximately 900 feet south of Short Cut Road.
(PA 85A)
I-1 Zone (9.80 acres) (1/22/2020)
Generation Properties, LLC, Applicant
Request: 4 Lots for 295,150 square feet of commercial
and industrial development.

Action must be taken on or before 6/10/2020.

STAFF RECOMMENDATION:
• 4-19017 – APPROVAL with conditions
• VARIATION – APPROVAL
(SIEVERS)