- A G E N D A -

THE PRINCE GEORGE’S COUNTY PLANNING BOARD

Virtual Meeting

Thursday, July 30, 2020

10:00 a.m. – Administrative Items
10:15 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 BECOME A PARTY OF RECORD MUST SIGN UP AND SUBMIT DOCUMENTATION BY 10:00 A.M. THE WEDNESDAY BEFORE THE MEETING BY VISITING OUR WEBSITE AT http://pgplanning.org/812. 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.

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

BOARD ACTION AND VOTE
PARKS AND RECREATION ITEM (Inquiries call 301-699-2582)

3C. SUPPLEMENTAL ITEM - FY21 BUDGET ADJUSTMENT TRANSFER

STAFF RECOMMENDATION: INFORMATION (TYLER/SMITH/FORD)
CONSENT AGENDA (Item Numbers 4A–4D)

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 10:15 A.M.

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

4A. DRAFT RESOLUTIONS – CASES HEARD ON JULY 9, 2020

   PGCPB NO. 2020-117 – 5-20004 – MARYLAND SCIENCE AND TECHNOLOGY CENTER, PARCELS, 6, 8, 9, AND 12
   PGCPB NO. 2020-120 – V-18005 – MARLBORO GARDENS
   PGCPB NO. 2020-122 – 5-19004 – GRAYLING, PARCEL A

   DRAFT RESOLUTION – CASE HEARD ON JULY 16, 2020

   PGCPB NO. 2020-124 – 4-19048 – WASHINGTON GATEWAY

   STAFF RECOMMENDATION: APPROVAL (CONNER)
URBAN DESIGN SECTION ITEMS (Inquiries call 301-952-3530)

4B. DRAFT RESOLUTIONS – CASES HEARD ON JULY 9, 2020

PGCPB NO. 2020-121 – DSP-19060 – MCDONALD’S LANDOVER
PGCPB NO. 2020-123 – SDP-1601-03 – PARKSIDE, SECTION 4

DRAFT RESOLUTIONS – CASES HEARD ON JULY 16, 2020

PGCPB NO. 2020-125 – DSP-19050 – DEWEY PROPERTY
PGCPB NO. 2020-126 – DDS-660 – DEWEY PROPERTY
PGCPB NO. 2020-127 – DSP-19050-01 – DEWEY PROPERTY

STAFF RECOMMENDATION: APPROVAL (KOSACK)

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

4C. DRAFT RESOLUTION – CASE HEARD ON JULY 9, 2020

PGCPB NO. 2020-119 – CP-93009-01 – KITTRELL PROPERTY, SWAN CREEK CLUB

STAFF RECOMMENDATION: APPROVAL (CONNER)
4D. **SE-4832 7-ELEVEN, DISTRICT HEIGHTS**

(AC)

Council District: 06  Municipality: None

Located on the north side of Marlboro Pike, at the northeast quadrant of its intersection with Boones Lane. (PA 75A)

(2.35 acres) (C-S-C Zone) (3/19/2020)

7-Eleven Inc., Applicant

**Request:** Special Exception for the redevelopment of a food and beverage storage and new gas station.

**STAFF RECOMMENDATION:**

- SE-4832 - APPROVAL with conditions
- AC-20020 – APPROVAL with conditions

(DIAZ-CAMPBELL)
REGULAR AGENDA

DETAILED SITE PLAN (Inquiries call 301-952-3530)

5. **DSP-18047 COLLEGE PARK MARRIOTT**
   (TCP – EXEMPT)
   Council District:  03  Municipality: College Park
   Located in the southwest quadrant of the intersection of
   Lehigh Road and Corporal Frank S. Scott Drive.  (PA 66)
   M-U-I/T-D-O Zones (2.11 acres) (5/21/2020)
   New County Hotel, LLC, Applicant
   **Request:** Approval of a 161-room hotel and 6,800 square
   feet of ground level retail space.

   Action must be taken on or before 10/14/2020.

   STAFF RECOMMENDATION: APPROVAL of Request
   for Continuance to September 24, 2020
   (BURKE)

6. **DSP-19031 7-ELEVEN BRANCH AVENUE**
   (TCP)
   Council District:  09  Municipality: None
   Located in the southeast quadrant of the intersection of
   MD 5 (Branch Avenue) and MD 373 (Accokeek Road).
   (PA 85A)
   C-M/C-S-C Zones (2.00 acres) (5/21/2020)
   7-Eleven, Inc., Applicant
   **Request:** Construction of a 3,484-square-foot food and
   beverage store, a gas station, and a 982-square-foot car
   wash.

   Action must be taken on or before 7/30/2020.

   STAFF RECOMMENDATION:
   • DSP-19031 - APPROVAL with conditions
   • TCP2-026-2018-01- APPROVAL with conditions
   (BURKE)
7. NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 8 (REQUEST A RECONSIDERATION HEARING FOR A PRELIMINARY PLAN).

NOTE: By letter dated June 29, 2020, Thomas H. Haller 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).

4-05027 WILLOW RIDGE ESTATES
(TCPI/40/05)
Tier: Developing.
Located approximately ½ mile west of the intersections of Dangerfield Road and Woodyard Road, at the end of Canberra Place. (PA 81A)
28 Lots & 3 Parcels, R-R Zone
(18.51 acres) (10/14/2005)
Lynk Capital, LLC, Applicant
(BRADEN IV)
REQUEST A RECONSIDERATION HEARING FOR A
PRELIMINARY PLAN (Inquiries call 301-952-3530)

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

NOTE: This Preliminary Plan of Subdivision was APPROVED by the Planning Board on March 9, 2006 and the Resolution was mailed out on April 4, 2006.

Thomas H. Haller requests a reconsideration hearing for Condition 14 related to transportation improvements.

4-05027 WILLOW RIDGE ESTATES
(TCPI/40/05)
Tier: Developing.
Located approximately ½ mile west of the intersections of Dangerfield Road and Woodyard Road, at the end of Canberra Place. (PA 81A)
28 Lots & 3 Parcels, R-R Zone
(18.51 acres) (10/14/2005)
Lynk Capital, LLC Applicant

STAFF RECOMMENDATION: DISCUSSION
(BRADEN IV)
9. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 10 (REQUEST A RECONSIDERATION HEARING FOR A PRELIMINARY PLAN).**

**NOTE:** By letter dated July 1, 2020, Gregory S. Balian 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).

**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) (10/26/2005)  
Quad Construction Corporation, Applicant  
(BRADEN IV)
10. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 9 (WAIVER OF THE RULES OF PROCEDURE).**

**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. Gregory S. Balian requests a reconsideration hearing for Conditions 10 and 11 and Finding 7 related to trail construction.

**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) (10/26/2005)  
Quad Construction Corporation, Applicant

**STAFF RECOMMENDATION: DISCUSSION**  
(BRADEN IV)
SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

11. NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 12 (SDP-1802).


SDP-1803 7-ELEVEN AT BRANDYWINE VILLAGE (TCP)
Council District: 09 Municipality: None
Located in the northwest corner of the intersection of Chadds Ford Drive and US 301 (Crain Highway). (PA 85A) L-A-C Zone (1.14 acres) (5/12/2020)
7-Eleven, Applicant
Request: Development of a 3,062-square-foot food and beverage store and a gas station.

Action must be taken on or before 7/30/2020.

STAFF RECOMMENDATION:
• SDP-1803 – APPROVAL with conditions
• TCP2-002-2014-06 – APPROVAL with conditions (BOSSI)
PGCPB AGENDA
SUPPLEMENTAL
7/30/2020

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

BOARD ACTION AND VOTE

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

12. NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 11 (SDP-1803).


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 7/31/2020.

STAFF RECOMMENDATION:
• SDP-1802 – APPROVAL with conditions
• TCP2-002-2014-05 – APPROVAL with conditions (BOSSI)

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

13. DRAFT RESOLUTION – CASE HEARD ON JULY 23, 2020

PGCPB NO. 2020-129 – SDP-0007-03 – AMAZON.COM SERVICES

STAFF RECOMMENDATION: APPROVAL (KOSACK)