- A G E N D A -

THE PRINCE GEORGE’S COUNTY PLANNING BOARD

Virtual Meeting

Thursday, September 17, 2020

10:00 a.m. – Administrative Items
11:00 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 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
2. Draft Minutes of PGCPB Meeting – July 30, 2020

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

3B. Executive Session

BOARD ACTION AND VOTE
3C. **FY 2022 BUDGET OVERVIEW**

STAFF RECOMMENDATION: DISCUSSION (KROLL)
3D. PIVOTING TO VIRTUAL - HISPANIC HERITAGE MONTH PROGRAMS AND EVENTS

STAFF RECOMMENDATION: INFORMATION (TYLER/RAMOS/WATKINS/KITCHENS)
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 11:00 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 – NONE

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

4C. DRAFT RESOLUTIONS – NONE
Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

FINAL PLATS OF SUBDIVISION (Inquiries call 301-952-3530)

4D. 5-20040 RIVERFRONT AT WEST HYATTSVILLE METRO, PLAT 8, PARCEL 4 (VARIATION)
Council District: 02
M-X-T/T-D-O Zones (2.03 acres), 4-15020 & DSP-20004
Located west of the intersection of Ager Road and Lancer Drive, north of the West Hyattsville Metro Station. (PA 68)
West Hyattsville Property Co. LLC, Applicant

Action must be taken on or before 10/11/2020.

STAFF RECOMMENDATION:
- FINAL PLAT 5-20040 – APPROVAL
- VARIATION 24-121(a)(3) – APPROVAL

(HEATH)
5. DSP-20021 POTOMAC ENERGY HOLDINGS, LLC (SHELL)  
(TCP – EXEMPT)  
Council District: 04 Municipality: None  
Located on the north side of MD 193 (Greenbelt Road), in the northeast quadrant of its intersection with Aerospace Road. (PA 70)  
I-1 Zone (0.90 acre) (6/17/2020)  
Potomac Energy Holdings, Applicant  
Request: A 3,170-square-foot food and beverage store, a gas station with six multi-dispensers, and a 1,355-square-foot car wash.  

Action must be taken on or before 9/28/2020.  

STAFF RECOMMENDATION: Approval with conditions (ZHANG)

6. WEST HYATTSVILLE–QUEENS CHAPEL SECTOR PLAN  
Councilmanic District: 2  

STAFF RECOMMENDATION: APPROVAL to Initiate, and approval of a 13-month extension to prepare, a sector plan for the West Hyattsville-Queens Chapel area of Planning Area 68, and approval to transmit the Recommended Goals, Concepts, Guidelines, and Public Participation Program, a draft Resolution of Initiation, and a request for a 13-month extension of the timeframe to prepare the Preliminary West Hyattsville-Queens Chapel Sector Plan to the District Council (BENTON)
7. **MR-1901F GLENRIDGE MIDDLE SCHOOL**  
   Council District: 03  Municipality: None  
   Located northwest of the intersection of MD 410 (Veteran’s Parkway) and MD 450 (Annapolis Road). (PA 69)  
   Zone: R-O-S (58.78 acres)  
   Date Accepted: 8/3/2020  
   The Board of Education of Prince George’s County, Applicant  
   
   **Request:** Construction of new Glenridge area middle school.  
   
   Action must be taken on or before 10/2/2020.  
   
   **STAFF RECOMMENDATION:** Accept the recommendation of staff and transmit to the applicant (THOMPSON)

8. **MR-2017F ST. BARNABAS SOLAR PROJECT PHASE 2**  
   Council District: 07  Municipality: None  
   Located approximately 0.15 mile north of the intersection of Saint Barnabas Road and Wheeler Road. (PA 76A)  
   Zone: R-R (26.00 acres)  
   Date Accepted: 7/24/2020  
   Amerisco, Inc., Applicant  
   
   **Request:** Phase 2 is proposed to incorporate additional space for panels to the northwest corner of the Phase 1 solar site. Proposal also involves the removal of three (3) additional trees.  
   
   Action must be taken on or before 9/17/2020.  
   
   **STAFF RECOMMENDATION:** Accept the recommendation of staff and transmit the recommendation to the applicant (OSEI)
9. **MR-1941F BRANDYWINE SAND AND GRAVEL SOLAR PROJECT**
   Council District: 09      Municipality: None
   Located Off Cross Road Trail near the intersection of Cherry Tree Crossing and Cross Road Trail.
   (PA 85B)
   Zone: O-S (62.53 acres)
   Date Accepted: 7/27/2020
   Summit Ridge Energy, ICFTS MD Solar, LLC, Applicant

   **Request:** The proposed solar energy system is proposed to provide 6 MW of electrical energy to the local community.

   Action must be taken on or before 9/27/2020.

   **STAFF RECOMMENDATION:** Accept the recommendation of staff and transmit to the applicant (HASAN)

10. **DSP-12043-01 WESTPHALIA TOWN CENTER (SPECIAL PURPOSE)**
    (TCP– EXEMPT)
    Council District: 06      Municipality: None
    Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road. (PA 78)
    M-X-T/M-I-O Zones (478.48 acres) (8/18/2020)
    Westphalia Development, Applicant

   **Request:** Adjust the timing for the community center in Open Space 2 and the dedication of the school site known as Parcel 25.

   Action must be taken on or before 11/9/2020.

   **STAFF RECOMMENDATION:** APPROVAL with conditions (HURLBUTT)