- A G E N D A -

THE PRINCE GEORGE’S COUNTY PLANNING BOARD

Virtual Meeting

Thursday, November 19, 2020

10:00 a.m. – Administrative/Parks and Recreation 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 12:00 P.M. THE TUESDAY 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 – November 12, 2020

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

3B. Executive Session–Pursuant to the General Provisions Article of the Annotated Code of Maryland Art. § 3-305(b)(7) and (b)(8), for the purpose to consult with Counsel to obtain legal advice; and to consult with staff about potential litigation.
3C. **BLACK BRANCH STREAM VALLEY PARK**
Grant of Permanent Easement for Golf Cart Use at Oak Creek Golf Club
Property of The Maryland-National Capital Park & Planning Commission
Tax Map 76, Grids D-1 & E-1
Parcels E & I

STAFF RECOMMENDATION: APPROVAL
(TYLER/EWING/SUN/STESNEY/MCNEAL)

3D. **PARK POLICE MID-YEAR UPDATE**

STAFF RECOMMENDATION: INFORMATION
(JOHNSON/RAMOS/TYLER/CARTER/MCNEAL)
3E. **OVERVIEW OF LONG-RANGE PLANNING SECTION PROJECTS**

Councilmanic Districts: All

**Request: Briefing**

STAFF RECOMMENDATION: INFORMATION (BENTON, CALOMESE, ROWE)
CONSENT AGENDA (Item Numbers 4A–4E)

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 RESOLUTION – CASE HEARD ON OCTOBER 29, 2020

PGCPB NO. 2020-153 – 4-19049 – PARLIAMENT PLACE

STAFF RECOMMENDATION: APPROVAL (CONNER)

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

4B. DRAFT RESOLUTION – CASE HEARD ON OCTOBER 29, 2020

PGCPB NO. 2020-152 – DSP-20006 – CHECKERS LAUREL

STAFF RECOMMENDATION: APPROVAL (KOSACK)
4C. DRAFT RESOLUTIONS – NONE

4D. 5-20015 WAWA ADELPHI
Council District: 02
1 Parcel, L-A-C Zone (4.14 acres) 4-17036 and SDP-1703
Fee-in-lieu: No
Located on the north side of MD 212 (Riggs Road), east of Edwards Way and west of Adelphi Road. (PA 65)
ZP No 139 LLC, Applicant
Bohler Engineering, Engineer

Action must be taken on or before 12/9/2020.

STAFF RECOMMENDATION: APPROVAL
(CONNER)
Final Plat of Subdivision (Inquiries call 301-952-3530)

4E. **5-20072 BELTSVILLE INDUSTRIAL CENTER, PARCELS 20-22**
    Council District: 01
    3 Parcels, I-2 Zone (4.76 acres)
    Fee-in-lieu: No
    Located southwest of the intersection of Tucker Street and Ewing Road. (PA 61)
    Prologis, Applicant
    KCI Technologies, Inc., Engineer

    Action must be taken on or before 12/9/2020.

    STAFF RECOMMENDATION: APPROVAL with conditions
    (BRADEN IV)
COMPREHENSIVE DESIGN PLAN (Inquiries call 301-952-3530)

5A. **NOTE: THIS ITEM WILL BE HEARD AT 11:00 A.M.**

**NOTE: THIS ITEM WILL BE HEARD BEFORE ITEM 5B (PGCPB NO. 2020-161).**

**CDP-9503-H2 BEALLE HILL FOREST, LOT 4 BLOCK D**
(TCP)
Council District: 09  Municipality: None
Located at the terminus of the cul-de-sac of Farmhouse Road. (PA 84)
R-L Zone (0.47 acre) (10/1/2020)
Corrine Anyanwu, Applicant

**Request: Addition of a 16-foot by 20-foot deck at the rear of an existing single-family detached dwelling.**

Action must be taken on or before 12/09/2020.

STAFF RECOMMENDATION: APPROVAL of Request for Continuance
(BOSSI)

5B. **NOTE: THIS ITEM WILL BE HEARD AFTER ITEM 5A (CDP-9503-H2).**

**DRAFT RESOLUTION – CASE HEARD ON NOVEMBER 19, 2020**

PGCPB NO. 2020-161 – CDP-9503-H2 – BEALLE HILL FOREST, LOT 4, BLOCK D

STAFF RECOMMENDATION: APPROVAL (BOSSI)
6. NOTE: THIS ITEM IS COMPANION WITH ITEM 7 (DDS-670).

DSP-20016 PMG BROOKS DRIVE
(TCP–EXEMPT) (AC)
Council District: 07 Municipality: None
Located in the southwest quadrant of the intersection of Brooks Drive and Marlboro Pike. (PA 75A)
C-M Zone (0.60 acre) (9/18/2020)
PMIG, Applicant
Request: Development of a gas station and food and beverage store.

Action must be taken on or before 11/27/2020.

STAFF RECOMMENDATION:
• DSP-20016 – APPROVAL with conditions
• AC-20009 – APPROVAL (BOSSI)

7. NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DSP-20016).

DDS-670 PMG BROOKS DRIVE
Council District: 07 Municipality: None
Located in the southwest quadrant of the intersection of Brooks Drive and Marlboro Pike. (PA 75A)
C-M Zone (0.60 acre) (9/18/2020)
PMIG, Applicant
Request: Departure from design standards to reduce the size of standard parking spaces to 9 feet by 18 feet.

STAFF RECOMMENDATION: APPROVAL (BOSSI)
8. **MR-2021F PRINCE GEORGE’S COUNTY CANINE FACILITY**  
   Council District: 6  
   General Plan: Established Communities  
   Located: 4920 Ritchie Marlboro Road,  
   Upper Marlboro MD 20772  
   (PA 79) Zone: R-R  
   (Date Accepted: 9/29/2020)

   **Request:** The proposal is to construct a 10,000-square-foot 1-story masonry building to house the County police canine training facility with fourteen kennels and enclosed dog run. The site located at 4920 Ritchie Marlboro Road contains 131.56 acres and is zoned R-R.

   Action must be taken on or before 11/28/2020.

   **STAFF RECOMMENDATION:** APPROVAL  
   Transmit staff report to applicant  
   (KOWALUK)