- A G E N D A -

THE PRINCE GEORGE’S COUNTY PLANNING BOARD

Virtual Meeting

Thursday, December 3, 2020

10:00 a.m. – Administrative/Parks and Recreation Items
10:30 a.m. – Regular Items

SCHEDULED ITEM: 10:30 A.M. - CDP-9503-H2 BEALLE HILL FOREST, LOT 4 BLOCK D

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

1. Commissioners’ Items

2. Draft Minutes of PGCPB Meeting – November 19, 2020

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

3B. Executive Session – Supplemental Item - Pursuant to the General Provisions Article of the Annotated Code of Maryland Art. § 3-305(b)(3) and (b)(7), for the purpose to discuss Acquisition of Real Property and to consult with Counsel.
3C. PROPOSED FY 22-FY 27 CAPITAL IMPROVEMENTS PROGRAM

STAFF RECOMMENDATION: APPROVAL OF THE PROPOSED FY22-FY27 CIP AND PERMISSION TO TRANSMIT THE CIP TO THE PRINCE GEORGE’S COUNTY EXECUTIVE AND COUNTY COUNCIL (TYLER/WALLER/MCNEAL/CARTER/RAMOS)

3D. FESTIVAL OF LIGHTS UPDATE

STAFF RECOMMENDATION: BRIEFING (RAMOS/FACHET/TYLER/MCNEAL/CARTER)
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 10:30 A.M.

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

4A. DRAFT RESOLUTION – CASE HEARD ON NOVEMBER 5, 2020

PGCPB NO. 2020-159 – 4-20006 – FREEWAY AIRPORT

DRAFT RESOLUTION – CASE HEARD ON NOVEMBER 12, 2020

PGCPB NO. 2020-164 – 4-20014 – ELP DC

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

4B. **DRAFT RESOLUTIONS – CASES HEARD ON NOVEMBER 5, 2020**

- PGCPB NO. 2020-156 – DSP-19077 – CENTRAL AVENUE EXXON
- PGCPB NO. 2020-157 – DSP-07031-04 – MELFORD PROPERTY POD 6
- PGCPB NO. 2020-158 – DSP-20026 – WOODYARD STATION, PHASE 2

**STAFF RECOMMENDATION: APPROVAL**
(KOSACK)

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

4C. **DRAFT RESOLUTIONS – NONE**
4D. **5-20143 KAINES PROPERTY**  
Council District: 09  
3 Parcels, I-4/M-I-O Zones (43.56 acres) 4-13001  
Fee-in-lieu: No  
Located on the south side of Old Marlboro Pike, approximately 2,300 feet east of its intersection with Dower House Road. (PA 77)  
Pleasants Investments Ltd Partnership, Applicant  
Ben Dyer Associates, Inc., Engineer

Action must be taken on or before 12/17/2020.

**STAFF RECOMMENDATION: APPROVAL**  
(CONNER)
FINAL PLAT OF SUBDIVISION (Inquiries call 301-952-3530)

4E. **5-20073 TIMOTHY BRANCH, PLAT 9**
45 Lots & 5 Parcels (5.79 acres)

**5-20074 TIMOTHY BRANCH, PLAT 10**
51 Lots & 1 Parcel (5.08 acres)

**5-20075 TIMOTHY BRANCH, PLAT 11**
42 Lots & 1 Parcel (8.37 acres)

**5-20076 TIMOTHY BRANCH, PLAT 12**
31 Lots & 1 Parcels (6.97 acres)

**5-20107 TIMOTHY BRANCH, PLAT 13**
1 Parcel (6.72 acres)

**5-20099 TIMOTHY BRANCH, PLAT 14**
1 Parcel (9.78 acres)

Council District: 09
R-M Zone, 4-09003 and SDP-1701
Fee-in-lieu: No
Located on the west side of Mattawoman Drive, south of Brandywine Road. (PA 85A)
Timothy Branch, Inc., Applicant (Plats 9-13)
Timothy Brandywine Investments Two, LLC, Applicant (Plat 14)
Ben Dyer Associates, Inc., Engineer

Action must be taken on or before 12/20/2020.

STAFF RECOMMENDATION: APPROVAL
(BRADEN IV)
5. **DSP-20024 PARLIAMENT PLACE – PHASE 1**  
TCP (AC) (VARIANCE)  
Council District: 05  Municipality: None  
Located on the south side of MD 704 (Martin Luther King Jr. Highway), approximately 720 feet west of its intersection with Parliament Place. (PA 70)  
I-1 Zone (2.48 acres) (9/25/2020)  
4200 Parliament, LLC, Applicant  
Request: Approval of a 128,383 square foot, 1,042-unit, consolidated storage facility, with 1,000 square feet of office.

Action must be taken on or before 12/4/2020.

**STAFF RECOMMENDATION:**  
- DSP-20024 - APPROVAL with conditions  
- TCP2-033-2020 - APPROVAL  
- AC-20011 – APPROVAL with conditions  
- VARIANCE - APPROVAL (BURKE)
6. **4-17014 LUSBYS LANE**  
(TCP) (VARIANCE)  
Council District: 09 Municipality: None  
Located on west side of Lusby’s Lane, 950 feet south of its intersection with Lusby’s Turn. (PA 85A)  
R-R/M-I-O Zones (32.13 acres) (9/25/2020)  
Tristate Development, LLC, Applicant  
Request: 29 lots and 5 parcels for single-family detached development.

Action must be taken on or before 12/4/2020.

STAFF RECOMMENDATION:  
• 4-17014 - APPROVAL with conditions  
• TCP1-018-2020 - APPROVAL with conditions  
• VARIANCE – 25-122(b)(1)(G) - APPROVAL (HEATH)

7. **DSP-19033 6192 OXON HILL HOTEL**  
(TCP–EXEMPT)  
Council District: 08 Municipality: None  
Located on the south side of MD 414 (Oxon Hill Road), approximately 2,100 feet east of its intersection with Livingston Road. (PA 76B)  
C-O Zone (1.63 acres) (7/7/2020)  
6192 Oxon Hill West, Inc., Applicant  
Request: Convert an existing 54,600-square-foot, five-story office building into a 100-room hotel.

Action must be taken on or before 12/16/2020.

STAFF RECOMMENDATION: APPROVAL with conditions  
(BISHOP)
8. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 8, 2020.**

**4-20002 DOBSON RIDGE**
(TCP)
Council District: 09  Municipality: None
Located on south side of McKendree Road, approximately 500 feet west of US 301 (Robert Crain Highway). (PA 85A) R-T Zone (80.94 acres) (7/9/2020)
D.R. Horton, Applicant
Request: 196 lots and 16 parcels for single-family attached development.

Action must be taken on or before 01/09/2021.

STAFF RECOMMENDATION: APPROVAL of Request for Continuance to 1/7/2021.
(HEATH)

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9. **DSP-19007-01 FAIRWAYS, THE**
(TCP–EXEMPT)
Council District: 04  Municipality: None
Located on the east side of Prospect Hill Road, approximately 230 feet north of Glenn Dale Boulevard.
(PA 70)
O-S/R-18C Zones (125.16 acres) (9/30/2020)
SLDM, LLC, Applicant
Request: Architecture only for 8 single-family detached models by Dan Ryan Builders and 10 single-family detached models by K Hovnanian Homes.

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

STAFF RECOMMENDATION: APPROVAL with conditions
(BURKE)
WAIVER OF A FILING FEE FOR A CONSERVATION PLAN
(Inquiries call 301-3530)

10. **CP-20004 CAPITAL IMPROVEMENT PROJECT, 408 VISTA WAY STORM DRAIN**
Council District: 08   Municipality: None
Located at 408 Vista Way, approximately 380 feet east of the intersection of Vista Way and Hill Top Drive. (PA 80)
R-O-S/R-R/L-D-O/R-C-O Zones (0.40 acre) (11/17/2020)
Prince George’s County Department of Environment, Applicant

Request: Request for a filing fee waiver for a flood control capital improvement project performed by the Prince George’s County Department of the Environment.

STAFF RECOMMENDATION: APPROVAL
(SPRADLEY)

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

11. **NOTE:** This detailed site plan was APPROVED by the Planning Board on October 29, 2020, and the Resolution was mailed out on November 17, 2020. Thomas H. Haller requests a reconsideration hearing to allow parties of record to provide additional response, if any.

**DSP-19045 ROYAL FARMS GREENBELT**
(TCP)
Council District: 04   Municipality: Greenbelt
Located on the north side of MD 193 (Greenbelt Road), approximately 635 feet east of its intersection with Walker Drive. (PA 67)
C-O Zone (4.07 acres) (6/16/2020)
RF Greenbelt RE, LLC, Applicant

Request: Development of a 4,649-square-foot food and beverage store, a gas station, and a separate 4,368-square-foot commercial building.

Action must be taken on or before 11/09/2020.

STAFF RECOMMENDATION: DISCUSSION
(BOSSI)
12. NOTE: THIS ITEM WILL BE HEARD AT 10:30 A.M.


NOTE: THIS ITEM WILL BE HEARD BEFORE ITEM 13 (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.
(R 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 (BOSSI)


NOTE: THIS ITEM WILL BE HEARD AFTER ITEM 12 (CDP-9503-H2).

DRAFT RESOLUTION – CASE HEARD ON DECEMBER 3, 2020

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

STAFF RECOMMENDATION: APPROVAL (BOSSI)