Agenda for Planning Board Meeting

THE PRINCE GEORGE'S COUNTY PLANNING BOARD
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland

Thursday, April 19, 2012

9:00 a.m. – Administrative Items
10:00 a.m. – Development Review Items

Announcement

SCHEDULED ITEMS: NONE

ATTENTION:
(1) **All Municipalities and Community Associations -** please check to see if any cases to be heard are in your area.

(2) In case of inclement weather, please call (301) 952-5330 as to the status of the Planning Board meeting.

(3) 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 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.

Administrative Item
1. Commissioners' Items
2. Draft Minutes of PGCPB Meetings—None
3A. Legislative Work Session: Staff Recommendation: Discussion (Piret)
3B. Executive Session
Pursuant to Section 10-508(a)(1)(ii) of the State Government Article, Annotated Code of Maryland to discuss a

Personnel Item
3C. Parks & Recredations Items (Inquiries call 301-699-2582)
Request for a Six-Month Extension
REQUEST FOR A SIX-MONTH EXTENSION FOR THE COMPLETION OF THE MASTER PLAN FOR PARKS, RECREATION AND OPEN SPACE

STAFF RECOMMENDATION: APPROVAL
(TYNER/MCNEAL)

THE FOLLOWING ITEMS WILL BEGIN AT 10:00 A.M.

Consent Agenda

Subdivision Section Items
4A. Draft Resolutions – None

Urban Design Section Items
4B. Draft Resolution – Case Heard 03-29-12
PGCPB NO. 10-129(A) - DSP-09037 - HOREB HAITIAN SEVENTH DAY ADVENTIST CHURCH

STAFF RECOMMENDATION: APPROVAL
(ADAMS)

Zoning Section Items
4C. Draft Resolutions – None

Regular Agenda

COUNTYWIDE PLANNING DIVISION (Inquiries call (Inquiries call 301-952-3680)
5. Mersch and Richards Parcel
Mersch and Richards Agricultural Preservation Parcel
Council District: 9 Municipality: None
Tier: Rural
Located at 17020 River Airport Road in Brandywine.

Request: Approval of One Application for Proposed Agricultural Preservation Easement Pursuant to the Annotated Code of Maryland Title 2, Subtitle 5, and COMAR Title 15

STAFF RECOMMENDATION: APPROVAL
(HASAN)

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)
6. NCGS-20 Rosecroft Fuel Mart
Council District: 08 Municipality: None
Tier: Developed
The subject property is located at the intersection of
Oxon Hill Road (MD 414), St. Barnabas Road, and
Brinkley Road. (PA 76B)
(0.23± acre) (12/28/11)
C-S-C Zone

6100 Oxon Hill Road, LLC, Applicant
Request: Revision of a Certified Nonconforming Gas Station to Relocate Kiosk.

STAFF RECOMMENDATION: APPROVAL with conditions
(THOMPSON)

DETAILED SITE PLAN (Inquiries call 301-952-3530)
7. DSP-97001-01 Queen's Chapel Manor
Council District: 02 Municipality: Hyattsville
Tier: Developed
Located north of Nicholson Street and east of 31st Street.
(PA 68)
R-55 and D-D-O Zones (1.03 acres) (3/10/10)

West Hyattsville Baptist Church, Applicant
Request: 5,907 Square-Foot Addition to an Existing Church.

70-day limit has been waived.

STAFF RECOMMENDATION: APPROVAL with conditions
(FIELDS)

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530)
8. 4-05080 Smith Home Farm
NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 9 (REQUEST FOR RECONSIDERATION).

NOTE: By letter dated March 21, 2012, Marva Jo Camp, Esquire, is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the mail out of the final decision (Section 10a).

4-05080 SMITH HOME FARM
(TCPI/38/05-01)
Council District: 06 Municipality: None Tier: Developing
Located south of Westphalia Road and east of Presidential Parkway. (PA 78)
1,176 Lots and 355 Parcels with 3,628 Dwelling Units,
L-A-C and R-M Zones
(757.00 acres) (10/14/05)
SHF Project Owner, LLC, Applicant
(CHELLIS)

REQUEST FOR RECONSIDERATION (Inquiries call 301-952-3530)
9. 4-05080 Smith Home Farm
NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8 (WAIVER OF THE RULES OF PROCEDURE).

NOTE: This Preliminary Plan was APPROVED by the Planning Board on July 27, 2006 and the Resolution was mailed out on September 12, 2006. Marva Jo Camp, Esquire, requests a reconsideration of Condition No. 42 regarding transportation adequacy at the intersection of MD 4/Westphalia Road.

4-05080 SMITH HOME FARM
(TCPI/38/05-01)
Council District: 06 Municipality: None Tier: Developing
Located south of Westphalia Road and east of Presidential Parkway. (PA 78)
1,176 Lots and 355 Parcels, with 3,628 Dwelling Units
L-A-C and R-M Zones
(757.00 acres) (10/14/05)
SHF Project Owner, Applicant

STAFF RECOMMENDATION: DISCUSSION
(CHELLIS)

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530)
10. 4-04099 Wolfe Farm
NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 11 (REQUEST FOR RECONSIDERATION).

NOTE: By letter dated March 26, 2012, Arthur J. Horne, Jr., is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the mail out of the final decision (Section 10a).

4-04099 WOLFE FARM
(TCPI/53/04)
Council District: 09 Municipality: None Tier: Developing
Located north and south of Thrift Road between Broken Lane Court and Tippet Road. (PA 81)
156 Lots and 11 Parcels, R-A and R-E Zones
(333.62 acres) (5/18/04)
Sevag Balian, Applicant
(CHELLIS)

REQUEST FOR RECONSIDERATION (Inquiries call 301-952-3530)
11. 4-04099 Wolfe Farm
NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 10 (WAIVER OF THE RULES OF PROCEDURE).

NOTE: This Preliminary Plan was approved by the Planning Board on February 8, 2007 and the Amended Resolution was mailed out on May 8, 2007. Arthur J. Horne, Jr. requests a reconsideration of Condition Nos. 26, 28, 29 and 30 relating to the adequate transportation facilities.

4-04099 WOLFE FARM
(TCPI/53/04)
Council District: 09 Municipality: None
Tier: Developing.
Located north and south of Thrift Road between Broken Lane Court and Tippet Road. (PA 81)
156 Lots and 11 Parcels, R-A and R-E Zones
(333.62 acres) (5/18/04)
Sevag Balian, Applicant

STAFF RECOMMENDATION: DISCUSSION
(CHELLIS)

Supplemental Agenda

THE FOLLOWING ITEMS WILL NOT BEGIN BEFORE 10:00 A.M.

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

12. 2008 Water and Sewer Service

2008 Water and Sewer Service Area Changes,
April 2011 Cycle of Amendments (CR-19-2012)

STAFF RECOMMENDATION: APPROVAL of Staff Comments for transmittal to the County Council
(OSEI)

COMMUNITY PLANNING SOUTH DIVISION (Inquiries call 301-952-3972)

13. Eastover Shop. Ctr/Forest Heights/MD 210 Plan

Eastover Shopping Center/Forest Heights/MD 210 Sector Plan and Sectional Map Amendment (SMA) Initiation

Initiation of a sector plan and a concurrent sectional map amendment for the Eastover Shopping Center/Forest Heights/MD 210 Sector Plan and preliminary Goals, Concepts, Guidelines and proposed Public Participation Program

Council District: 08

STAFF RECOMMENDATION: APPROVAL of the
Initiation and transmittal of the Goals, Concepts, Guidelines
and Public Participation Program to the District Council
(BUXBAUM)

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

14. 5-12022–5-12026

5-12022 MANCHESTER ESTATES, JAYCEES ADDN, PLAT 1
3 Lots and 2 Parcels (3.87 acres)

5-12023 MANCHESTER ESTATES, JAYCEES ADDN, PLAT 2
13 Lots and 1 Parcel (4.15 acres)

5-12024 MANCHESTER ESTATES, JAYCEES ADDN, PLAT 3
14 Lots (4.69 acres)

5-12025 MANCHESTER ESTATES, JAYCEES ADDN, PLAT 4
12 Lots and 1 Parcel (4.15 acres)

5-12026 MANCHESTER ESTATES, JAYCEES ADDN, PLAT 5
15 Lots and 1 Parcel (5.96 acres)

Council District: 09
Tier: Developed
R-80 Zone, 4-06067 and DSP-11020
Located along Branch Avenue between Deer Pond Lane and Perrie Lane. (PA 76B)

Crescent Cities Jaycees Foundation, Inc., Applicant
VIKA, Engineer

Action must be taken on or before 5/19/12.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

Adjournment