

- A G E N D A -

THE PRINCE GEORGE'S COUNTY PLANNING BOARD

Regular Meeting

Council Hearing Room
County Administration Building
Upper Marlboro, Maryland

Thursday, March 16, 2017

9:00 a.m. – Administrative/Parks and Recreation Items
10:00 a.m. Development Review Items

SCHEDULED ITEMS: 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 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.

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

BOARD ACTION AND VOTE

Announcements (Davey/Jones)

1. Commissioners' Items
2. Draft Minutes of PGCPB Meeting – January 26, 2017
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session–Pursuant to Section 3-305(b)(3) and (b)(7) of the General Provisions Article of the Annotated Code of Maryland, for the purpose of discussing acquisition of real property and consulting with Counsel.

PGCPB AGENDA

3/16/17

Department of Parks and Recreation
Ronnie Gathers, Director

BOARD ACTION AND VOTE

PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

3C. **“NO EXCUSE FOR DATING ABUSE”**

STAFF RECOMMENATION: INFORMATION
(GATHERS/BEAVERS/RAMOS/WADE)

PGCPB AGENDA
3/16/17

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

BOARD ACTION AND VOTE

Staff reports can be accessed at [www.pgplanning.org/Planning Board/Agendas.htm](http://www.pgplanning.org/Planning_Board/Agendas.htm)

CONSENT AGENDA (Item Numbers 4A–4C)

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 10:00 A.M.

Subdivision Section Items (Inquiries call 301-952-3530)

**4A. DRAFT RESOLUTION – CASE HEARD ON
FEBRUARY 23, 2017**

PGCPB NO. 17-37 – 4-16032 – LAURELIND'ORINAN
ESTATE

STAFF RECOMMENDATION: APPROVAL
(CHELLIS)

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

PGCPB AGENDA
3/16/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

ZONING CASE ELIGIBLE FOR REVIEW (Inquiries call 301-952-3530)

5. **SE-4790 AGGREGATE INDUSTRIES SAND AND GRAVEL WET PROCESSING FACILITY**
(TCP11-009-01)
Council District: 09 Municipality: None
Located on the south side of Accokeek Road, approximately 660 feet west of the intersection of Accokeek and McKendree Roads. (PA 85A)
(82.84± acres) (11/18/16)
R-A and R-E Zones
Aggregate Industries, Applicant
Request: Extend Validity Period for an Additional 20 Years for an Existing Sand and Gravel Wet Processing Facility in accordance with Sections 27-405, 27-445.02, and 27-625 of the Zoning Ordinance.

STAFF RECOMMENDATION:

- SE-4790 - APPROVAL with conditions
- TCP11-009-01 – APPROVAL with conditions (POMPA)

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

6. **CNU-35221-2016 OBINNE ENTERPRISE, LLC**
3802 38th Avenue, Brentwood
Council District: 05 Municipality: None
Located southwest of 38th Avenue, approximately 800 feet north of Bladensburg Road. (PA 68)
(0.08± acre) (1/4/17)
R-18 Zone
Ferdinand and Anthonia Obichere, Applicants
Request: Certification of Nonconforming Use for an Existing Four-Unit Apartment Building.

STAFF RECOMMENDATION: APPROVAL
(THOMPSON)

PGCPB AGENDA
3/16/17

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

BOARD ACTION AND VOTE

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

7. **CNU-30038-2015 OBINNE ENTERPRISE, LLC**
3800 38th Avenue, Brentwood
Council District: 05 Municipality: None
Located southwest of 38th Avenue and approximately 790
feet north of Bladensburg Road. (PA 68)
(0.16± acre) (1/4/17)
R-18 Zone
Ferdinand and Anthonia Obichere, Applicants
**Request: Certification of Nonconforming Use for a
Four-Unit Apartment Building.**

STAFF RECOMMENDATION: APPROVAL
(THOMPSON)

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

8. **DSP-16030 JSF LARGO**
(TCP11-023-95-04)
Council District: 06 Municipality: None
Located at the northwestern quadrant of the intersection of
Arena Drive and Landover Road (MD 202). (PA 73)
M-U-I/D-D-O Zones (10.94 acres) (1/9/17)
Johnson Development Associates, Inc., Applicant
**Request: Construction of Building with 134,439 Square
Feet of Consolidated Storage and 4,965 Square Feet of
Commercial Spaces. Modification of the List of
Permitted Uses to Allow Consolidated Storage Use.**

Action must be taken on or before 3/20/17.

STAFF RECOMMENDATION:
• DSP-16030 – APPROVAL with conditions
• TCP11-023-95-04 – APPROVAL with conditions
(KOSACK)

PGCPB AGENDA
3/16/17

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

BOARD ACTION AND VOTE

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

9. **DSP-07058-01 MARLBORO RIDGE, PHASE 5**
(TCP2-083-05-12)
Council District: 06 Municipality: None
Located southwest of Ritchie Marlboro Road, approximately
2,500 feet south of its intersection with Westphalia Road.
(PA 78)
R-R/M-I-O Zones (85.14 acres) (1/6/17)
Toll MD V Limited Partnership, Applicant
**Request: Change Lot Distribution from 70 Small Single-
Family Detached Units and 55 Single-Family Detached
Units to 62 Townhouses and 59 Single-Family Detached
Units.**

Action must be taken on or before 3/17/17.

STAFF RECOMMENDATION:

- DSP-07058-01 – APPROVAL with conditions
- TCP2-083-05-12 - APPROVAL with conditions
(GROVER)

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

10. **Mandatory Referral No. MR-1625F**
(Upper Marlboro Town Hall)
Council District: 9 Municipality: Town of Upper Marlboro
General Plan: Established Communities
Located: 14211 School Lane (PA 79)
Zone: R-80 (1.00 acre)
(Date Accepted: 1/24/17)
- Request: Construct a 2,409-square foot addition to the
existing 1,683 square-foot (gross floor area) building that
currently serves as the Town Hall offices. The Town of
Upper Marlboro and The Board of Education (BOE)
have signed a Memorandum of Understanding to allow
the Town to use BOE's adjacent parking lot.**

Action must be taken on or before 3/16/17.

STAFF RECOMMENDATION: APPROVAL to transmit
staff report to applicant
(OSEI)