

- 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, April 20, 2017

9:00 a.m. - Administrative/Parks and Recreation Items

11:00 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 – None
- 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.
REMOVED FROM AGENDA - Executive Session—
Teleconference Meeting of The Maryland-National Capital Park and Planning Commission - pursuant to Section 3-305(b)(7) and (b)(9) of the General Provisions Article of the Annotated Code of Maryland, for the purpose of consulting with counsel, and conducting collective bargaining negotiations or consider matters that relate to the negotiations.

PGCPB AGENDA
4/20/17

Department of Parks and Recreation
Ronnie Gathers, Director

BOARD ACTION AND VOTE

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

3C. **WILMER'S PARK PROPOSAL BY THE AMERICAN
LEGION WARRFEMIUS-SEIDLER POST 381**

STAFF RECOMMENATION: INFORMATION
(GATHERS/CONFORTI/MCNEAL/HERRING)

3D. **WATKINS REGIONAL PARK MASTER
DEVELOPMENT PLAN**

STAFF RECOMMENDATION: INFORMATION
(GATHERS/CONFORTI/MCNEAL/EWING)

PGCPB AGENDA

4/20/17

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–4G)

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 Item (Inquiries call 301-952-3530)

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

PGCPB NO. 17-54 – 4-16011 – SKYVIEW
CONDOMINIUMS

STAFF RECOMMENDATION: APPROVAL
(CHELLIS)

PGCPB AGENDA

4/20/17

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

BOARD ACTION AND VOTE

Urban Design Section Items (Inquiries call 301-952-3530)

4B. **DRAFT RESOLUTIONS – CASES HEARD ON
MARCH 23, 2017**

PGCPB NO. 17-53 – DSP-14006 – BERWYN HEIGHTS
MCDONALD'S

PGCPB NO. 17-55 – CSP-16007 – AMBER RIDGE (**NOTE:
THIS RESOLUTION WAS RENUMBERED AS
AGENDA ITEM NUMBER 8**).

**DRAFT RESOLUTION – CASE HEARD ON
MARCH 30, 2017**

PGCPB NO. 17-57 – CSP-16002 – SHABAN PROPERTY

**DRAFT RESOLUTION – CASE HEARD ON
APRIL 6, 2017**

PGCPB NO. 17-60 – DSP-16014 – EPIC - SMVI

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

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

4C. **DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA

4/20/17

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

BOARD ACTION AND VOTE

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

- 4D. **DRAFT RESOLUTION – March 16, 2017**
PGCPB No. 17-48 – Easement Snow Hill Manor Park
Property of The Maryland-National Capital Park and
Planning Commission
Tax Map 10, Grid E-1, Parcel 64
Liber 4867, folio 154

STAFF RECOMMENDATION: Approval (subject to final approval of the Full Commission)
(Gathers/Asan)

- 4E. **DRAFT RESOLUTION – February 16, 2017**
PGCPB No. 17-32 – Land Conveyance
Part of Piscataway Stream Valley Park
Property of The Maryland-National Capital Park and
Planning Commission
Parcel 19
Tax Map 142, Grid F-1
Liber 7014, folio 595
Parcel 205
Tax Map 142, Grid F-3
Liber 20963, folio 681

STAFF RECOMMENDATION: Approval (subject to final approval of the Full Commission)
(Gathers/Asan)

- 4F. **DRAFT RESOLUTION – April 6, 2017**
PGCPB No. 17-59 – Easement Purchases
Addition to Little Paint Branch Stream Valley Park Trail
Property of Seven Springs Village, LLC
Part of Parcel 109
Tax Account No. 2349983
Part of Parcel 144
Tax Account No. 2349991
Tax Map 25, Grid C-1
Liber 15913, folio 001

STAFF RECOMMENDATION: Approval
(Gathers/Asan)

PGCPB AGENDA

4/20/17

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

BOARD ACTION AND VOTE

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

- 4G. **DRAFT RESOLUTION – April 6, 2017**
 PGCPB No. 17-58 – Dedication of Right-of-Way
 Brandywine Area Park
 Property of The Maryland-National Capital Park and
 Planning Commission
 Tax Map 142, Grid C-2
 Liber 3432, folio 330

STAFF RECOMMENDATION: Approval (subject to final approval of the Full Commission)
(Gathers/Asan)

PGCPB AGENDA

4/20/17

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. **A-10037 AMERICAN RESCUE WORKERS**
Council District: 06 Municipality: None
The subject property is located on east side of Ritchie Road, approximately 2200 feet north of its intersection with Walker Mill Road. (PA 75A)
(10.60± acres) (1/9/2017)
R-R Zone
American Rescue Workers, Inc., Applicant
Request: R-R Zone to the I-2 Zone.

STAFF RECOMMENDATION:

- I-2 – DISAPPROVAL
- I-1 – APPROVAL

(POMPA)

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

6. **DSP-16046 SONIC LAUREL**
(TCP-EXEMPT)
Council District: 01 Municipality: None
Located in the northeast quadrant of the intersection of Baltimore Avenue (US 1) and Holly Street. (PA 62)
C-M and R-55 Zones (1.01 acres) (2/14/17)
Somar Hospitality, LLC, Applicant
Request: A 1,683 Square-Foot Eating and Drinking Establishment with Drive-Through Services.

Action must be taken on or before 4/25/17.

STAFF RECOMMENDATION: APPROVAL with conditions
(BISHOP)

PGCPB AGENDA

4/20/17

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

BOARD ACTION AND VOTE

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

7. **SDP-1202-04 CANTER CREEK – PHASE 2**
(TCP2-003-2017)
Council District: 09 Municipality: None
Located at the intersection of Frank Tippet Road and
Dressage Drive. (PA 82A)
R-S Zone (59.81 acres) (1/31/17)
Walton Development and Management, Applicant
Request: 143 Single-Family Detached homes.

Action must be taken on or before 4/20/17.

STAFF RECOMMENDATION:

- SDP-1202-04 - APPROVAL with conditions
- TCP2-003-2017 – APPROVAL with conditions
(BISHOP)

PGCPB AGENDA
SUPPLEMENTAL
4/20/17

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

BOARD ACTION AND VOTE

Urban Design Section Items (Inquiries call 301-952-3530)

8. **DRAFT RESOLUTION – CASE HEARD ON MARCH
23, 2017**

PGCPB NO. 17-55 – CSP-16007 – AMBER RIDGE

STAFF RECOMMENDATION: APPROVAL
(ZHANG)