

- 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 27, 2017

9:00 a.m. - Administrative Items/Zoning Ordinance and Subdivision Regulations 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 – None
- 3A. Legislative Work Session:  
STAFF RECOMMENDATION: Discussion  
(CHECKLEY)
- 3B. **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.
- 3C. Zoning Ordinance and Subdivision Regulations Items

PGCPB AGENDA  
4/27/17

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 Item (Inquiries call 301-952-3530)

4A. **DRAFT RESOLUTIONS – NONE**

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

4B. **DRAFT RESOLUTION – CASE HEARD ON  
APRIL 6, 2017**

PGCPB NO. 17-61 – DSP-16045 – RECOVERY CENTERS  
OF AMERICA, MELWOOD ROAD FACILITY

STAFF RECOMMENDATION: APPROVAL  
(ZHANG)

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

4C. **DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA

4/27/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **DSP-16063 GREENBELT TOWN CENTER AND METRO GARAGE (Expedited Transit-Oriented Development)**  
(TCP II-015-2017)  
Council District: 04 Municipality: Greenbelt  
Located at the north end of Cherrywood Lane, approximately 500 feet south of its intersection with I-495. (PA 67)  
M-X-T/D-D-O Zone (87.32 acres) (3/22/17)  
A.H. Smith Greenbelt Management, LLC, Applicant  
**Request: Infrastructure for a Mixed-Use Development.**

Action must be taken on or before 5/21/17.

STAFF RECOMMENDATION:

- DSP-16063 – APPROVAL with conditions
- TCP II-015-2017 - APPROVAL with conditions

(KOSACK)

6. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF MARCH 30, 2017.**

**DSP-16027 ROYAL FARMS #287 (FORESTVILLE ROAD)**  
(TCP-EXEMPT)  
Council District: 06 Municipality: None  
Located in the southeast quadrant of the intersection of Forestville Road and Marlboro Pike. (PA 69)  
C-S-C/D-D-O/M-I-O Zones (2.16 acres) (1/17/17)  
Two Farms Inc., Applicant  
**Request: Construction of a 10,255-Square-Foot Food and Beverage Store/Gasoline Station, addition of a use to the Use Table and an Amendment from the Development District Standards.**

70-day limit has been waived to 4/27/2017.

STAFF RECOMMENDATION: APPROVAL with conditions

(GROVER)

PGCPB AGENDA

4/27/17

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

BOARD ACTION AND VOTE

RECONSIDERATION OF A PRELIMINARY PLAN

7. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 8 (PGCPB NO. 03-134(A))**

**NOTE: This Preliminary Plan was APPROVED by the Planning Board on June 12, 2003 and the Resolution was mailed out on July 3, 2003. Edward C. Gibbs, Jr. requested a reconsideration of Condition 18 and Finding 8 related to transportation adequacy. The request was APPROVED at the Planning Board meeting on March 29, 2017.**

**4-03005 XANDER PROPERTY**

Council District: 09 Municipality: None  
Located on the south side of Livingston Road,  
approximately 300 feet west of Manning Road. (PA 83)  
R-R Zone  
(15.53 acres) (2/5/03)  
KB Home, Owner

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(CHELLIS)

8. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 7 (4-03005)**

**DRAFT RESOLUTION – CASE HEARD ON  
APRIL 27, 2017.**

PGCPB NO: 03-134(A) - 4-03005 – XANDER  
PROPERTY

STAFF RECOMMENDATION: APPROVAL  
(CHELLIS)

PGCPB AGENDA  
SUPPLEMENTAL  
4/27/17

Prince George's County Planning Department  
Ronnie Gathers, Director

BOARD ACTION AND VOTE

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

3C. **BUDGET TRANSFER**

STAFF RECOMMENDATION: APPROVAL  
(GATHERS/CONFORTI/TURNER)