

- 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, May 4, 2017

9:00 a.m. - Administrative 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 – March 9, 2017
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA

5/4/17

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 RESOLUTIONS – N ONE**

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

4C. **DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA

5/4/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **Briefing and Permission to Print the Preliminary East Riverdale-Beacon Heights Sector Plan AND Transmittal of the Public Facilities Referral**

Council District: 03

STAFF RECOMMENDATION: APPROVAL of staff request to print the Preliminary East Riverdale-Beacon Heights Sector Plan and Transmittal of the Public Facilities Referral (ROWE)

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

6. **DSP-16033 STIMULATING MIND CHILD DEVELOPMENT CENTER**
(TCP-EXEMPT)

Council District: 07 Municipality: Capitol Heights
Located at 5922 Old Central Avenue in Capitol Heights.
(PA 75B)
C-S-C and T-D-O Zones (0.19 acre) (2/23/17)
Latrice Tibbs, Applicant
Request: A Child Day Care Center for 20 Children.

Action must be taken on or before 5/4/17.

STAFF RECOMMENDATION: APPROVAL with conditions
(KOSACK)

PGCPB AGENDA

5/4/17

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

BOARD ACTION AND VOTE

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

7. **4-14019 HERITAGE CHRISTIAN ACADEMY AT MOUNT CALVARY BAPTIST CHURCH**
(TCP1-029-97-01)
Council District: 05 Municipality: None
Located 1 mile north of the intersection of Whitfield Chapel Road & MLK, Jr. Blvd. (PA 70)
R-55 Zone
(10.97 acres) (12/8/2016)
Heritage Christian Academy at Mount Calvary Church, Applicant
Request: 1 Parcel.

Action must be taken on or before 5/13/17.

STAFF RECOMMENDATION:

- 4-14019 – APPROVAL with conditions
 - TCP1-029-97-01 - APPROVAL with conditions
- (FERRANTE)

8. **4-16020 BLUE OCEAN CEDAR POINTE**
(TCP1-011-2016) (VARIATION)
Council District: 09 Municipality: None
Located at the terminus of Serenade Lane, 1,850 feet east of its intersection with Summit Creek Drive. (PA 81A)
R-T/M-I-O Zones
(6.7 acres) (12/6/2016)
Blue Ocean Realty, LLC, Applicant
Request: 34 Lots & 2 Parcels.

Action must be taken on or before 5/11/2017.

STAFF RECOMMENDATION:

- 4-16020 - APPROVAL with conditions
 - TCP1-011-2016 - APPROVAL with conditions
 - VARIATION - APPROVAL with conditions
- (FERRANTE)

PGCPB AGENDA
5/4/17

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-99044-12 PRINCE GEORGE'S PLAZA DSW & ULTA SIGNAGE**
Council District: 04 Municipality: Hyattsville
Located at the intersection of Belcrest Road and East-West Highway (MD 410) at 3500 East West Highway in Hyattsville. (PA 68)
M-U-I/T-D-O Zones (51.78 acre) (3/6/17)
PR Prince George's Plaza LLC, Applicant
Request: Installation of New Signage for Two New Retail Stores and Amendment of TDO Zone Sign Standards to Include Larger Signs.

Action must be taken on or before 5/4/17.

STAFF RECOMMENDATION: APPROVAL with conditions
(BISHOP)

10. **DSP-16040 MT. OLIVES UNITED BAPTIST CHURCH**
Council District: 05 Municipality: Landover Hills
Located at 6559 Annapolis Road in Hyattsville. (PA 69)
C-S-C and D-D-O Zones (0.65 acre) (5/4/17)
Mt. Olive Baptist Church, Applicant
Request: 2,840-Square-Foot Addition to an Existing 1306-Square-Foot Church for a Total of 4,146 Square Feet.

Action must be taken on or before 5/4/17.

STAFF RECOMMENDATION: APPROVAL with conditions
(GROVER)

PGCPB AGENDA

5/4/17

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)

11. **SP-130008 SUDSVILLE LAUNDRY**
Council District: 07 Municipality: None
Located in the southeast quadrant of the intersection of
Silver Hill Road and Parkway Terrace Drive. (PA 75A)
(.82± acre) (6/20/16)
M-U-TC Zone
JHQ Properties II, LLC, Applicant
**Request: Obtain Special Permit to construct Addition
and Façade Improvements for Existing Laundromat
Building.**

STAFF RECOMMENDATION: APPROVAL with
conditions
(THOMPSON)

12. **CNU-61169-2016 MUSTANGS RESTAURANT**
Council District: 02 Municipality: None
Located in the northwest quadrant of Chillum Road and
Queens Chapel Road, approximately 750 feet from the
intersection with Queens Chapel Road. Located at 2430
Chillum Road in Hyattsville. (PA 68)
(0.43± acre) (2/27/17)
C-S-C/T-D-O Zones
Double Cork, Inc. (t/a Mustangs), Applicant
**Request: Eating and Drinking Establishment with Adult
Entertainment.**

STAFF RECOMMENDATION: APPROVAL
(THOMPSON)

PGCPB AGENDA
SUPPLEMENTAL
5/4/17

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

BOARD ACTION AND VOTE

RECONSIDERATION OF A PRELIMINARY PLAN

13. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF APRIL 27, 2017.**

NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 14 (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)

14. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF APRIL 27, 2017.**

NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 13 (4-03005)

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

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

STAFF RECOMMENDATION: APPROVAL
(CHELLIS)