

– 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 18, 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 – None.
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA
5/18/17

Department of Parks and Recreation
Ronnie Gathers, Director

BOARD ACTION AND VOTE

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

3C. **OVERVIEW OF SUMMER PROGRAMS AND
EVENTS**

STAFF RECOMMENATION: INFORMATION
(GATHERS/BEAVERS/POTTS)

PGCPB AGENDA
5/18/17

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

CONSENT AGENDA (Item Numbers 4A–4F)

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 RESOLUTIONS – NONE**

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

4B. **DRAFT RESOLUTION – CASE HEARD ON
APRIL 27, 2017**

PGCPB NO. 17-66 – GREENBELT TOWN CENTER AND
METRO GARAGE (ETOD) – DSP-16063

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

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

4C. **DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA
5/18/17

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 – April 20, 2017**
 PGCPB No. 17-62 – Easement Contract
 Historical Agricultural Resource Preservation Program
 (“HARPP”)
 Property of Charles Duvall Smith

STAFF RECOMMENDATION: APPROVAL
(Gathers/Asan)

- 4E. **DRAFT RESOLUTION – April 20, 2017**
 PGCPB No. 17-63 – Land Purchase Contract
 Addition to Riversdale Historic Site
 Property of Judith Harvey-White

STAFF RECOMMENDATION: APPROVAL
(Gathers/Asan)

- 4F. **DRAFT RESOLUTION – March 16, 2017**
 PGCPB No. 17-47 – Easement Contract
 Historical Agricultural Resource Preservation Program
 (“HARPP”)
 Property of Robert Davis

STAFF RECOMMENDATION: APPROVAL
(Gathers/Asan)

PGCPB AGENDA
5/18/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **CNU-58250-2015 HAMPSHIRE VIEW, BLOCK 3,
LOT 6 – 6806 RED TOP ROAD**
Council District: 02 Municipality: None
Located in the northwest quadrant of the intersection n of
Red Top Road and Fairview Avenue. Located at 6806 Red
Top Road in Takoma Park. (PA 65)
(0.16± acre) (3/2/17)
R-18 Zone
Mekdese B. Kassa, Applicant
**Request: Certification of a 6-Unit Apartment Building as
a Nonconforming Use.**

STAFF RECOMMENDATION: APPROVAL
(THOMPSON)

6. **CNU-58255-2015 HAMPSHIRE VIEW, BLOCK 3,
LOT 7 – 6804 RED TOP ROAD**
Council District: 02 Municipality: None
Located in the northwest quadrant of the intersection of
Red Top Road and Fairview Avenue.
Located at 6804 Red Top Road in Takoma Park. (PA 65)
(0.16± acre) (3/2/17)
R-18 Zone
Mekdese B. Kassa, Applicant
**Request: Certification of a 6-Unit Apartment Building as
a Nonconforming Use.**

STAFF RECOMMENDATION: APPROVAL
(THOMPSON)

PGCPB AGENDA
5/18/16

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-61161-2016 MILE HIGH RESTAURANT**
Council District: 09 Municipality: None
Located approximately 870 feet east of the intersection of
Old Branch Avenue and Aaron Lane.
Located at 6520 Aaron Lane in Clinton. (PA 81A)
(1.31± acres) (2/27/16)
C-M/M-I-O Zones
KO-ME, LLC (t/a Mile High), Applicant
**Request: Eating and Drinking Establishment with
Adult Entertainment.**
- STAFF RECOMMENDATION: APPROVAL with
conditions
(THOMPSON)

Countywide Planning Division (Inquiries call 301-952-3680)

8. **2008 Water and Sewer Service Area Changes,
December 2016 Cycle of Amendments
CR-23-2017**
- STAFF RECOMMENDATION: APPROVAL of staff
comments for transmittal to the County Council.
(WILLIAMS JENNINGS)

PGCPB AGENDA
5/18/17

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

BOARD ACTION AND VOTE

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

9. **SE-4794 UPTOWN SUITES; LANHAM**
Council District: 05 Municipality: None
The subject property is located on the southeast side of Willowdale Road, approximately 810 feet northeast of its intersection with Forbes Blvd. (PA 70)
(3.01± acres) (2/6/17)
I-2 Zone
Connor & Gaskin Unlimited, LLC, Applicant
Request: Special Exception for Hotel in I-2 Zone.
- STAFF RECOMMENDATION: APPROVAL with conditions
(POMPA)

REQUEST FOR RECONSIDERATION FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

10. **NOTE: This Preliminary Plan was APPROVED by the Planning Board on March 9, 2017 and the Resolution was mailed out on April 11, 2017. Robert J. Antonetti, Jr. requests a reconsideration of the language in approved Condition 1(e) pertaining to unit type.**
- 4-16006 MELFORD VILLAGE**
Council District: 04 Municipality: Bowie
Located at the intersection of Melford Blvd. and Curie Drive in Bowie. (PA 71B)
M-X-T Zone
(129.16 acres) (10/28/16)
St. John Properties, Inc., Applicant
- STAFF RECOMMENDATION: DISCUSSION
(FERRANTE)