

– 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, July 20, 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 – June 8, 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 the acquisition of
real property and the consult with Counsel.

PGCPB AGENDA
7/20/17

Department of Parks and Recreation
Ronnie Gathers, Director

BOARD ACTION AND VOTE

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

3C. **2017 LAND PRESERVATION, PARKS AND RECREATION PLAN**

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

3D. **I-NET**

STAFF RECOMMENDATION: INFORMATION
(GATHERS/CONFORTI/PETTIFORD)

PGCPB AGENDA
7/20/17

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

CONSENT AGENDA (Item Numbers 4A–4E)

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 RESOLUTION – CASE HEARD ON JUNE 29, 2017

PGCPB NO. 17-94 – 4-16022 – RIVERSIDE (M-SQUARE)

STAFF RECOMMENDATION: APPROVAL
(POMPA)

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

**4B. DRAFT RESOLUTIONS – CASES HEARD ON
JUNE 29, 2017**

PGCPB NO. 17-93 – DSP-04067-07 – BALK HILL VILLAGE
(DAVY DECK)

PGCPB NO. 17-95 – DSP-16032 – SMO, INCORPORATED

PGCPB NO. 17-96 – DSDS-691 – SMO, INCORPORATED

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

PGCPB AGENDA

7/20/17

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

BOARD ACTION AND VOTE

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

4C. **DRAFT RESOLUTIONS – NONE**

Parks and Recreation Item (Inquiries call 301-699-2582)

4D. **DRAFT RESOLUTION – June 15, 2017**

**PGCPB No. 17-88 – Easement Contract – Historical
Agricultural Resource Preservation Program (“HARPP”) –
Property of Samuel Joseph Summers**

STAFF RECOMMENDATION: APPROVAL
(GATHERS/CLAGETT)

PGCPB AGENDA
7/20/17

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

BOARD ACTION AND VOTE

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

4E. **4-16006 MELFORD VILLAGE**
Request for Reconsideration

STAFF RECOMMENDATION: Dismissal without prejudice per memorandum from Principal Legal Counsel, Debra Borden, to Prince George's County Planning Board Chair, Elizabeth Hewlett, dated July 6, 2017.
(POMPA)

PGCPB AGENDA
7/20/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **Mandatory Referral No. MR-1623F (Washington Gas Reliability and Reinforcement Project, not including MNCPPC owned land)**

Council District: 5, 6, 9 Municipality: None

General Plan: Established Community

Location: Starts at the intersection of US 301 and Frank Tippett Road in Brandywine and proceeds north to tie into an existing pipeline near the former Landover Mall in Landover (72, 73, 78, 82A)

Multiple zones (Approx. 16 miles long)

(Date Accepted: 5/31/2017)

Washington Gas Light Company, Applicant

Request: Washington Gas Light Company (WGL) proposes to install new 24-inch coated steel natural gas pipeline for approximately 16.0 miles to fulfill the Prince George's County and District of Columbia Reliability and Reinforcement Project. This mandatory referral case will only cover the portions of the alignment that do not cross M-NCPPC owned property. The M-NCPPC property will be covered under a separate case with the Department of Parks and Recreation and Washington Gas as the applicants.

Action must be taken on or before July 27, 2017.

STAFF RECOMMENDATION: APPROVAL

Transmit staff report to applicant

(MARTIN)

PGCPB AGENDA
7/20/17

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

BOARD ACTION AND VOTE

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

- 6A. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 6B (PGCPB NO. 08-38 (A)).**

NOTE: This Preliminary Plan was APPROVED by the Planning Board on March 13, 2008 and the Resolution was mailed out on April 8, 2008. Norman D. Rivera, requested a reconsideration to modify Condition 22(a) and eliminate Condition 22(b) and modify associated finding. The request was APPROVED at the Planning Board Meeting on June 1, 2017.

4-06123 GLENN DALE COMMONS, PHASE III
(TCP1/03/02-01)

Council District: 04 Municipality: None
Located north of the intersection of Hubble Drive and Aerospace Road. (PA 70)
70 Lots & 3 Parcels, M-X-T Zone
(26.50 acres) (10/19/07)
Jemal's Greentec Land, LLC, Applicant

STAFF RECOMMENDATION: APPROVAL
(POMPA)

- 6B. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 6A (4-06123).**

DRAFT RESOLUTION – CASE HEARD ON JULY 20, 2017

PGCPB NO. 08-38 (A) - 4-06123 – GLENN DALE COMMONS, PHASE III

STAFF RECOMMENDATION: APPROVAL
(POMPA)

PGCPB AGENDA

7/20/17

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-8881-2016 SOVEREIGN GRACE BAPTIST CHURCH**
Council District: 03 Municipality: None
The subject property is located on north side of 3rd Street between Auburn Avenue and Chestnut Avenue. (PA 69) (0.32± acre) (6/6/17)
R-R Zone
Sovereign Grace Baptist Church, Applicant
Request: Certification of Non-Conforming Use for a 60 Seat Church in the R-R Zone on property that is less than one acre.

STAFF RECOMMENDATION: APPROVAL
(ALAM)

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

8. **4-16013 MATAPEAKE, PARCELS 8 & 9**
(TCP1-026-91-03)
Council District: 09 Municipality: None
Located one-quarter mile east of the intersection of US 301 and Timothy Branch Drive. (PA 85A)
M-X-T Zone
(12.38 acres) (4/21/2017)
Fairfield Building Co., Applicant
Request: 2 Parcels

Action must be taken on or before 10/9/2017.

STAFF RECOMMENDATION:
• 4-16013 – APPROVAL with conditions
• TCP1-026-91-03 - APPROVAL
(CONNER)

PGCPB AGENDA

7/20/17

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

BOARD ACTION AND VOTE

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

9. **4-16021 RITCHIE STATION MARKETPLACE,
PARCEL 31**
(TCP1-100-04-03)
Council District: 06 Municipality: None
Located at the southeast quadrant of the Ritchie Road and
Ritchie Road Spur intersection.
(PA 75A)
C-S-C Zone
(2.98 acres) (5/9/17)
Ritchie Hill, LLC, Applicant
Request: 1 Parcel

70-Day limit has been waived.

STAFF RECOMMENDATION:

- 4-16021 – APPROVAL with conditions
- TCP1-100-04-03 - APPROVAL with conditions

(FERRANTE)

10. **4-16038 GLENARDEN REDEVELOPMENT**
(TCP-EXEMPT) (VARIATION)
Council District: 05 Municipality: Glenarden
Located in the northwest quadrant of the intersection of
Brightseat Road and Evarts Street. (PA 72)
M-X-T Zone
(27.24 acres) (5/25/17)
Pennrose Properties, Applicant
Request: 97 Lots & 32 Parcels

Action must be taken on or before 10/26/17.

STAFF RECOMMENDATION:

- 4-16038 - APPROVAL with conditions
- VARIATION 24-128 (b)(7)(A) – APPROVAL

(FERRANTE)

PGCPB AGENDA

7/20/17

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

BOARD ACTION AND VOTE

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

11. **DSP-16059 GLENARDEN REDEVELOPMENT**
Council District: 05 Municipality: Glenarden
Located in the northwest quadrant of the intersection of
Brightseat Road and Evarts Street. (PA 72)
M-X-T Zone (27.24 acres) (6/2/17)
Pennrose Properties, Applicant
**Request: Residential Revitalization with 97 Townhouses
& 333 Multifamily for a total of 430 units.**

Action must be taken on or before 9/11/17.

STAFF RECOMMENDATION: APPROVAL with
conditions
(GROVER)

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

12. **SDP-1302-02 PARKSIDE (FORMERLY SMITH HOME
FARM)**
(TCP2-020-13-02) Phase 5
(TCP2-019-13-02) Phase 6
Council District: 06 Municipality: None
Located east and west of Melwood Road, approximately
6,400 feet south of the intersection of Melwood Road and
Westphalia Road. (PA 78)
R-M Zone (144.20 acres) (4/13/17)
SHF Project Owner, LLC, Applicant
**Request: Rough Grading and Infrastructure for 159
single-family attached lots.**

Action must be taken on or before 7/20/17.

STAFF RECOMMENDATION: APPROVAL of Request
for Continuance
(KOSACK)

PGCPB AGENDA

7/20/17

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

BOARD ACTION AND VOTE

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

13. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 14 (PGCPB NO. 02-07(A)).**

NOTE: This Preliminary Plan was APPROVED by the Planning Board on January 10, 2002 and the Resolution (PGCPB No. 02-07) was mailed out on February 12, 2002. By letter dated January 4, 2017, Edward C. Gibbs, Jr., Esquire, requested a reconsideration of the approved single lot in order to plat multiple lots. Mr. Gibbs requested a reconsideration of Condition 6 and Findings 4, 8, and 9, and all matters related to the conversion to lots. The request was APPROVED at the Planning Board Meeting on February 2, 2017.

4-01063 MANOKEEK

(TCP) (VARIANCES) (VARIATIONS)

Council District: 09 Municipality: None

Located in the northwest quadrant of Berry Road (MD 228) and Manning Road. (PA 84)

315 Lots M-X-T Zone

(57.47 acres) (8/15/01)

MacArthur Development, LLC, Applicant

STAFF RECOMMENDATION:

- 4-01063 – APPROVAL with conditions
- TCP – APPROVAL with conditions
- VARIANCES – APPROVAL with conditions
- VARIATIONS – APPROVAL with conditions

(CONNER)

14. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 13 (4-01063).**

DRAFT RESOLUTION – CASE HEARD ON JULY 20, 2017

PGCPB NO. 02-07(A) – 4-01063 – MANOKEEK

STAFF RECOMMENDATION: APPROVAL

(CONNER)

PGCPB AGENDA

7/20/17

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

BOARD ACTION AND VOTE

RECONSIDERATION OF PRELIMINARY PLANS (Inquiries call 301-952-3530)

15. **NOTE: This Preliminary Plan was APPROVED by the Planning Board on February 8, 2007 and the Resolution was mailed out on March 20, 2007. Robert J. Antonetti, Jr., requested a reconsideration to modify Condition 24 pertaining to a public facilities mitigation fee. The request was APPROVED at the Planning Board Meeting on May 25, 2017.**

4-06066 WILLOWBROOK

Council District: 04 Municipality: None.

Located on the north side of Leeland, approximately 3,250 feet west of the intersection of Leeland Road and US 301.

(PA 74A)

699 Lots, 1 Outlot and 26 Parcels, R-S & I-1 Zones

(440.85 acres) (9/14/06)

WBLH, LLC., Applicant

STAFF RECOMMENDATION: DISAPPROVAL
(CONNER)

16. **NOTE: This Preliminary Plan was APPROVED by the Planning Board on January 25, 2007 and the Resolution was mailed out on March 20, 2007. Robert J. Antonetti, Jr., requested a reconsideration to modify Condition 28 pertaining to a public facilities mitigation fee. The request was APPROVED at the Planning Board Meeting on May 25, 2017.**

4-06075 LOCUST HILL

Council District: 06 Municipality: None.

Located on the north and south sides of Oak Grove Road and east of Church Road, east and west of Popes Creek Branch Railroad Crossing with Oak Grove Road. (PA 79)

554 Lots & 24 Parcels, R-L Zone

(503.53 acres) (8/23/06)

WBLH, LLC, Applicant

STAFF RECOMMENDATION: DISAPPROVAL
(CONNER)