

- 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, September 28, 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 Meetings – July 27, 2017

- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session
- 3C. Zoning Ordinance and Subdivision Regulations Rewrite Items

PGCPB AGENDA

9/28/17

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–C)

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 RESOLUTIONS – NONE**

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

4C. **DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA

9/28/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **4-17013 FMC FAIRMOUNT HEIGHTS, PARCEL A**
(TCP1-061-97-01)
Council District: 07 Municipality: None
Located 300 feet south of intersection of Walker Mill Road
and County Road. (PA 75A)
C-O Zone
(2.24 acres) (6/23/17)
Bowman Consulting Group, Ltd., Applicant
Request: 1 Parcel for 9,936-square-foot Medical Facility.

Action must be taken on or before 10/2/17.

STAFF RECOMMENDATION:

- 4-17013 – APPROVAL with conditions
- TCP1-061-97-01 – APPROVAL with conditions (TURNQUEST)

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

6. **DSP-15015 HARBOR PLACE APARTMENTS**
(TCP-EXEMPT)
Council District: 08 Municipality: None
Located on the south of Palmer Road and I-95/495, north of
Old Palmer Road, east of Indian Head Highway. (PA 76B)
R-18 Zone (10.37 acres) (6/21/17)
Morgan Properties Management Company, LLC, Applicant
**Request: Add 4,968-square-foot Clubhouse to the existing
Harbor Place apartment complex.**

Action must be taken on or before 9/30/17.

STAFF RECOMMENDATION: APPROVAL with
conditions
(BISHOP)

PGCPB AGENDA

9/28/17

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

BOARD ACTION AND VOTE

SPECIFIC DESIGN PLAN

APPEAL OF THE PLANNING DIRECTOR'S DECISION TO THE
PLANNING BOARD (Inquiries call 301-952-3530)

7. **SDP-1003-13 (Appealed) PARKSIDE, SECTIONS 1A, 1B, 2, and 3 (FORMERLY SHF)**
(TCP2-011-12-03)
Council District: 06 Municipality: None
Located on north side of Pennsylvania Avenue (MD 4), approximately 1,800 feet from its intersection with Suitland Parkway.
(PA 78)
R-M Zone (27.85 acres) (2/9/17)
SHF Project Owner, LLC, Applicant
Request: Amendment to previously approved specific design plan to increase the gross floor area of the clubhouse.

STAFF RECOMMENDATION: AFFIRM Planning
Director's Decision to approve Amendment to the Specific
Design Plan
(GROVER)

DEPARTURE FROM SIGN DESIGN STANDARDS (Inquiries call
301-952-3530)

8. **DSDS-693 FT. WASHINGTON MEDICAL CENTER**
Council District: 09 Municipality: None
The subject property is located on the west side of
Livingston Road, approximately 900 feet north of Swan
Creek Road. (PA 80)
(4.15± acres) (7/10/17)
C-M Zone
Nexus Health, Applicant
**Request: Departure from Sign Design Standards for the
number of signs.**

STAFF RECOMMENDATION: APPROVAL with
conditions
(THOMPSON)

PGCPB AGENDA
9/28/17

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

BOARD ACTION AND VOTE

FINANCE DEPARTMENT (Inquiries call 301-454-1540)

9. **FY 19 BUDGET OVERVIEW**

STAFF RECOMMENDATION: DISCUSSION
(BARNEY/KROLL)

PGCPB AGENDA
SUPPLEMENTAL
9/2817

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

BOARD ACTION AND VOTE

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

10. **DRAFT RESOLUTION – CASE HEARD ON
SEPTEMBER 21, 2017**

PGCPB NO. 17-128 – DPLS-448 – STEEPLECHASE 95
BUILDING D

STAFF RECOMMENDATION: APPROVAL
(THOMPSON)