

- 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, October 26, 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 – September 14, 2017
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. **Supplemental Item** - Executive Session–Pursuant to Section 3-305(b)(7) and (b)(8) of the General Provisions Article of the Annotated Code of Maryland, for the purpose to consult with Counsel and consult with staff, consultants, and or other individuals about pending or potential litigation.

PGCPB AGENDA
10/26/17

Department of Parks and Recreation
Darin Conforti, Acting Director

BOARD ACTION AND VOTE

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

3C. **MIS QUINCE PROGRAM**

STAFF RECOMMENDATION: INFORMATION
(CONFORTI/TYNER/CARTER)

PGCPB AGENDA
10/26/17

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–4D)

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 RESOLUTION – NONE**

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

4B. **DRAFT RESOLUTION – CASE HEARD ON
OCTOBER 5, 2017**

PGCPB NO. 17-134 – DSP-87050-11 – THE OXFORD
(CONSTELLATION CENTRE)

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

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

4C. **DRAFT RESOLUTION – NONE**

PGCPB AGENDA
10/26/17

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

BOARD ACTION AND VOTE

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

- 4D. **DRAFT RESOLUTION – September 21, 2017**
PGCPB No. 17-127 – Land Exchange
Surratt House Historic Site
Property of The Maryland-National Capital Park &
Planning Commission
Tax Map 116, Grid C-3, Parcel 85
Liber 6519, folio 173 & Liber 29455, folio 493
1.0± total acres

and

Property of Piscataway Clinton, LLC
9405 Brandywine Road
Clinton, Maryland 20735
Tax Map 116, Grid C-4, Parcel 83
Liber 36392, folio 599
5.83 ± total acres

In addition, Piscataway Clinton, LLC will provide
\$319,000 for in-kind services for improvements and
enhancements to the Surratt House complex

STAFF RECOMMENDATION: APPROVAL (subject
to final approval of the Full Commission)
(CONFORTI/ASAN/SUN)

PGCPB AGENDA
10/26/17

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-17019 3700 DONNELL DRIVE**
(TCP2-060-05-01) (AC-17014)
Council District: 06 Municipality: None
Located at the southeast corner of the intersection of
Pennsylvania Avenue and Donnell Drive. (PA 75A)
C-M Zone (2.42 acres) (8/17/17)
VMD – District Heights, LLC, Applicant
**Request: A Gas Station and 5,166 square-foot Food and
Beverage Store.**

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

STAFF RECOMMENDATION:

- DSP-17019 – APPROVAL with conditions
- TCP2-060-05-01 – APPROVAL with conditions
- AC-17014 – APPROVAL with conditions

(BISHOP)

6. **DSP-17008 IGLESIA DE DIOS PENTECOSTES,
MISION EL BUEN SAMARITANO**
(TCP-EXEMPT)
Council District: 03 Municipality: None
Located on the north side of Finns Lane, approximately 220
feet west of its intersection with Annapolis Road. (PA 69)
R-10/T-D-O Zones (.80 acre) (7/25/17)
Iglesia De Dios Pentecostes, Applicant
**Request: A change in the underlying zoning of the
property from the Multifamily High Density Residential
(R-10) Zone to the Mixed-Use Transportation Oriented
(M-X-T) Zone.**

Action must be taken on or before 11/3/17.

STAFF RECOMMENDATION: APPROVAL with
conditions

(GROVER)

PGCPB AGENDA
10/26/17

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

BOARD ACTION AND VOTE

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680 or www.mncppc.org/pgco)

7. **Zoning Ordinance and Subdivision Regulations Rewrite**

Briefing and discussion on the Comprehensive Review Draft of Clarion Associates' recommended rewrite of the County's Zoning Ordinance and Subdivision Regulations. The Comprehensive Review Draft consolidates the three modules developed over the past two years and incorporates numerous revisions based on County stakeholder input.

Council Districts: All

STAFF RECOMMENDATION: Hold a briefing and Q&A session with the Planning Board
(WILLIAMS)

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

8. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 5, 2017.**

NOTE: THIS ITEM IS COMPANION WITH ITEM 9 (SE-4789).

DSP-17013 EMPIRE PETROLEUM BRANDYWINE
(TCP2-016-2017)

Council District : 09 Municipality: None
Located in the southeast quadrant of the intersection of Short Cut Road and US 301. (PA 71B)

I-1 Zone (2.57 acres) (6/13/17)

Epp-Besche Acquisition, Inc., Applicant

Request: Gas station with a 2,500 square-foot food and beverage store and a 1,000 square-foot eating and drinking establishment with drive through services.

70-day limit has been waived.

STAFF RECOMMENDATION: APPROVAL with conditions
(THOMPSON)

PGCPB AGENDA
10/26/17

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. **NOTE: THIS ITEM IS COMPANION WITH ITEM 8
(DSP-17013).**

SE-4789 EMPIRE PETROLEUM BRANDYWINE

Council District: 09 Municipality: None

The subject property is located in the southeast quadrant of
the intersection of Short Cut Road and US 301.

(PA 85A)

(2.57± acres) (4/10/2017)

I-1 Zone

Epp-Besche Acquisition, LLC, Applicant

**Request: Special Exception for gas station with a food
and beverage store and eating and drinking
establishment with drive-through service.**

STAFF RECOMMENDATION: APPROVAL with
conditions
(THOMPSON)