

- 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, November 2, 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
11/2/17

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 – NONE**

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

4C. **DRAFT RESOLUTION – NONE**

PGCPB AGENDA
11/2/17

Prince George's County Planning Department
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BOARD ACTION AND VOTE

Final Plats of Subdivision (Inquiries call 301-952-3530)

4D. **5-17125 MILL BRANCH CROSSING**

Council District: 04

1 Parcel, C-S-C Zone (73.98 acres) 4-08052

Located in the northeast quadrant of Mill Branch Road and
US 301. (PA 74B)

Mill Branch Crossing Limited Liability Company,
Applicant

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

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

PGCPB AGENDA
11/2/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **CSP-16005 FALLENOAK TOWNHOMES**
(TCP1-002-2017) (VARIANCE)
Council District: 09 Municipality: None
Located 1200 feet from the intersection of Brandywine Road
and Dyson Road. (PA 85A)
M-X-T Zone (8.84 acres) (2/13/2017)
Chadworth Homes Inc., Applicant
**Request: 44 Townhouses and 9,300 square feet of
commercial use.**

70-day limit has been waived to 11/9/17.

STAFF RECOMMENDATION: APPROVAL of Request
for Continuance
(GROVER)

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

6. **DSP-16058 7-ELEVEN AT SHERIFF ROAD**
(TCP – EXEMPT)
Council District: 05 Municipality: None
Located on the south side of Sheriff Road, 350 feet west of
its intersection with MD 704. (PA 72)
M-U-I/D-D-O Zones (1.77 acres) (7/10/17)
7-Eleven, Inc., Applicant
**Request: To construct a 2,958-square foot food and
beverage store, in combination with a gas station.
Amendment to the use table of the 2010 approved
Subregion 4 Master Plan and Sectional Map Amendment
to permit a gas station in combination with a food and
beverage store on the subject property.**

70-day limit has been waived to 11/2/17.

STAFF RECOMMENDATION: APPROVAL with
conditions
(KOSACK/LAREUSE)

PGCPB AGENDA
11/2/17

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

BOARD ACTION AND VOTE

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

7. **Mandatory Referral No. MR-1604F (Cole Field House Phase II)**
Council District: 3 Municipality: College Park
General Plan: Established Community
Located at Campus Drive College Park, MD (PA 66)
R-R Zone (14.58 acres)
(Date Accepted: 9/12/2017)
University of Maryland, Applicant

Request: Proposed renovation of Cole Field House and construction of a 169,000-square foot addition on approximately 14.58 acres located at the intersection of Union and Campus Drives on the campus of the University of Maryland College Park in College Park, MD.

Action must be taken on or before November 2, 2017.

STAFF RECOMMENDATION: APPROVAL
Transmit staff report to applicant
(KOWALUK)

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

8. **Proposed Minor Amendment to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment***
- Analysis of Public Hearing Testimony and staff recommendations on proposed minor amendment to the *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment*
- Council District: 9
- STAFF RECOMMENDATION:
- REVIEW Analysis of Testimony and ENDORSE staff recommendations regarding the Proposed Minor Amendment to the *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* for transmittal to County Council
(ZAMORE)

PGCPB AGENDA

11/2/17

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

BOARD ACTION AND VOTE

REFUND OF A FILING FEE (Inquiries call 301-952-3530)

9. **ROSP-1667-01 HILLTOP PLAZA – PARCEL 19**
Council District: 04 Municipality: Bowie
The subject property is located on the south side of Race
Track Road, approximately 1,100 feet west of the
intersection of Annapolis Road (MD 450). (PA 71B)
(4.93± acres) (9/1/17)
R-R Zone
Hilltop Borrower, LLC, Applicant
Request: Refund of filing fee.

STAFF RECOMMENDATION: DISCUSSION
(THOMPSON)