

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

PGCPB AGENDA

11/16/17

Department of Parks and Recreation

Roslyn Johnson, Acting Director

BOARD ACTION AND VOTE

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

3C. **THERAPEUTIC RECREATION**

STAFF RECOMMENDATION: INFORMATION  
(JOHNSON/TYNER/NOLAN)

PGCPB AGENDA  
11/16/17

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–4C)**

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 RESOLUTIONS – CASES HEARD ON  
OCTOBER 26, 2017**

PGCPB NO. 17-138 – DSP-17008 – IGLESIA DE  
DIOS PENTECOSTES, MISION EL BUEN  
SAMARITANO

PGCPB NO. 17-139 – DSP-17013 – EMPIRE  
PETROLEUM BRANDYWINE

PGCPB NO. 17-140 – DSP-17019 – DONNELL  
DRIVE

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

**4C. DRAFT RESOLUTION – NONE**

PGCPB AGENDA  
11/16/17

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-17024 ACADEMY BUS**  
(TCP – EXEMPT)  
Council District: 07    Municipality: Capitol Heights  
Located 250 yards north of the intersection of Walker Mill  
Road and Rochell Avenue. (PA 75B)  
I-1 Zone (5.56 acres) (9/12/17)  
Franmar Properties of MD LLC, Applicant  
**Request: Construction of a 18,405 square-foot addition  
to an existing bus repair and service station.**

Action must be taken on or before 11/20/17.

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(BISHOP)

6.       **DSP-04063-04 SIGNATURE CLUB AT MANNING  
VILLAGE**  
(TCP2-039-01-03)  
Council District: 09    Municipality: None  
Located at the northwest quadrant of the intersection of  
Berry Road and Manning Road. (PA 84)  
M-X-T Zone (70.49 acres) (9/19/17)  
Macarthur Development, LLC, Applicant  
**Request: 95 single family detached, 220 single family  
attached, and 1 duplex building.**

Action must be taken on or before 12/7/17.

STAFF RECOMMENDATION: APPROVAL of Request  
for Continuance to December 7, 2017  
(GROVER)

PGCPB AGENDA  
11/16/17

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

BOARD ACTION AND VOTE

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

7. **DSP-03059-01 REID TEMPLE CHRISTIAN ACADEMY**  
(TCP2-124-01-01)  
Council District: 04 Municipality: None  
Located on the northwest side of the intersection of Glenn Dale Blvd. and Prospect Hill Road. (PA 70)  
O-S Zone (31.98 acres) (8/31/17)  
Reid Temple A.M.E. Church, Applicant  
**Request: Increase private school enrollment from 300 to 400 students.**

Action must be taken on or before 11/16/17.

STAFF RECOMMENDATION:

- DSP-03059-01 – APPROVAL with conditions
- TCP2-124-01-01 – APPROVAL

(ZHANG)

REFUND OF A FILING FEE FOR A DETAILED SITE PLAN  
(Inquiries call 301-952-3530)

8. **DSP-99044-13 PRINCE GEORGE'S PLAZA (ENDCAP ADDITION)**  
Council District: 02 Municipality: None  
Located 900 feet from the intersection of Belcrest Road and East West Highway. (PA 68)  
M-U-I/TDOZ Zones (51.78 acres) (8/22/17)  
PR Prince George's Plaza, Applicant  
**Request: Request for refund of filing fee.**

STAFF RECOMMENDATION: APPROVAL  
(BISHOP)

PGCPB AGENDA  
11/16/17

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

BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF NOVEMBER 2, 2017.**

**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 11/16/17.

STAFF RECOMMENDATION: APPROVAL with conditions (KOSACK)

PGCPB AGENDA  
SUPPLEMENTAL  
11/16/17

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

BOARD ACTION AND VOTE

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

10. **NOTE: THIS ITEM WAS CONTINUED FROM THE  
PLANNING BOARD MEETING OF NOVEMBER 9, 2017.**

**NOTE: THIS ITEM MUST BE HEARD BEFORE  
ITEM 11 (DSP-16044).**

**4-16034 THE WOODLANDS AT REID TEMPLE**

(TCP1-008-2017) (VARIANCE) (VARIATIONS)

Council District: 04 Municipality: None

Located on the eastern side of Glenn Dale Blvd. (MD 193),  
approximately 170 feet north of its intersection with Daisy  
Lane. (PA 70)

R-18C/R-R Zones

(10.75 acres) (8/31/17)

Reid Temple Community Development Corp., c/o Cober,  
Johnson & Romney, Applicant

**Request: 1 Parcel for apartment housing for the elderly.**

Action must be taken on or before 2/3/18.

STAFF RECOMMENDATION:

- 4-16034 – APPROVAL with conditions
- TCP1-008-2017 – APPROVAL
- VARIATION 24-121(a)(3) – APPROVAL
- VARIATION 24-122(a) – APPROVAL
- VARIANCE 25-122(b)(1)(G) – APPROVAL

(CONNER)

PGCPB AGENDA  
SUPPLEMENTAL  
11/16/17

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. **NOTE: THIS ITEM WAS CONTINUED FROM THE  
PLANNING BOARD MEETING OF NOVEMBER 9, 2017**

**NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 10  
(4-16034).**

**DSP-16044 THE WOODLANDS AT REID TEMPLE**  
(TCP2-028-2017)

Council District: 04 Municipality: None

Located on the east side of Glenn Dale Boulevard

(MD 193), approximately 170 feet north of its intersection with  
Daisy Lane. (PA 70)

R-R/R-18C Zones (10.76 acres) (9/1/17)

Reid Temple Community Development Corporation, Applicant

**Request: A 252-unit apartment housing for the elderly  
building and associated site improvements.**

Action must be taken on or before 12/10/17.

STAFF RECOMMENDATION:

- DSP-16044 – APPROVAL with conditions
- TCP2-028-2017 – APPROVAL

(KOSACK)



PGCPB AGENDA  
SUPPLEMENTAL  
11/16/17

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

**THE FOLLOWING ITEMS WILL BEGIN AT 10:00 A.M.**

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

12. **5-17128 BROOKS DRIVE SOUTH**  
Council District: 07  
4 Parcels, R-10 Zone (11.04 acres) 4-16018 and  
DSP-16037  
Located in the northeast quadrant of Brooks Drive and  
Pennsylvania Avenue. (PA 75A)  
Oakcrest West, LLC, Applicant

Action must be taken on or before 12/13/17.

STAFF RECOMMENDATION: APPROVAL  
(BRESSLER)

OFFICE OF THE GENERAL COUNCIL

13. **DRAFT RESOLUTION**  
  
PGCPB NO. 17-147 – APPOINTMENT OF  
BENJAMIN H. WILLIAMS AS PUBLIC MEMBER  
OF THE AUDIT COMMITTEE OF THE  
MARYLAND-NATIONAL CAPITAL PARK AND  
PLANNING COMMISSION

STAFF RECOMMENDATION: APPROVAL  
(GARDNER)

PGCPB AGENDA  
SUPPLEMENTAL  
11/16/17

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BOARD ACTION AND VOTE