

- 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, December 7, 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 – October 26, 2017
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session–Pursuant to Section 3-305(b)(14) of the General Provisions Article of the Annotated Code of Maryland, for the purpose of discussing, before a contract is awarded or bids are opened, a matter directly related to a negotiating strategy where public discussion or disclosure would adversely impact the Commission's position; re: MNCPPC MOA Amendment.

PGCPB AGENDA
12/07/17

Department of Parks and Recreation
Debbie Tyner, Acting Director

BOARD ACTION AND VOTE

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

3C. **PROPOSED FY19-FY24 CAPITAL IMPROVEMENT PROGRAM**

STAFF RECOMMENDATION: APPROVAL AND PERMISSION TO SUBMIT TO COUNTY COUNCIL AND COUNTY EXECUTIVE (TYNER/CONFORTI/HENDERSON)

3D. **INNOVATION**

STAFF RECOMMENDATION: INFORMATION (TYNER/BEAVERS)

3E. **PARK POLICE IN YEAR REVIEW**

STAFF RECOMMENDATION: INFORMATION (TYNER/JOHNSON)

PGCPB AGENDA
12/7/17

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–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 – CASE HEARD ON
NOVEMBER 16, 2017**

PGCPB NO. 17-150 – 4-15034 – THE WOODLANDS
AT REID TEMPLE

STAFF RECOMMENDATION: APPROVAL
(CONNER)

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

**4B. DRAFT RESOLUTIONS – CASES HEARD ON
NOVEMBER 16, 2017**

PGCPB NO. 17-148 – DSP-17024 – ACADEMY BUS
PGCPB NO. 17-149 – DSP-03059-01 – REID
TEMPLE CHRISTIAN ACADEMY
PGCPB NO. 17-151 – DSP-16044 – THE
WOODLANDS AT REID TEMPLE

STAFF RECOMMENDATION: APPROVAL
(KOSACK)

PGCPB AGENDA
12/7/17

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**

PGCPB AGENDA
12/7/17

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

BOARD ACTION AND VOTE

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

4D. **5-17139 SMITH HOME FARM, SECTION 2, PLAT 10**
3 Parcels (6.48 acres)

5-17140 SMITH HOME FARM, SECTION 2, PLAT 11
2 Parcels (4.56 acres)

5-17141 SMITH HOME FARM, SECTION 2, PLAT 12
1 Parcel (3.76 acres)

5-17142 SMITH HOME FARM, SECTION 2, PLAT 13
2 Parcels (4.55 acres)

5-17143 SMITH HOME FARM, SECTION 2, PLAT 14
29 Lots (6.74 acres)

5-17144 SMITH HOME FARM, SECTION 2, PLAT 15
25 Lots (6.6 acres)

5-17145 SMITH HOME FARM, SECTION 2, PLAT 16
23 Lots & 1 Parcel (5.98 acres)

5-17146 SMITH HOME FARM, SECTION 2, PLAT 17
7 Lots & 1 Parcel (5.11 acres)

5-17147 SMITH HOME FARM, SECTION 2, PLAT 18
22 Lots & 2 Parcels (5.06 acres)

5-17148 SMITH HOME FARM, SECTION 2, PLAT 19
46 Lots & 2 Parcels (3.55 acres)

5-17149 SMITH HOME FARM, SECTION 2, PLAT 20
38 Lots & 2 Parcels (4.13 acres)

Council District: 06
R-M Zone, 4-05080, SDP-1003 and CDP-0501
Located east of the intersection of Pennsylvania Avenue and
Presidential Parkway. (PA 78)
SHF Project Owner, LLC, Applicant

Action must be taken on or before 12/27/17.

STAFF RECOMMENDATION: APPROVAL
(CONNER)

PGCPB AGENDA
12/7/17

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-16060 HORACE & DICKIES CARRYOUT**
(TCP- EXEMPT)
Council District: 05 Municipality: Glenarden
Located on south side of MD 704, 700 feet north east of its
intersection with Barlowe Road. (PA 72)
M-U-I/D-D-O Zones (0.42 acre) (8/22/17)
Royette Smith, Applicant
**Request: Addition of a 1,030 square foot eating &
drinking establishment (carryout).**

70-day limit has been waived to 12/7/17.

STAFF RECOMMENDATION: APPROVAL with
conditions
(BISHOP)

6. **NOTE: THIS ITEM MUST BE HEARD BEFORE
ITEM 7 (PGCPB NO. 17-152).**

**DSP-17020 MELFORD TOWN CENTER
INFRASTRUCTURE**
(TCPII-036-99-11)
Council District: 04 Municipality: City of Bowie
Northeast quadrant of the intersection of Melford Boulevard
and Curie Drive. (PA 71B)
M-X-T Zone (87.32 acres) (9/19/17)
St. John Properties, Inc., Applicant
**Request: Rough Grading and Infrastructure for future
mixed-use development.**

115-days limit is 1/27/18.

STAFF RECOMMENDATION:
• DSP-17020 – APPROVAL with conditions
• TCPII-036-99-11 – APPROVAL
(KOSACK)

PGCPB AGENDA
12/7/17

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. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 6 (DSP-17020).**

**DRAFT RESOLUTION – CASE HEARD ON
DECEMBER 7, 2017**

PGCPB NO. 17-152 - DSP-17020 – MELFORD TOWN
CENTER INFRASTRUCTURE

STAFF RECOMMENDATION: APPROVAL
(KOSACK)

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

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

4-17001 IGLESIA ROCA DE LA ETERNIDAD
(TCP1-006-2017)

Council District: 03 Municipality: Landover Hills
Located south of the intersection of 69th Avenue and Annapolis
Road. (PA 69)

R-55/D-D-O Zones
(6.47 acres) (8/22/17)

Iglesia Roca de la Eternidad, Applicant

Request: 1 parcel for 17,971 square-foot expansion to an
existing church site.

Action must be taken on or before 2/3/2018.

STAFF RECOMMENDATION: APPROVAL with conditions
(CONNER)

PGCPB AGENDA
12/7/17

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 16, 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 indefinitely.

STAFF RECOMMENDATION: APPROVAL of indefinite continuance
(KOSACK)

PGCPB AGENDA
12/7/17

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

BOARD ACTION AND VOTE

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

10. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF NOVEMBER 16, 2017.**

NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 11 (PGCPB NO. 17-153).

DSP-04063-04 SIGNATURE CLUB AT MANNING VILLAGE

(TCPII-039-01-03)

Council District: 09 Municipality: None

Located on the eastern side of the intersection of Berry Road (MD 228) and Indian Head Highway (MD 210). (PA 84)

M-X-T Zone (70.49 acres) (9/19/17)

Macarthur Development, LLC, Applicant

Request: 95 single-family detached and 218 single family attached residential units.

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

STAFF RECOMMENDATION:

- DSP-04063-04 – APPROVAL with conditions
- TCPII-039-01-03 – APPROVAL

(GROVER)

11. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 10 (DSP-04063-04).**

DRAFT RESOLUTION – CASE HEARD ON DECEMBER 7, 2017

PGCPB NO. 17-153 - DSP-04063-04 – SIGNATURE CLUB AT MANNING VILLAGE

STAFF RECOMMENDATION: APPROVAL
(GROVER)

PGCPB AGENDA
SUPPLEMENTAL
12/7/17

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

BOARD ACTION AND VOTE

COMMUNITY PLANNING DIVISION (Inquiries call
301-952-3972 or www.mncppc.org/pgco)

12. **NOTE: THIS CASE WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF NOVEMBER 30, 2017**

**Approval of Planning Assistance to Municipalities and
Communities (PAMC) Program Guidelines and Procedures.**

Council District:

STAFF RECOMMENDATION: APPROVAL
(D'AMBROSI)