

- 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, January 4, 2018

2:00 p.m. – Administrative/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 – November 30, 2017
- 3A. Legislative Work Session:  
STAFF RECOMMENDATION: Discussion  
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA

1/4/18

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 2:00 P.M.**

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

**4A. DRAFT RESOLUTION – CASE HEARD ON  
DECEMBER 7, 2017**

PGCPB NO. 17-156 – 4-17001 – IGLESIA ROCA DE  
LA ETERNIDAD

**DRAFT RESOLUTION – CASE HEARD ON  
DECEMBER 14, 2017**

PGCPB NO. 17-165 – 4-17021 – BA/WRPR  
COLLEGE PARK, LLC

STAFF RECOMMENDATION: APPROVAL  
(CONNER)

PGCPB AGENDA

1/4/18

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

BOARD ACTION AND VOTE

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

4B. **DRAFT RESOLUTION – CASE HEARD ON  
DECEMBER 7, 2017**

PGCPB NO. 17-157 – DSP-16060 – HORACE &  
DICKIES CARRYOUT

**DRAFT RESOLUTIONS – CASES HEARD ON  
DECEMBER 14, 2017**

PGCPB NO. 17-162 – DSP-15015 – HARBOR PLACE  
APARTMENTS

PGCPB NO. 17-163 – DPLS-454 – HARBOR PLACE  
APARTMENTS

PGCPB NO. 17-164 – CSP-16001 – METRO CITY

PGCPB NO. 17-166 – DSP-17003 – BA/WRPR  
COLLEGE PARK, LLC

STAFF RECOMMENDATION: APPROVAL  
(KOSACK)

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

4C. **DRAFT RESOLUTIONS - NONE**

PGCPB AGENDA

1/4/18

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

BOARD ACTION AND VOTE

REGULAR AGENDA

ZONING CASE ELIGIBLE FOR REVIEW (Inquiries call 301-952-3530)

5. **A-10042 BRANDYWINE WALDORF MEDICAL CLINIC**  
Council District: 09 Municipality: None  
The subject property is located in the northwest quadrant of the intersection of Brandywine Road and Branch Avenue (MD 5). (PA 85A)  
(2.90± acres) (10/16/17)  
C-O Zone  
Brandywine Waldorf Medical Dental Clinic, Inc., Applicant  
**Request: Rezone from C-O Zone to the M-X-T Zone.**

STAFF RECOMMENDATION: APPROVAL  
(THOMPSON)

6. **A-10044 MOORES CORNER**  
Council District: 09 Municipality: None  
The subject property is located on the east side of MD 5 in the southeast quadrant of its intersection with Moores Road. (PA 85A)  
(8.28± acres) (10/18/17)  
R-R Zone  
Moores Corner, LLC, Applicant  
**Request: Rezone the property from R-R Zone to the M-X-T Zone.**

STAFF RECOMMENDATION: DISAPPROVAL  
(ALAM)

PGCPB AGENDA

1/4/18

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-17031 BLUE OCEAN CEDAR POINTE**  
(TCP2-032-2017) (AC-17021)  
Council District: 09 Municipality: None  
Located at the terminus of Serenade Lane, 1,850 feet east of  
its intersection with Summit Creek Drive. (PA 81A)  
R-T Zone (6.70 acres) (10/13/17)  
Blue Ocean Realty, LLC, Applicant  
**Request: Construction of 34 single-family attached  
dwelling units.**

Action must be taken on or before 1/5/18.

STAFF RECOMMENDATION:

- DSP-17031 – APPROVAL with conditions
- AC-17021 - APPROVAL with conditions
- TCP2-032-2017 - APPROVAL with conditions

(BISHOP)

8. **NOTE: THIS ITEM WAS CONTINUED INDEFINITELY  
FROM THE PLANNING BOARD MEETING OF  
JUNE 1, 2017.**

**DSP-16027 ROYAL FARMS #287**  
**(FORESTVILLE ROAD)**  
(TCP-EXEMPT)

Council District: 06 Municipality: None  
Located in the southeast quadrant of the intersection of  
Forestville Road and Marlboro Pike. (PA 69)  
C-S-C/D-D-O/M-I-O Zones (2.16 acres) (1/17/17)  
Two Farms Inc., Applicant

**Request: Construction of a 4,637-Square-Foot Food and  
Beverage Store and Gasoline Station, amendment to the  
Use Table and amendments from the Development  
District Standards.**

70-day limit has been waived indefinitely.

STAFF RECOMMENDATION: APPROVAL with conditions  
(GROVER)