

- 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 18, 2018

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 – November 16, 2017 and December 7, 2017.
- 3A. Legislative Work Session:  
STAFF RECOMMENDATION: Discussion  
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA  
1/18/18

Department of Parks and Recreation  
Darin Conforti, Acting Director

BOARD ACTION AND VOTE

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

3C. **PARKS DIRECT**

STAFF RECOMMENDATION: INFORMATION  
(CONFORTI/SMITH/PROPHET)

PGCPB AGENDA  
1/18/18

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–4G)**

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 RESOLUTIONS – NONE**

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

4B. **DRAFT RESOLUTIONS – NONE**

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

4C. **DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA

1/18/18

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. **5-18001 SUITLAND GATEWAY**

Council District: 07

2 Parcels, M-U-TC/D-D-O Zones (5.52 acres) 4-08051

Located on the south side of Silver Hill Road, west of  
Sunset Lane. (PA 75A)

Mid-Atlantic Real Estate, Inc., Applicant

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

STAFF RECOMMENDATION: APPROVAL  
(BRESSLER)

4E. **5-18002 LAURELIND'ORINAN ESTATES**

Council District: 01

2 Lots, R-R Zone (5.59 acres) 4-16032

Located on the south side of Brooklyn Bridge Road, 750'  
east of Jerald Road. (PA 60)

Ron Dlouhy & Jane Hamelink, Applicants

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

STAFF RECOMMENDATION: APPROVAL  
(BRESSLER)

PGCPB AGENDA

1/18/18

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

4F. **5-18003 HOLLADAY COMPANY'S ADDITION TO BRENTWOOD**

Council District: 02

8 Lots, U-L-I/D-D-O Zone (.67 acres) 4-15002 and DSP-14040

Fee-in-lieu

Located in the southeast quadrant of Webster Street and Rhode Island Avenue. (PA 68)

ASLAN, L.L.C., Applicant

Action must be taken on or before 2/7/18.

STAFF RECOMMENDATION: APPROVAL  
(BRESSLER)

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

4G. **DRAFT RESOLUTION – December 14, 2017  
PGCPB No. 17-161 – Easement Contract – Historical  
Agricultural Resource Preservation Program  
("HARPP") – Property of Robert Klein**

STAFF RECOMMENATION: APPROVAL  
(NUTTER/CONFORTI)

PGCPB AGENDA

1/18/18

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. **SE-4791 RIDERWOOD VILLAGE WELLNESS CENTER**  
Council District: 01 Municipality: None  
Located on the east of Cherry Hill Road approximately 2,000 feet north of the intersection of Cherry Hill Road and Powder Mill Road. (PA 61)  
(103.00± acres) (8/3/17)  
O-S Zone  
Silver Oaks Campus, LLC, Applicant  
**Request: Adding a Community Building to an existing Medical/Residential Campus.**

STAFF RECOMMENDATION: APPROVAL with conditions  
(ALAM)

DEPARTURE FROM PARKING AND LOADING STANDARDS  
(Inquiries call 301-952-3530)

6. **DPLS-443 RIVERTOWNE SUITES OFFICE CONDOMINIUM**  
Council District: 08 Municipality: None  
Located on the northern side of Bock Road, approximately 250 feet east of the intersection of Bock Road and Livingston Road. (PA 76B)  
(0.68± acre) (4/11/2017)  
C-O Zone  
RMH Enterprises, LLC, Applicant  
**Request: Departure of 8 parking spaces from the required 53 Spaces to add a medical office use to an existing office building.**

STAFF RECOMMENDATION: APPROVAL with conditions  
(ALAM)

PGCPB AGENDA

1/18/18

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)

7. **4-16019 WOODMORE OVERLOOK**  
(TCP1-001-11-02) (VARIATION) (VARIANCE)  
Council District: 05 Municipality: None  
Located on north side of Ruby Lockhart Boulevard, west of the intersection with Lottsford Road. (PA 73)  
M-X-T Zone  
(26.30 acres) (9/21/17)  
Woodmore Overlook, LLC, Applicant  
**Request:** 215 lots and 15 parcels for townhouse development.

140-Day limit waived to 2/23/18.

STAFF RECOMMENDATION:

- 4-16019 – APPROVAL with conditions
- TCP1-001-11-02 – APPROVAL
- VARIATION – APPROVAL
- VARIANCE – APPROVAL

(TURNQUEST)

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

8. **Proposed Minor Amendment to the 2006 Approved Sector Plan for the East Glenn Dale Area (CR-99-2017)**

Council District: District 3

STAFF RECOMMENDATION: DISCUSSION  
(D'AMBROSI/TARIQ)

PGCPB AGENDA  
1/18/18

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

BOARD ACTION AND VOTE

Countywide Planning Division (Inquiries call 301-952-3680)

9. **Draft Solar Energy Systems Guidelines for Mandatory Referral Cases**

STAFF RECOMMENDATION: RECEIVE BRIEFING  
(KOWALUK)