



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.pgplanning.org

- 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, February 28, 2019

9:30 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 (Jones)

1. Commissioners' Items
2. Draft Minutes of PGCPB Meeting – January 17, 2019 and January 31, 2019
  
- 3A. Legislative Work Session:  
STAFF RECOMMENDATION: Discussion  
(CHECKLEY)
- 3B. Executive Session - Pursuant to Section 3-305(b)(3) and (b)(7) of the General Provisions Article of the Annotated Code of Maryland, for the purpose to discuss acquisition of real property and to consult with counsel on "Historic Agricultural Resource Preservation Program ("HARPP) Properties" and land purchases in Brandywine, Maryland.

PGCPB AGENDA  
2/28/19

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 RESOLUTIONS – CASES HEARD ON  
FEBRUARY 7, 2019**

PGCPB NO. 19-22 – 4-18012 – GLENN DALE  
COMMONS PHASE 2

PGCPB NO. 19-21 – 4-18013 – NSR PROPERTIES, LLC

STAFF RECOMMENDATION: APPROVAL  
(CONNER)

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

2/28/19

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. **5-18091 NEW CARROLLTON TOWN CENTER**  
Council District: 03  
1 Parcel, M-X-T/T-D-O Zone (2.35 acres) 4-16023 and  
DSP-16043  
Located northeast of the intersection of US 50 and Garden  
City Drive. (PA 72)  
New Carrollton Developer, LLC, Applicant

Action must be taken on or before 3/15/19.

STAFF RECOMMENDATION: APPROVAL  
(ALAM)

PGCPB AGENDA

2/28/19

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **Four (4) reservations will expire on June 30, 2019, at various locations.** They consist of the following:

Two (2) for Branch Avenue/Surratts Road Interchange

One (1) Part of Lot 4, Northwest of US 301 and Village Drive for the US 301 Upgrade

One (1) Parcel A and Parcel B of Mill Branch Road and Crain Highway (US 301) for the proposed F-10 US 301 upgrade

STAFF RECOMMENDATION: APPROVAL to submit affidavits to the owners of the properties for consent to continue certain reservations for additional periods of time as noted in the staff Memorandum dated February 18, 2019, and to provide an opportunity for the County Executive and the County Council to comment on the renewals.  
(MASOG)

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

6. **CSP-96073-01 GREATER MORNING STAR APOSTOLIC CHURCH & THE VENUE**  
Council District: 06 Municipality: None  
Located on the north side of Ritchie-Marlboro Road, approximately 750 feet east of its intersection with I-95/495 (Capital Beltway). (PA 73)  
I-3, R-55, and R-T Zones (54.00 acres) (12/7/2018)  
Greenwood Park, LLC, Applicant  
**Request: Reflect rezoning and add 200-250 townhouses on an existing church property.**

Action must be taken on or before 3/4/19.

STAFF RECOMMENDATION: APPROVAL with conditions  
(BURKE)

PGCPB AGENDA  
2/28/19

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

BOARD ACTION AND VOTE

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

7. **NOTE: THIS CASE WAS CONTINUED FROM JANUARY 31, 2019.**

**NOTE: THIS CASE IS COMPANION WITH ITEM 8 (DPLS-466).**

**DSP-17012 1 SALON STUDIOS**

(TCP-EXEMPT) (AC)

Council District: 03 Municipality: None

Located on the south side of Greenbelt Road, approximately 2,000 feet west of its intersection with Lanham Severn Road. (PA 70)

R-R Zone (1.38 acres) (11/5/2018)

1 Salon Studios, Applicant

**Request: To construct a beauty shop and an eating and drinking establishment, excluding drive-through service.**

Action must be taken on or before 4/10/19.

STAFF RECOMMENDATION:

- DSP-17012 – APPROVAL with conditions
- AC-10005-01 – APPROVAL with conditions

(THOMPSON)

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

8. **NOTE: THIS CASE IS COMPANION WITH ITEM 7 (DSP-17012).**

**DPLS-466 1 SALON STUDIO**

Council District: 03 Municipality: None

Located on the south side of Greenbelt Road, approximately 2,000 feet west of its intersection with Lanham Severn Road. (PA 70)

(1.38 acres) (1/18/2019)

R-R Zone

1 Salon Studios, Applicant

**Request: Departure of two loading spaces from the loading requirements.**

STAFF RECOMMENDATION: APPROVAL with conditions  
(THOMPSON)

PGCPB AGENDA

2/28/19

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

BOARD ACTION AND VOTE

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

9. **CNU-27104-2017 BRANDON INVESTMENTS**  
Council District: 02 Municipality: None  
The subject property is located north of Fairview Avenue,  
approximately ¼ mile west of its intersection with East-  
West Highway. (PA 65)  
(0.24 acre) (11/19/2018)  
R-18 Zone  
Moises Arias, Applicant  
**Request: Certification of a Non-Conforming Use for a  
6-unit apartment building.**

STAFF RECOMMENDATION: APPROVAL  
(CANNADY)

DEVELOPMENT REVIEW DIVISION ITEM (Inquiries call  
301-952-3530)

10. **AMENDMENT TO THE 2008 PROCESS  
GUIDELINES FOR DEVELOPMENT REVIEW  
APPLICATIONS**

STAFF RECOMMENDATION: APPROVAL  
(CHELLIS)

PGCPB AGENDA  
SUPPLEMENTAL

2/28/19

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

BOARD ACTION AND VOTE

DEVELOPMENT REVIEW DIVISION ITEM (Inquiries call  
301-952-3530)

3C. **DEVELOPMENT REVIEW PROCESS  
IMPROVEMENTS**

STAFF RECOMMENDATION: BRIEFING  
(HUNT)