



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, March 21, 2019

9:30 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 (Jones)

1. Commissioners' Items
2. Draft Minutes of PGCPB Meeting – February 14, 2019
- 3A. Legislative Work Session:  
STAFF RECOMMENDATION: Discussion  
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA  
3/21/19

Department of Parks and Recreation  
Darin Conforti, Acting Director

BOARD ACTION AND VOTE

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

3C. **THE NEW FUTSAL PROGRAM IN THE NORTHERN  
AREA**

STAFF RECOMMENDATION: INFORMATION  
(CONFORTI/TYNER/PADILLA/WEISS)

PGCPB AGENDA  
3/21/19

Office of the Secretary-Treasurer  
Joseph C. Zimmerman, Secretary-Treasurer

BOARD ACTION AND VOTE

DEPARTMENT OF FINANCE ITEM

3D. **JANUARY 31, 2019 PROJECTIONS**

STAFF RECOMMENDATION: INFORMATION  
(ZIMMERMAN)

PGCPB AGENDA

3/21/19

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–4E)**

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 – CASES HEARD ON  
FEBRUARY 28, 2019**

PGCPB NO. 19-28 – CSP-96073-01 – GREATER  
MORNING STAR APOSTOLIC CHURCH & THE  
VENUE

PGCPB NO. 19-29 – DSP-17012 – 1 SALON STUDIO

PGCPB NO. 19-30 – DPLS-466 – 1 SALON STUDIO

STAFF RECOMMENDATION: APPROVAL  
(KOSACK)

PGCPB AGENDA

3/21/19

Prince George's County Planning Department

Andree Green Checkley, Planning Director

BOARD ACTION AND VOTE

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

4C. **DRAFT RESOLUTION – CASE HEARD ON  
FEBRUARY 28, 2019**

PGCPB NO. 19-27 – CNU-27104-2017 – BRANDON  
INVESTMENTS

STAFF RECOMMENDATION: APPROVAL  
(CONNER)

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

4D. **5-18111 SUMMERFIELD AT MORGAN STATION,  
PHASE 3, PLAT 1**

(VARIATION)

52 Lots & 6 Parcels (2.65 acres)

**5-18112 SUMMERFIELD AT MORGAN STATION,  
PHASE 3, PLAT 2**

1 Parcel (8.70 acres)

Council District: 05

L-A-C/D-D-O/M-I-O Zones, 4-14001 & SDP-1704

On the east side of Garrett A. Morgan Boulevard,  
approximately 1,200 feet north of its intersection with  
MD 214 (Central Avenue).

(PA 72)

Summerfield Morgan Investments, LLC, Applicant

Action must be taken on or before 4/6/19.

STAFF RECOMMENDATION:

- 5-18111 thru 5-18112 – APPROVAL
- VARIATION – APPROVAL

(DAVIS)

PGCPB AGENDA

03/21/19

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)

4E. **5-19037 SMITH HOME FARM, SECTION 4, PLAT 1**  
2 Parcels (1.46 acres)  
R-M/M-I-O Zones

**5-19038 RIGHT-OF-WAY DEDICATION & SMITH  
HOME FARM, SECTION 4, PLAT 2**  
2 Parcels (1.32 acres)  
C-S-C/R-M/M-I-O Zones

**5-19039 SMITH HOME FARM, SECTION 4, PLAT 3**  
Right-of-way dedication (3.06 acres)  
R-M/M-I-O Zones

Council District: 06  
4-05080, SDP-1003, SDP-0506 & SDP-1601  
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 4/7/19.

STAFF RECOMMENDATION: APPROVAL  
(CONNER)

PGCPB AGENDA

3/21/19

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DDS-651).**

**DSP-18039 TOWNES AT PEERLESS**

(TCP)

Council District: 06 Municipality: None

On the west side of US 301 (Robert Crain Highway), approximately 0.15 mile north of its intersection with MD 725 (Marlboro Pike). (PA 79)

M-X-T Zone (7.64 acres) (1/16/2019)

Peerless Avenue Associates, LLC, Applicant

**Request: A mixed-use development consisting of 3,000 square feet of commercial/retail space, fourteen two-family, twelve three-family and 36 multifamily dwelling units for a total of 62 dwelling units.**

Action must be taken on or before 3/27/19.

STAFF RECOMMENDATION:

- DSP-18039 – APPROVAL with conditions
- TCP2-003-2019 – APPROVAL with conditions

(ZHANG)

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP-18039).**

**DDS-651 TOWNES AT PEERLESS**

Council District: 06 Municipality: None

On the west side of US 301 (Robert Crain Highway), approximately 0.15 mile north of its intersection with MD 725 (Marlboro Pike). (PA 79)

M-X-T Zone (7.64 acres) (1/16/2019)

Peerless Avenue Associates, LLC, Applicant

**Request: Departure from Design Standards for reducing parking space size and the location of the proposed loading space within 50 feet of a residential area.**

STAFF RECOMMENDATION: APPROVAL

(ZHANG)