



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, September 26, 2019

9:30 a.m. – Administrative Items

10:00 a.m. – Regular 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 – None
- 3A. Legislative Work Session – Prince George's County Council  
Bills - CB-42-2019, CB-45-2019  
STAFF RECOMMENDATION: Discussion  
(CHECKLEY)
- 3B. Executive Session–Pursuant to Section 3-305(b)(7) and (b)(8) of the General Provisions Article of the Annotated Code of Maryland, for the purpose to consult with counsel regarding various matters including pending and potential litigation.  
**SUPPLEMENTAL** – Executive Session – Pursuant to Section 3-305(b)(7) of the General Provisions Article of the Annotated Code of Maryland, for the purpose to consult with counsel regarding an easement and the City of Bowie.

PGCPB AGENDA

9/26/19

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–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 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

9/26/19

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

BOARD ACTION AND VOTE

REGULAR AGENDA

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

5. **SDP-0516-02 BEVARD EAST**

(TCP)

Council District: 09 Municipality: None.

Located on the east side of Piscataway Road, approximately four miles southwest of its intersection with MD 5 (Branch Avenue). (PA 81B)

R-L Zone (195.97 acres) (6/25/2019)

Lennar Bevard, LLC, Applicant

**Request: Revisions to Phase 4 development related to changes to stormwater management facilities.**

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

STAFF RECOMMENDATION:

- SDP – APPROVAL with conditions
- TCPII-074-06-02 – APPROVAL with conditions

(BURKE)

CONSERVATION PLAN (Inquiries call 301-952-3530)

6. **CP-18002 EAST HYATTSVILLE, LOT 21, BLOCK F (VARIANCES)**

Council District: 05 Municipality: Edmonston

Located approximately 670 feet southeast of the intersection of Emerson Street and 50<sup>th</sup> Avenue. (PA 68)

R-55/I-D-O Zones (0.20 acre) (5/29/2019)

Werrlein Property, Applicant

**Request: Proposed single-family detached dwelling with variances in the CBCA.**

STAFF RECOMMENDATION:

- CP-18002 – APPROVAL with conditions
- VARIANCE-27-442(b) – APPROVAL
- VARIANCE-27-442(d) – APPROVAL
- VARIANCE-27-442(e) – DISAPPROVAL

(CANNADY II)

PGCPB AGENDA

9/26/19

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. **4-18024 WOODMORE COMMONS**  
(TCP)  
Council District: 05 Municipality: None  
Located in the northeast quadrant of the intersection of MD 202 (Landover Road) and St Josephs Drive. (PA 73)  
M-X-T Zone (17.92 acres) (6/21/2019)  
Balk Hill Ventures LLC, Applicant  
**Request: Nine parcels for 88,000 square feet of commercial and office development and 284 multifamily dwelling units.**

Action must be taken on or before 9/30/19.

STAFF RECOMMENDATION:

- 4-18024 – APPROVAL with conditions
  - TCP1-019-03-03 – APPROVAL with conditions
- (TURNQUEST)

VACATION PETITION (Inquiries call 301-952-3530)

8. **V-18007 QUINCY MANOR (MMB 236-14 through 22)**  
Council District: 05 Municipality: None  
Located on the north and south sides of Newton Street and Madison Way, and along the east and west sides of 54th and 55th Avenue, approximately 100 feet south of the intersection of Quincy Street and 55th Avenue. (PA 69)  
D-D-O/R-18/R-35 Zones (17.03 acres) (7/29/2019)  
QM Portfolio Owner, LLC, Applicant  
**Request: Vacate 404 townhouse lots and 7 parcels.**

STAFF RECOMMENDATION: APPROVAL  
(JENNINGS)

PGCPB AGENDA

9/26/19

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 IS COMPANION WITH ITEM 10 (DPLS-473).**

**DSP-09013-01 QUINCY MANOR**

(VARIANCES)

Council District: 05 Municipality: None

Located on the northern and southern sides of Newton Street and Madison Way, and on the eastern and western sides of 54th and 55th Avenues, approximately 200 feet from the intersection of Quincy Street and 55th Avenue. (PA 69)

R-35/R-18/D-D-O Zones (17.03 acres) (5/7/2019)

QM Portfolio Owner, LLC, Applicant

**Request: An amendment to the approved DSP to reflect the existing multifamily development.**

Action must be taken on or before 10/1/19.

STAFF RECOMMENDATION:

- DSP-09013-01 – APPROVAL with conditions
- VARIANCE 27-442(d) (e) (g) and (h) – APPROVAL

(ZHANG)

DEPARTURE FROM PARKING AND LOADING STANDARDS

(Inquiries call 301-952-3530)

10. **NOTE: THIS ITEM IS COMPANION WITH ITEM 9 (DSP-09013-01).**

**DPLS-473 QUINCY MANOR**

Council District: 05 Municipality: None

Located on the northern and southern sides of Newton Street and Madison Way, and on the eastern and western sides of 54th and 55th Avenues, approximately 200 feet from the intersection of Quincy Street and 55th Avenue. (PA 69)

R-35/R-18/D-D-O Zones (17.03 acres) (5/7/2019)

QM Portfolio Owner, LLC, Applicant

**Request: A departure from parking and loading Spaces for 647 off-street parking spaces.**

STAFF RECOMMENDATION: APPROVAL

(ZHANG)

PGCPB AGENDA  
SUPPLEMENTAL  
9/26/19

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

BOARD ACTION AND VOTE

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

11. **NOTE: THIS ITEM WAS CONTINUED FROM  
THE PLANNING BOARD MEETING OF  
SEPTEMBER 19, 2019.**

**Mandatory Referral No. MR-1829F**

**Brandywine Solar Project**

Council District: 9 Municipality: N/A

General Plan: Rural and Agricultural Areas

Located: 10711 Cross Road Trail, Brandywine (PA 86A,  
Croom-Naylor)

Zones: O-S

(Date Accepted: 5/10/2019)

Jodi Hunt, Tetra Tech, Inc.

**Request: The proposed solar photovoltaic generating  
facility will provide 790 kW of electrical energy to the  
local community. The applicant is seeking acceptance  
into the Maryland Public Service Commission  
Community Solar Pilot Program.**

Action must be taken on or before September 26, 2019.

STAFF RECOMMENDATION: Transmit staff report to  
applicant  
(HASAN)