



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 12, 2020

9:30 a.m. – Administrative Items

10:00 a.m. – Regular Items

**SCHEDULED ITEM: 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 23, 2020
  
- 3A. Legislative Work Session  
STAFF RECOMMENDATION: Discussion  
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA

3/12/2020

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

BOARD ACTION AND VOTE

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

3C. **COMMUNITY PLANNING, BUSINESS**  
**IMPROVEMENT DISTRICT TOOLKIT UPDATE**

STAFF RECOMMENDATION: BRIEFING  
(AKINS)

PGCPB AGENDA

3/12/2020

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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 20, 2020**

PGCPB NO. 2020-25 – 4-19003 – PECAN RIDGE  
PGCPB NO. 2020-26 – 4-19023 – BELTWAY PLAZA

STAFF RECOMMENDATION: APPROVAL  
(CONNER)

URBAN DESIGN SECTION ITEMS (Inquiries call 301-952-3530)

**4B. DRAFT RESOLUTION – CASE HEARD ON  
FEBRUARY 20, 2020**

PGCPB NO. 2020-24 – DSP-19052 – THE MANSIONS  
AT MELFORD TOWN CENTER

STAFF RECOMMENDATION: APPROVAL  
(KOSACK)

ZONING SECTION ITEMS (Inquiries call 301-952-3530)

**4C. DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA

3/12/2020

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

FINAL PLATS OF SUBDIVISION (Inquiries call 301-952-3530)

4D. **5-19089 MARLBORO RIDGE, PLAT 70**  
3 Lots & 2 Parcels (7.42 acres)

**5-19090 MARLBORO RIDGE, PLAT 71  
(VARIATION)**  
38 Lots & 1 Parcel (4.35 acres)

**5-19091 MARLBORO RIDGE, PLAT 72  
(VARIATION)**  
50 Lots & 2 Parcels (5.91 acres)

**5-19092 MARLBORO RIDGE, PLAT 73  
(VARIATION)**  
2 Parcels (27.00 acres)

**5-19093 MARLBORO RIDGE, PLAT 74  
(VARIATION)**  
2 Parcels (33.42 acres)

**5-19094 MARLBORO RIDGE, PLAT 75**  
2 Parcels (14.49 acres)

Council District: 6  
R-R/M-I-O Zones, 4-04080 & DSP-17026  
Fee-in-lieu: No  
Located southwest of Ritchie Marlboro Road, approximately  
2,500 feet south of its intersection with Westphalia Road  
(PA 78)  
Toll Brothers, Inc., Applicant  
ESE Consultants, Inc., Engineer

Action must be taken on or before 3/28/2020.

STAFF RECOMMENDATION:

- FINAL PLATS 5-19089 thru 5-19094 - APPROVAL
  - VARIATION - APPROVAL
- (SIEVERS)

PGCPB AGENDA  
3/12/2020

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

BOARD ACTION AND VOTE

**REGULAR AGENDA**

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

5.       **4-18031 ACCOKEEK PROPERTY**  
(TCP) (VARIATION)  
Council District: 09    Municipality: None  
Located along the east side of MD 210 (Indian Head Highway), approximately one mile south of the intersection of MD 210 and Farmington Road. (PA 84)  
R-R Zone (9.18 acres) (1/8/2020)  
ANFG Accokeek, LLC, Applicant  
**Request: 11 Lots & 2 Parcels for the development of 11 single-family detached dwellings.**

Action must be taken on or before 3/18/2020.

STAFF RECOMMENDATION:

- 4-18031 – APPROVAL with conditions
- TCP1-002-2020 – APPROVAL with conditions
- VARIATION - DISAPPROVAL

(DIAZ-CAMPBELL)

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

6.       **CSP-19008 WOODYARD STATION**  
(TCP)  
Council District: 09    Municipality: None  
Located on the north side of MD 223 (Woodyard Road) approximately 0.40 miles west of its interchange with MD 5 (Branch Avenue). (PA 81A)  
M-X-T/M-I-O Zones (21.82 acres) (1/3/2020)  
TAC Woodyard, LLC, Applicant  
**Request: A mixed-use development with 119 townhouses, 46 multifamily dwelling units, a 112-unit apartment housing for the elderly, and 1,000 square feet of commercial space.**

Action must be taken on or before 3/13/2020.

STAFF RECOMMENDATION:

- CSP-19003 – APPROVAL with conditions
- TCP1-001-2020 – APPROVAL with conditions

(BURKE)

PGCPB AGENDA  
3/12/2020

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

7.       **4-18001 MAGRUDER POINTE**  
(TCP – EXEMPT)  
Council District: 02    Municipality: Hyattsville  
Located in the southwest quadrant of the intersection of Hamilton Street and 40th Avenue. (PA 68)  
D-D-O/R-55 Zones (8.26 acres) (12/20/2019)  
Werrlein WSSC LLC, Applicant  
**Request: 30 lots, 2 parcels and 1 outparcel for the development of 15 townhouses and 15 single-family detached dwelling units.**  
Action must be taken on or before 3/13/2020.

STAFF RECOMMENDATION:

- 4-18001 – APPROVAL with conditions
- VARIATION - APPROVAL

(SIEVERS)

8.       **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF FEBRUARY 13, 2020.**

**4-19005 THE FAIRWAYS AT GLENN DALE ESTATES**

- (TCP) (VARIANCE)  
Council District: 04    Municipality: None  
Located on the east side of Prospect Hill Road, approximately 1,600 feet northeast of its intersection with Glenn Dale Boulevard.  
(PA 70)  
O-S/R-18C Zones (125.16 acres) (11/25/2019)  
Fairways Glenn Dale MD, LP, Applicant  
**Request: 272 lots and 15 parcels for development of 210 single-family detached dwellings and 62 single-family attached dwellings.**

Action must be taken on or before 4/28/2020.

STAFF RECOMMENDATION: APPROVAL of Request for Continuance to March 19, 2020  
(CONNER)