



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)

- A G E N D A -

THE PRINCE GEORGE'S COUNTY PLANNING BOARD

Virtual Meeting

Thursday, September 10, 2020

10:00 a.m. – Administrative/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 BECOME A PARTY OF RECORD MUST SIGN UP AND SUBMIT DOCUMENTATION BY 10:00 A.M. THE WEDNESDAY BEFORE THE MEETING BY VISITING OUR WEBSITE AT <http://pgplanning.org/812>.** 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.

**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: CB-54-2020

STAFF RECOMMENDATION: Discussion  
(CHECKLEY)

- 3B. Executive Session

PGCPB AGENDA  
9/10/2020

Prince George's County Planning Department  
Andree Green Checkley, Esq., 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 – NONE**

PGCPB AGENDA  
9/10/2020

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

BOARD ACTION AND VOTE

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

**4B. DRAFT RESOLUTION – CASE HEARD ON**  
**JULY 23, 2020**

PGCPB NO. 2020-128 – CSP-19001 – MARLBORO  
GATEWAY

**DRAFT RESOLUTIONS – CASES HEARD ON**  
**JULY 30, 2020**

PGCPB NO. 2020-130 – SDP-1802 – BRANDYWINE  
VILLAGE COMMERCIAL

PGCPB NO. 2020-131 – SDP-1803 – 7-ELEVEN AT  
BRANDYWINE VILLAGE

PGCPB NO. 2020-132 – DSP-19031 – 7-ELEVEN  
BRANCH AVENUE

STAFF RECOMMENDATION: APPROVAL  
(KOSACK)

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

**4C. DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA

9/10/2020

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

BOARD ACTION AND VOTE

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

- 4D.     **SE-4823 RESURRECTION CEMETERY**  
Council District: 09   Municipality: None  
Located on southeast side of Woodyard Road,  
approximately 215 feet from its intersection with Hunter  
Drive. (PA 81A)  
(99.98 acres) O-S Zone (8/29/2019)  
Catholic Cemeteries of the Archdiocese, Applicant  
**Request: Special Exception for an expansion of existing  
cemetery for additional paving, 20-foot drive aisle,  
surface parking lot and site improvements for future  
grave sites.**

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(SIEVERS)

PGCPB AGENDA

9/10/2020

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **PROPOSED DESIGNATION OF ONE PRINCE GEORGE'S COUNTY HISTORIC SITE: TEED HOUSE****Error! Bookmark not defined. (DOCUMENTED PROPERTY 66-037-50)**

4505 Beechwood Road, College Park based on Historic Preservation Commission recommendations (April 21,2020) and joint public hearing with County Council (July 14, 2020) and pursuant to Subtitle 29-120.01.

STAFF RECOMMENDATION: RECOMMENDATION OF APPROVAL to County Council of one proposed historic site designation and of proposed letter transmitting Planning Board action  
(BERGER/GROSS)

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

6. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JULY 16, 2020.**

**A-8589-04 BOWIE NEW TOWN CENTER (FORMER "SEARS" PARCEL)**

Council District: 04 Municipality: Bowie  
Located on the northwest side of Evergreen Parkway and on the south side of Collington Road. (PA 71B)  
M-A-C Zone (10.81 acres) (3/4/2020)  
Seritage SRC Finance LLC, Applicant

**Request: Amendment to the basic plan for 670 additional dwelling units and to allow residential mixed-use development within the retail center on Lot 6 (former Sears lot).**

STAFF RECOMMENDATION: APPROVAL with conditions  
(DIAZ CAMPBELL)

PGCPB AGENDA

9/10/2020

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

BOARD ACTION AND VOTE

RECONSIDERATION HEARING FOR A PRELIMINARY PLAN  
(Inquiries call 301-952-3530)

7. **NOTE: This Preliminary Plan was APPROVED by the Planning Board on January 13, 2011 and the Resolution was mailed out on February 15, 2011. Robert Antonetti requests a reconsideration hearing for transportation related Conditions 7, 12, and 13(a) through (d). The request was granted at the Planning Board meeting of July 9, 2020. This hearing is on the merits of that request.**

**4-09041 BEECH TREE C-S-C PARCEL**

Council District: 06 Municipality: None

Tier: Developing

Located south of Leeland Road, west of US 301  
(Robert Crain Highway). (PA 79)

C-S-C Zone

(28.00 acres) (9/20/2019)

VOB Limited Partnership, Applicant

STAFF RECOMMENDATION: APPROVAL  
(SIEVERS)

PGCPB AGENDA  
9/10/2020

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

BOARD ACTION AND VOTE

RECONSIDERATION HEARING FOR A PRELIMINARY PLAN  
(Inquiries call 301-952-3530)

8. **NOTE: This Preliminary Plan was APPROVED by the Planning Board on March 9, 2006 and the Resolution was mailed out on April 4, 2006. Thomas H. Haller requests a reconsideration hearing for Condition 14 related to transportation improvements. The request was granted at the Planning Board meeting of July 30, 2020. This hearing is on the merits of that request.**

**4-05027 WILLOW RIDGE ESTATES**

(TCPI/40/05)

Council District: 09 Municipality: None.

Tier: Developing.

Located approximately ½ mile west of the intersections of Dangerfield Road and Woodyard Road, at the end of Canberra Place. (PA 81A)

28 Lots & 3 Parcels, R-R Zone

(18.51 acres) (10/14/2005)

Lynk Capital, LLC Applicant

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(BRADEN IV)