

LONG RANGE AGENDA
January 14, 2021 – February 4, 2021

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PGCPB AGENDA

1/14/2021

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

BOARD ACTION AND VOTE

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

5. **MR-1923F WMATA GREENBELT**
Council District: 01 Municipality: None
Location: 5701 Sunnyside Avenue
(PA 61)
Zone: R-O-S (64.92 acres)
Date Accepted: 12/2/2020
HICAPS, Inc., Applicant

Request: 200-foot tower with 4 - 17-foot antennas, 12' x 34' communication shelter with enclosed backup generator and 1000-pound tank to support 700-MHZ radio system.

Action must be taken on or before 1/30/2021.

STAFF RECOMMENDATION: Transmit staff report to applicant
(THOMPSON)

6. **MR-1924F WMATA BRANCH**
Council District: 08 Municipality: None
Location: 0 Auth Way (5700 Capitol Gateway Dr)
(PA 76A)
Zone: I-1/M-I-O (14.00 acres)
Date Accepted: 12/2/2020
HICAPS, Inc., Applicant

Request: 200-foot tower with 4 - 17-foot antennas, 12' x 34' communication shelter, enclosed backup generator and 1000-pound tank to support 700-MHZ radio system.

Action must be taken on or before 1/30/2021.

STAFF RECOMMENDATION: Transmit staff report to applicant
(THOMPSON)

PGCPB AGENDA

1/14/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **NOTE: This preliminary plan was APPROVED by the Planning Board on October 8, 2015 and the Resolution was mailed out on November 3, 2015. Norman D. Rivera, Esquire requested a reconsideration of Condition 9 of the resolution pertaining to denial of access to Suitland Road except for one shared driveway access. The request was granted at the Planning Board meeting of October 15, 2020. This hearing is on the reconsideration request.**

4-14008 SKYLINE SUBDIVISION

(TCP1-002-2015-01)

Council District: 09 Municipality: Morningside

Located in the southwest quadrant of the intersection of Randolph Road and Suitland Road. (PA 76A)

6 Lots, R-80 & D-D-O Zones

(2.48 acres) (10/8/2015)

DMD Holding Company, LLC., Applicant

STAFF RECOMMENDATION:

- VARIATIONS to 24-121(a)(3) – APPROVAL with conditions
- TCP1-002-2015-01 – APPROVAL with conditions (GUPTA)

PGCPB AGENDA

1/14/2021

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

BOARD ACTION AND VOTE

REMAND BY THE DISTRICT COUNCIL FOR A SPECIFIC
DESIGN PLAN (Inquiries call 301-952-3530)

8. **NOTE: THIS ITEM WILL BE HEARD BEFORE
ITEM 9 (PGCPB NO. @).**

**NOTE: THIS CASE WAS APPROVED AT THE
PLANNING BOARD MEETING OF JULY 30, 2020
AND REMANDED BY DISTRICT COUNCIL ON
NOVEMBER 16, 2020.**

**SDP-1803 7-ELEVEN AT BRANDYWINE VILLAGE
(TCP)**

Council District: 09 Municipality: None

Located in the northwest corner of the intersection of
Chadds Ford Drive and US 301 (Crain Highway). (PA 85A)
L-A-C Zone (1.14 acres) (5/12/2020)

7-Eleven, Applicant

**Request: Development of a 3,062-square-foot food and
beverage store and a gas station.**

Action must be taken on or before 7/30/2020.

STAFF RECOMMENDATION:

- SDP-1803 – APPROVAL with conditions
- TCP2-002-2014-06 – APPROVAL with conditions
(BOSSI)

9. **NOTE: THIS ITEM WILL BE HEARD AFTER
ITEM 8 (SDP-1803).**

**DRAFT RESOLUTION – CASE HEARD ON
JANUARY 14, 2021**

PGCPB NO. @ - SDP-1803 7-ELEVEN AT
BRANDYWINE VILLAGE

STAFF RECOMMENDATION: APPROVAL
(BOSSI)

PGCPB AGENDA

1/14/2021

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

BOARD ACTION AND VOTE

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

10. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**

CDP-0901-01 TIMOTHY BRANCH

(TCP)

Council District: 09 Municipality: None

Located on the east side of US 301, southeast of its intersection with MD 5 and MD 381. (PA 85A)

L-A-C Zone (72.43 acres) (10/26/2020)

Timothy Branch Inc., Applicant

Request: An amendment to accommodate an active adult community with a range of approximately 180 to 480 dwelling units.

Action must be taken on or before 01/19/2021.

STAFF RECOMMENDATION:

CDP-0901-01: APPROVAL with conditions

TCP1-151-90-03 - APPROVAL

(BOSSI)

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

11. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 10, 2020.**

MR-1915A PRINCE GEORGE'S COUNTY MEN'S FACILITY

Council District: 07 Municipality: None

Located at 603 South Addison Road.

(PA 75A)

Zone: R-55 (2.63 acres)

Date Accepted: 7/15/2019

Prince George's County Office of Central Services, Applicant

Request: Replace existing men's facility.

STAFF RECOMMENDATION: Transmit Recommendation to the Applicant

(RAY)

PGCPB AGENDA
01/21/2021

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

BOARD ACTION AND VOTE

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

5. **DSP-17034 CAPITAL CHRISTIAN FELLOWSHIP DAYCARE**
(TCP)
Council District: 03 Municipality: None
Located on the south side of the intersection of Greenbelt Road and Mission Drive. (PA 70)
R-R Zone (5.30 acres) (10/29/2020)
Capital Christian Daycare, Applicant
Request: An addition of an accessory daycare for 50 children to the existing church.

Action must be taken on or before 1/22/2021.

STAFF RECOMMENDATION:

- DSP-17034 - APPROVAL with conditions
- TCP-057-02-02 – APPROVAL with conditions

(BISHOP)

6. **DSP-20001 WAWA #582**
(TCP – EXEMPT)
Council District: 04 Municipality: None
Located in the median strip of Crain Highway, at its intersection with Karington Center Boulevard. (PA 74A)
C-M Zone (4.73 acres) (11/03/2020)
WAWA, Inc., Applicant
Request: Validation of existing gas station use and alteration of existing freestanding sign.

Action must be taken on or before 1/27/2021.

STAFF RECOMMENDATION: APPROVAL with conditions

(BUTLER)

PGCPB AGENDA

1/21/2021

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

BOARD ACTION AND VOTE

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

7. **4-20003 HOPE VILLAGE CENTER – ROYAL FARMS #282**
(TCP)
Council District: 09 Municipality: None
Located at the southeast quadrant of the intersection of Woodyard Road and Marlboro Pike. (PA 82A)
M-X-T Zone (37.59 acres) (11/05/2020)
VMD-Upper Marlboro, LLC, Applicant
Request: 2 parcels and 1 outparcel for 4,650 square feet of commercial development.

Action must be taken on or before 1/29/2021.

STAFF RECOMMENDATION:

- 4-20003 – APPROVAL with conditions
 - TCP1-015-2019 – APPROVAL with conditions
- (HEATH)

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

8. **DSP-20038 THE VENUE**
(TCP)
Council District: 06 Municipality: None
Located on the north side of Ritchie Marlboro Road, at the northwest quadrant of its intersection with White House Road. (PA 73)
I-3/R-55/R-T Zones (15.14 acres) (10/29/2020)
Greenwood Park, LLC, Applicant
Request: Development of 90 townhomes and associated infrastructure.

Action must be taken on or before 1/22/2021.

STAFF RECOMMENDATION:

- DSP-20038 – APPROVAL with conditions
 - TCPII-053-02-02 - APPROVAL with conditions
- (ZHANG)

PGCPB AGENDA

1/21/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **DSP-19062 WESTPHALIA TOWN CENTER NORTH**
(TCP)
Council District: 06 Municipality: None
Located on the south side of Melwood Road, approximately
2,500 feet north of MD 4 (Pennsylvania Avenue). (PA 78)
M-X-T/M-I-O Zones (482.57 acres) (6/30/2020)
D.R. Horton, Applicant
**Request: Develop 605 townhouse dwelling units and 34
single family dwelling units within Phase 4.**

Action must be taken on or before 1/21/2020

STAFF RECOMMENDATION:

- DSP-19062 – APPROVAL with conditions
- TCP2-029-12-11 - @

(HURLBUTT)

PGCPB AGENDA

1/28/2021

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

BOARD ACTION AND VOTE

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

5. **MR-2006F COLLEGE PARK WOODS COMMUNITY BUILDING**

Council District: 03 Municipality: College Park
Location: Northwest of the intersection of Metzert Road and University Boulevard.
(PA 66)
Zone: R-80 (3.66 acres)
Date Accepted: 12/7/2020
Department of Public Works, City of College Park,
Applicant

Request: Construction of a one-story community clubhouse.

Action must be taken on or before 2/5/2021.

STAFF RECOMMENDATION: Transmit staff report to applicant
(HASAN)

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

6. **DSP-20035 WASTE MANAGEMENT CAPITOL FACILITY**

(TCP) (AC)
Council District: 06 Municipality: None
Located on the east side of the intersection of D'Arcy Road and Sansbury Road. (PA 78)
I-1/I-2/M-I-O Zones (7.77 acres) (10/14/2020)
Waste Management of Maryland, Inc., Applicant

Request: Proposed administrative office, fleet parking, fueling, and maintenance.

Action must be taken on or before 2/14/2020.

STAFF RECOMMENDATION:
• DSP-20035 – APPROVAL with conditions
• TCP2035 -2020 – @
• AC-20021 – @
(HURLBUTT)

PGCPB AGENDA

1/28/2021

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

BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DDS-675).**

DSP-95063-09 ROLLINGCREST, THE CHILDREN'S GUILD

(TCP – EXEMPT)

Council District: 02 Municipality: Hyattsville

Located on the west side of Sargent Road, approximately 580 feet north of its intersection with Chillum Road.

(PA 65)

R-55 Zone (9.14 acres) (11/05/2020)

The Children's Guild, Inc., Applicant

Request: An addition of a 5,524-square-foot modular classroom, increase the total enrollment from 154 to 190 students, and addition of new playground equipment.

Action must be taken on or before 1/29/2021.

STAFF RECOMMENDATION: @
(BISHOP)

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

8. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-95063-09).**

DDS-675 ROLLINGCREST, THE CHILDREN'S GUILD

Council District: 02 Municipality: Hyattsville

Located on the west side of Sargent Road, approximately 580 feet north of its intersection with Chillum Road.

(PA 65)

R-55 Zone (9.14 acres) (11/05/2020)

The Children's Guild, Inc., Applicant

Request: Departure from design standards for a reduction in the Section 4.7 buffer yard.

STAFF RECOMMENDATION: @
(BISHOP)

PGCPB AGENDA

1/28/2021

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

BOARD ACTION AND VOTE

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

9. **DSP-19038 HARRISON'S LAND (MAGNE'S ADDITION TO)**
Council District: 09 Municipality: Morningside
Located on the northeast corner of Meadowview Drive and Walnut Lane. (PA 75A)
D-D-O/R-55 Zones (0.41 acre) (11/6/2020)
Zenith Investing, LLC, Applicant
Request: Proposed single-family residential dwelling.

Action must be taken on or before 1/29/2021.

STAFF RECOMMENDATION: APPROVAL with conditions
(BOSSI)

10. **DSP-18043 BRUSTER'S REAL ICE CREAM (TCP)**
Council District: 07 Municipality: Seat Pleasant
Located in the southeast quadrant of Martin Luther King Jr. Highway, at its intersection with Addison Road. (PA 72)
M-U-I/D-D-O Zone (0.37 acre) (11/05/2020)
Jessrite Development, LLC, Applicant
Request: Approval of a 1,300-square-foot eating and drinking establishment.

Action must be taken on or before 1/29/2021.

STAFF RECOMMENDATION:

- DSP-18043 - @
- TCP-@ - @

(ZHANG)

TENTATIVE PGCPB AGENDA

2/4/2021

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

BOARD ACTION AND VOTE

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

**NOTE: THIS ITEM IS COMPANION WITH ITEM @
(DSDS-710).**

DSP-19056 WAWA AT OLD BRANCH

(TCP)

Council District: 07 Municipality: None

Located in the southeast quadrant of the intersection of Old
Branch Avenue and Beech Road. (PA 76A)

C-O Zone (1.63 acres) (11/12/2020)

Marlow Heights Branch, LLC, Applicant

**Request: Approval of a 5,585-square-foot food and
beverage store and a gas station.**

Action must be taken on or before @.

STAFF RECOMMENDATION:

- DSP-19056 - @
- TCP2-041-2020 - @

(BUTLER)

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

**NOTE: THIS ITEM IS COMPANION WITH ITEM @
(DSP-19056).**

DSDS-710 WAWA AT OLD BRANCH

Council District: 07 Municipality: None

Located in the southeast quadrant of the intersection of
Old Branch Avenue and Beech Road. (PA 76A)

C-O Zone (1.63 acres) (11/12/2020)

Marlow Heights Branch, LLC, Applicant

**Request: Approval of departure from the sign design
standards.**

STAFF RECOMMENDATION: @

(BUTLER)

TENTATIVE PGCPB AGENDA

2/4/2021

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

BOARD ACTION AND VOTE

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

DSP-20029 BEHNKE PROPERTY 7-ELEVEN

(TCP-EXEMPT)

Council District: 01 Municipality: None

Located at 11300 Baltimore Avenue, Beltsville. (PA 61)

C-M Zone (1.64 acres) (11/17/2020)

Root 1, LLC, Applicant

Request: Food and beverage store with a gas station.

Action must be taken on or before 2/10/2021.

STAFF RECOMMENDATION: @

(BOSSI)

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

NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 3, 2020.

4-17014 LUSBYS LANE

(TCP) (VARIANCE)

Council District: 09 Municipality: None

Located on west side of Lusby's Lane, 950 feet south of its intersection with Lusby's Turn. (PA 85A)

R-R/M-I-O Zones (32.13 acres) (9/25/2020)

Tristate Development, LLC, Applicant

Request: 29 lots and 5 parcels for single-family detached development.

Action must be taken on or before 12/4/2020.

STAFF RECOMMENDATION:

- 4-17014 - APPROVAL with conditions
- TCP1-018-2020 - APPROVAL with conditions
- VARIANCE – 25-122(b)(1)(G) - APPROVAL

(HEATH)

PGCPB AGENDA

2/4/2021

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

BOARD ACTION AND VOTE

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

ROSP-4196-01 MCDONALDS FOREST HEIGHTS

(AC)

Council District: 08 Municipality: Forest Heights

Located at the southwest intersection of Arapahoe Drive
and Livingston Road. (PA 76A)

(.077 acre) (10/30/2020)

C-M Zone

McDonald's USA, LLC., Applicant

**Request: Revision of a site plan to reconstruct an
eating or drinking establishment with drive-through
services.**

STAFF RECOMMENDATION:

- ROSP-4196 - DISAPPROVAL
- AC-20004 - @

(SPRADLEY)