

LONG RANGE AGENDA
February 18, 2021 – March 11, 2021

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PGCPB AGENDA

2/18/2021

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-16004 OAKLAWN**

(TCP) (VARIANCE)

Council District: 08 Municipality: None

Located on east side of Allentown Road, approximately 400 feet south of the intersection of Allentown Road and Tucker Road. (PA 76B)

R-R Zone (1.61 acres) (11/20/2019)

Daniel Mwavua, Applicant

Request: Three single-family detached dwelling units.

Action limit has been waived indefinitely.

STAFF RECOMMENDATION:

- DSP-16004 – APPROVAL with conditions
- TCP2-040-2019 – APPROVAL with conditions
- VARIANCE – APPROVAL with conditions

(HURLBUTT)

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

6. **MR-2007F MARLBORO HALL RENOVATION AND ADDITION**

Council District: 06 Municipality: None

Location: Campus of Prince George's Community College in Largo, Maryland.

Planning Area: 73 Zone: R-R

Gross Acreage: 150.08 Date Accepted: 12/23/2020

Applicant: Prince George's Community College

Request: Proposed renovation and addition to an existing academic building. The addition area is 4 stories in height totaling 89,000 square feet in area.

Planning Board Action Limit: 3/3/2021

STAFF RECOMMENDATION: Transmit Staff Report and Recommendation to the Applicant
(KOWALUK)

PGCPB AGENDA

2/18/2021

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

BOARD ACTION AND VOTE

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

7. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JANUARY 14, 2021.**

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)

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

8. **PLANNING ASSISTANCE TO MUNICIPALITIES AND COMMUNITIES (PAMC)**

Councilmanic District: All

Request: Revise program guidelines to allow for new PAMC applications to be accepted on a rolling basis; increase the maximum per project consultant fee to \$65,000; clarify eligible applicants; and update the order of procuring bids and approval of project funding.

STAFF RECOMMENDATION: APPROVAL
(IRMINGER/STACHURA)

PGCPB AGENDA

2/18/2021

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BOARD ACTION AND VOTE

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

9. **Four reservations will expire on June 30, 2021, at various locations.** They consist of the following:

Two for Branch Avenue/Surratts Road Interchange

One Part of Lot 4, Northwest of US 301 and Village Drive for the US 301 Upgrade

One Parcel A and Parcel B of Mill Branch Road and Crain Highway (US 301) for the proposed F-10 US 301 upgrade

STAFF RECOMMENDATION: APPROVAL to submit affidavits to the owners of the properties for consent to continue certain reservations for additional periods of time as noted in the staff Memorandum dated February 1, 2021, and to provide an opportunity for the County Executive and the County Council to comment on the renewals. (MASOG)

THE PLANNING BOARD

MEETING OF

FEBRUARY 25, 2021

HAS BEEN CANCELLED

TENTATIVE PGCPB AGENDA

3/4/2021

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

BOARD ACTION AND VOTE

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

- 4D. **SE-4836 THE CHILDREN’S GUILD, PRE-SCHOOL**
Council District: 01 Municipality: Berwyn Heights
Located at the northeast quadrant of the intersection of Rhode
Island Avenue and Hollywood Road. (PA 66)
(2.15 acres) R-55 Zone (12/10/2020)
The Children’s Guild, Inc., Applicant
**Request: Special exception to accommodate a 120-student
private school for pre-school aged students within an
existing church and associated playground improvement.**

STAFF RECOMMENDATION: @
(SIEVERS)

- 4E. **A-9968-02 NATIONAL CAPITAL BUSINESS PARK**
Council District: 08 Municipality: None
Location: On the north side of Leeland Road, approximately
3,178 feet west of its intersection with US 301 (Crain
Highway).
Planning Area: 80 Zone: I-1/R-A/R-S
Gross Acreage: 442.30 Date Accepted: 12/22/2020
Applicant: Manekin

**Request: Basic Plan Amendment – Proposed 3.5 million
square-feet of gross floor area for industrial use.**

STAFF RECOMMENDATION: @.
(SIEVERS)

TENTATIVE PGCPB AGENDA

3/4/2021

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-2101F BUREAU OF ENGRAVING AND PRINTING REPLACEMENT**

Council District: 1 Municipality: N/A
General Plan: Established Communities
Located: Beltsville Agricultural Research Center
Planning Area: 60
Zone: R-O-S (104.00 acres)
Date Accepted: 1/8/2021
Applicant: United States Department of the Treasury

Request: Proposed facility containing a new building of approximately 800,000 to 1,000,000 square feet with 1,200 space surface parking; a visitor center; and screening facilities for cars and trucks

Action must be taken on or before 3/4/2021.

STAFF RECOMMENDATION: Transmit staff report to applicant
(OSEI)

CONSERVATION PLAN (Inquiries call 301-952-3530)

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 7 (ROSP-4663-02).**

CP-10005-01 ALICE FERGUSON FOUNDATION – HARD BARGAIN FARM

Council District: 09 Municipality: None
Located on north side of Bryan Point Road approximately 2.4 miles west of Farmington Road. (PA 83)
O-S/R-C-O Zones (18.00 acres) (12/10/2020)
Alice Ferguson Foundation, Applicant

Request: Limited minor amendment to eleemosynary institution.

STAFF RECOMMENDATION: @
(SIEVERS)

TENTATIVE PGCPB AGENDA

3/4/2021

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

BOARD ACTION AND VOTE

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (CP-10005-01).**

ROSP-4663-02 ALICE FERGUSON FOUNDATION

Council District: 09 Municipality: None

Located on north side of Bryan Point Road approximately 2.4 miles west of Farmington Road. (PA 83)

O-S/R-C-O Zones (18.00 acres) (12/10/2020)

Alice Ferguson Foundation, Applicant

Request: Revision of Site Plan to remove previously approved 12,240-square-foot educational building and replace it with 2,400-square-foot open air pavilion and associated parking modifications.

STAFF RECOMMENDATION: @
(SIEVERS)

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

8. **DSP-14028-04 PRINCE GEORGES COUNTY REGIONAL HOSPITAL**

Council District: 06 Municipality: None

Located at the intersection of Harry S. Truman Drive and Health Care Way, approximately 256 feet south of Medical Center Drive. (PA 73)

M-X-T Zone (77.83 acres) (12/14/2021)

Dimensions Health Corporation, Applicant

Request: A comprehensive sign package for the hospital campus.

Action must be taken on or before 3/9/2021.

STAFF RECOMMENDATION:
(ZHANG)

TENTATIVE PGCPB AGENDA

3/4/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **4-20021 BRANDYWINE WOODS**
(TCP) (VARIANCE) (VARIATION)
Council District: 09 Municipality: None
Location: On west side Tower Road, approximately 400 feet from its intersection with MD 381 (Brandywine Road).
Planning Area: 85B Zone: R-R
Gross Acreage: 106.62 Date Accepted: 12/8/2020
Applicant: Tower Terra, LLC.
Request: 165 lots and 19 parcels for the development of 165 single-family detached dwellings in an environmental conservation subdivision.

Planning Board Action Limit: 3/8/2021

STAFF RECOMMENDATION:

- 4-20021 -
- TCP1-022-2020 -
- VARIATION -
- VARIANCE -

(DIAZ-CAMPBELL)

10. **4-19011 TOWNES AT BRANDYWINE CROSSING**
(TCP)
Council District: 09 Municipality: None
Location: East of the intersection of US 301 (Crain Highway) and Matapeake Business Drive.
Planning Area: 85A Zone: I-1
Gross Acreage: 18.58 Date Accepted: 12/17/2020
Applicant: Brandywine Real Estate, LLC
Request: 170 lots and 23 parcels for the development of single-family attached dwellings.

Planning Board Action Limit: 3/4/2021

STAFF RECOMMENDATION:

- 4-19011 -
- TCP1-023-2020 -

(GUPTA)

TENTATIVE PGCPB AGENDA

3/11/2021

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

BOARD ACTION AND VOTE

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

- 4D. **SE-4830 8230 SCHULTZ ROAD SENIOR HOUSING**
Council District: 09 Municipality: None
Location: 8230 Schultz Road Clinton
Planning Area: 81A Zone: R-80
Gross Acreage: 3.53 Date Accepted: 1/6/2021
Applicant: 8230 Schultz Road, LLC
**Request: Special exception for apartment dwellings for
the elderly.**

STAFF RECOMMENDATION:
(SIEVERS)

TENTATIVE PGCPB AGENDA

3/11/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

4-17022 SPIRIT OF GOD DELIVERANCE CHURCH

(TCP) (VARIANCE)

Council District: 06 Municipality: None

Located on the south side of Westphalia Road at its intersection with Melwood Road. (PA 78)

C-S-C/R-M/R-R Zones (5.27 acres) (10/15/2020)

Annette Dreher, Applicant

Request: 2 lots for development of an 18,112-square-foot church.

Action must be taken on or before 3/19/2021.

STAFF RECOMMENDATION:

- 4-17022 -
- TCP1-019-2020 -
- VARIANCE -

(DIAZ-CAMPBELL)

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

FY 2021 HISTORIC PROPERTY GRANT PROGRAM AWARD RECOMMENDATIONS

Council District: 2, 3, 4, 5, 6, 8, 9

STAFF RECOMMENDATION: Approval of Historic Preservation Commission's Historic Property Grant Program Award recommendations.

(TANA/ BERGER)

TENTATIVE PGCPB AGENDA

3/11/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

SPECIAL PERMIT (Inquiries call 301-952-3470)

**NOTE: THIS ITEM IS COMPANION WITH ITEM @
(DSP-20013).**

SP-200002 ST. JOSEPH'S HOUSE

Council District: 02 Municipality: Hyattsville
Location: 4000 Oliver Street Hyattsville
Planning Area: 68 Zone: R-55/D-D-O
Gross Acreage: 0.18 Date Accepted: 1/4/2021
Applicant: St. Joseph's House, LTD
Request: Single-family dwelling with family day care.

STAFF RECOMMENDATION: Approval
(BOSSI)

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

**NOTE: THIS ITEM IS COMPANION WITH ITEM @
(SP-200002).**

DSP-20013 ST. JOSEPH'S HOUSE

(TCP-Exempt)
Council District: 02 Municipality: Hyattsville
Location: 4000 Oliver Street Hyattsville.
Planning Area: 68 Zone: R-55/D-D-O
Gross Acreage: 0.18 Date Accepted: 1/4/2021
Applicant: St. Joseph's House, LTD
Request: Single-family dwelling with family day care.

Planning Board Action Limit:

STAFF RECOMMENDATION: @
(BOSSI)

TENTATIVE PGCPB AGENDA

3/11/2021

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BOARD ACTION AND VOTE

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

DSP-20046 2914 WESTBROOK LANE PROPERTY

(TCP?)

Council District: 06 Municipality: None

Location: 2914 Westbrook Lane Bowie

Planning Area: 74A Zone: R-A

Gross Acreage: 2.20 Date Accepted: 1/4/2021

Applicant: Chesapeake Custom Builders, LLC

Request: Limited detailed site plan for a single-family detached residence within the APA-3M area.

Planning Board Action Limit: 3/15/2021

STAFF RECOMMENDATION:

- DSP-20046 - @
- TCP- - @

(BUTLER)