

LONG RANGE AGENDA
May 20, 2021 – June 10, 2021

4--08036 BUNTING PROPERTY.....	6, 7
4-19051 TIMOTHY BRANCH.....	9
4-20033 SUTLAND SELF STORAGE.....	9
A-10059 DOBSON FARMS.....	12
CNU-34625-2020 4919 WHEELER ROAD –OXON HILL.....	8
COUNTYWIDE WAYFINDING STUDY UPDATE.....	11
DSDS-711 COLLEGE PARK CAR WASH.....	3
DSP-19009-01 WESTPHALIA EAST.....	5
DSP-19021 SOUTH LAKE COMMERCIAL – PHASE 1.....	15
DSP-20006 CHECKERS IN LAUREL.....	5
MR-2036F SOUTHERN K-8.....	13
MR-2037F KENMOOR MIDDLE SCHOOL.....	3
MR-2038F HYATTSVILLE MIDDLE SCHOOL.....	4
MR-2039F WALKER MIDDLE SCHOOL.....	13
MR-2040F DREW FREEMAN MIDDLE SCHOOL.....	4
PLANNING ASSISTANCE TO MUNICIPALITIES AND COMMUNITIES (PAMC).....	10
ROSP-4196-01 MCDONALDS FOREST HEIGHTS.....	8
V-19002 RENARD LAKES (VACATE).....	12

PGCPB AGENDA

5/20/2021

Office of the Secretary-Treasurer

Joseph C. Zimmerman, Secretary-Treasurer

BOARD ACTION AND VOTE

DEPARTMENT OF FINANCE ITEM

3C. **MARCH 31, 2021 PROJECTIONS**

STAFF RECOMMENDATION: INFORMATION
(ZIMMERMAN)

PGCPB AGENDA

5/20/2021

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

BOARD ACTION AND VOTE

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

5. **DSDS-711 COLLEGE PARK CAR WASH**
Council District: 01 Municipality: None
Location: On the north side of the intersection of Sunnyside Avenue and Rhode Island Avenue.
Planning Area: 61 Zone: I-1
Gross Acreage: 2.96 Date Accepted: 2/26/2021
Applicant: Dugoff Properties LLC
Request: Departure to allow one additional freestanding sign for a building located less than 40-feet from the street line.

STAFF RECOMMENDATION: APPROVAL with conditions (SIEVERS)

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

6. **MR-2037F KENMOOR MIDDLE SCHOOL**
Council District: 05 Municipality: None
Location: 2500 Kenmoor Road, Hyattsville.
Planning Area: 72 Zone: R-55
Gross Acreage: 29.35 Date Accepted: 3/26/2021
Applicant: Board of Education
Request: The proposed project consists of a 2-story, 159,661-square foot school on 29.4-acre site. The existing buildings on the site will remain for use.

Planning Board Action Limit: 5/20/2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant (PERRY)

PGCPB AGENDA
5/20/2021

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. **MR-2038F HYATTSVILLE MIDDLE SCHOOL**
Council District: 02 Municipality: Hyattsville
Location: 6001 42nd Avenue, Hyattsville.
Planning Area: 68 Zone: R-55
Gross Acreage: 9.41 Date Accepted: 3/24/2021
Applicant: Board of Education
Request: The proposed project will construct a new Middle School building and parking areas on the existing school site.

Planning Board Action Limit: 5/20/2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant (PERRY)

8. **MR-2040F DREW FREEMAN MIDDLE SCHOOL**
Council District: 07 Municipality: None
Location: 2600 Brooks Drive, Suitland.
Planning Area: 75A Zone: R-55
Gross Acreage: 18.43 Date Accepted: 3/22/2021
Applicant: Board of Education
Request: The proposed project consists of a 2-story, 145,000- square foot school on the 18.4 acres site. The existing buildings on the site will be demolished and converted to athletic fields.

Planning Board Action Limit: 5/20/2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant (HASAN)

TENTATIVE PGCPB AGENDA

5/20/2021

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-19009-01 WESTPHALIA EAST**

(TCP)

Council District: 06 Municipality: None

Location: On the west side of Melwood Road, approximately
1,388 feet north of MD 4 (Pennsylvania Avenue).

Planning Area: 78 Zone: M-I-O/M-X-T

Gross Acreage: 58.03 Date Accepted: 3/16/2021

Applicant: Westphalia Development

**Request: An addition of 5,000 square foot community
building, various recreational amenities, and lot line
adjustments to detailed site plan.**

Planning Board Action Limit: 5/25/2021

STAFF RECOMMENDATION:

- DSP-19009-01- APPROVAL with conditions
- TCP-029-12-14 - APPROVAL with conditions

(BISHOP)

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

10. **NOTE: THIS CASE WAS APPROVED AT THE
PLANNING BOARD MEETING OF OCTOBER 29, 2020
AND REMANDED BY DISTRICT COUNCIL ON
MARCH 25, 2021.**

DSP-20006 CHECKERS LAUREL

(TCP – EXEMPT)

Council District: 01 Municipality: None

Located on the east side of US 1 (Baltimore Avenue),
approximately 400 feet north of its intersection with Mulberry
Street. (PA 62)

C-S-C/R-55 Zones (0.84 acre) (8/12/2020)

Mar-Chek, Inc., Applicant

**Request: Development of an eating and drinking
establishment with drive-through service.**

Action must be taken on or before 05/24/2021.

STAFF RECOMMENDATION: APPROVAL of conditions
(BOSSI)

TENTATIVE PGCPB AGENDA

5/20/2021

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

BOARD ACTION AND VOTE

WAIVER OF THE RULES OF PROCEDURE AND VARIATION
REQUEST (Inquiries call 301-952-3530)

11. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 12 (REQUEST A RECONSIDERATION HEARING FOR A PRELIMINARY PLAN).**

NOTE: By letter dated April 21, 2021, Robert J. Antonetti, Jr. is requesting a Waiver of the Planning Board Rules of Procedure and Variation Request for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).

4-08036 BUNTING PROPERTY

(TCPI/025/08)

Council District: 09 Municipality: None.

Tier: Developing.

Located on the north side southbound Crain Highway, approximately 3,000 linear feet northeast of the intersection at Crain Highway and Dyson Road. (PA 85A)

2 Lots, I-1 Zone

(22.97 acres) (7/29/08)

Land Design Inc., Applicant

(GUPTA)

TENTATIVE PGCPB AGENDA

5/20/2021

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

BOARD ACTION AND VOTE

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

12. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 11
(WAIVER OF THE RULES OF PROCEDURE AND
VARIATION REQUEST).**

**NOTE: This Preliminary Plan of Subdivision was
APPROVAL by the Planning Board on November 6, 2008
and the Resolution was mailed out on December 9, 2008.
Robert J. Antonetti, Jr. requests a reconsideration hearing
for Condition 11 related to approval of a site access point
from SHA.**

4-08036 BUNTING PROPERTY

(TCPI/025/08)

Council District: 09 Municipality: None.

Tier: Developing.

Located on the north side southbound Crain Highway, 3,000
linear feet northeast of intersection at Crain Highway and Dyson
Road. (PA 85A)

2 Lots, I-1 Zone

(22.97 acres) (7/29/08)

Land Design Inc., Applicant

**STAFF RECOMMENDATION: DISCUSSION
(GUPTA)**

PGCPB AGENDA

5/27/2021

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. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

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-4196-01 – DISAPPROVAL
- DDS- 678 - @
- AC-20004 – APPROVAL of Section 4.2
- AC-20004 – DISAPPROVAL of Section 4.7

(SPRADLEY)

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

5. **CNU-34625-2020 4919 WHEELER ROAD –OXON HILL**

Council District: 07 Municipality: None

Location: Located on northeast corner of Wheeler Road and Branaby Lane

Planning Area: 76A Zone: R-R

Gross Acreage: 21.27 Date Accepted: 3/9/2021

Applicant: Cynthia Bulka

Request: Two existing dwellings on one lot - non-conforming

STAFF RECOMMENDATION: @

(BRADEN IV)

TENTATIVE PGCPB AGENDA

5/27/2021

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)

6. **4-20033 SUTLAND SELF STORAGE**

(TCP) (VARIATION)

Council District: 06 Municipality: None

Location: Southeast from the intersection of Forestville Road and Federal Campus Drive, and directly adjacent to northwest of I-95/495.

Planning Area: 76 Zone: I-1

Gross Acreage: 1.99 Date Accepted: 3/25/2021

Applicant: SSZ Suitland Self Storage, LLC

Request: 1 Parcel for 115,000 square-feet of industrial and commercial development.

Planning Board Action Limit: 6/1/2021

STAFF RECOMMENDATION:

- 4-20033 - @
- TCP1-006-2021 - @
- VARIATION – 24-122(a) - @

(HEATH)

7. **4-19051 TIMOTHY BRANCH**

(TCP)

Council District: 09 Municipality: None

Location: On the south side of the intersection of Brandywine Road and Mattawoman Drive.

Planning Area: 85A Zone: L-A-C/M-I-O

Gross Acreage: 72.26 Date Accepted: 3/24/2021

Applicant: Timothy Branch Inc.

Request: 212 lots and 7 parcels for development of one family detached and semi-detached dwellings.

Planning Board Action Limit: 6/2/2021

STAFF RECOMMENDATION:

- 4-19051 - APPROVAL with conditions
- TCP1-151-90-04 - APPROVAL with conditions

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

5/27/2021

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

BOARD ACTION AND VOTE

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

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

Councilmanic Districts: All

**Request: Approval of PAMC project: Cultural
Heritage Tourism Study for Accokeek**

STAFF RECOMMENDATION: APPROVAL
(IRMINGER/STACHURA)

TENTATIVE PGCPB AGENDA

6/3/2021

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. **COUNTYWIDE WAYFINDING STUDY UPDATE**

Councilmanic Districts: All

Request: Briefing

STAFF RECOMMENDATION: INFORMATION
(DODGSHON/HARTSFIELD)

PGCPB AGENDA
6/3/2021

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

BOARD ACTION AND VOTE

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

5. **A-10059 DOBSON FARMS**
Council District: 09 Municipality: None
Location: South side of McKendree Road and the west side
of MD 301 (Crain Highway).
Planning Area: 85A Zone: R-A/R-E/R-R/to R-S
Gross Acreage: 731.70 Date Accepted: 2/17/2021
Applicant: D.R. Horton

**Request: Change current zone from R-A, R-E, AND R-R
to R-S zone.**

STAFF RECOMMENDATION: DISAPPROVAL
(SPRADLEY)

VACATION PETITION (Inquiries call 301-952-3530)

6. **V-19002 RENARD LAKES (VACATE)**
**Petition to vacate the entirety of the Renard Lakes
Subdivision**
Council District: 09 Municipality: None
Location: Northwest quadrant of the intersection of US 301
and Dyson Road.
Planning Area: 85A Zone: R-S
Gross Acreage: 34.25 Date Accepted: 4/9/2021
Applicant: Renard Lakes Holdings, LLC

STAFF RECOMMENDATION: @
(DICRISTINA)

PGCPB AGENDA
6/3/2021

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. **MR-2039F WALKER MIDDLE SCHOOL**
Council District: 06 Municipality: None
Location: 800 Karen Boulevard.
Planning Area: 75A Zone: R-55
Gross Acreage: 34.83 Date Accepted: 4/6/2021
Applicant: Board of Education
Request: Construction of new two-story school building, softball field, and refurbished multi-purpose athletic field in approximately 145,000 square-foot space.

Planning Board Action Limit: 6/3/2021

STAFF RECOMMENDATION: Transmit Recommendation to the Applicant
(THOMPSON)

8. **MR-2036F SOUTHERN K-8**
Council District: 08 Municipality: None
Location: Fort Washington Road at East Swan Creek Road.
Planning Area: 80 Zone: R-O-S
Gross Acreage: 23.52 Date Accepted: 4/6/2021
Applicant: Board of Education
Request: The proposed project consists of new construction of a 4-story, 234,000 square-foot K-8 school.

Planning Board Action Limit: 6/3/2021

STAFF RECOMMENDATION: Transmit recommendation to Applicant
(OSEI)

TENTATIVE PGCPB AGENDA

6/10/2021

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

BOARD ACTION AND VOTE

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

**4D. DRAFT RESOLUTIONS – CASES HEARD ON
MAY 13, 2021**

PGCPB NO. 2021-26 BRANCH AVENUE/SURRATTS
ROAD, PARCEL A SUMMIT CREEK

PGCPB NO. 2021-27 BRANCH AVENUE/SURRATTS
ROAD, PARCEL B, C, E & G, SUMMIT CREEK

PGCPB NO. 2021-28 US 301 UPGRADE, PART of
LOT 4, BOWLING HEIGHTS

PGCPB NO. 2021-29 US 301 UPGRADE, PARCEL A
AND B of MILL BRANCH RD. & CRAIN HIGHWAY

STAFF RECOMMENDATION: APPROVAL
(HOWERTON)

TENTATIVE PGCPB AGENDA

6/10/2021

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-19021 SOUTH LAKE COMMERCIAL – PHASE 1

(TCP) (AC)

Council District: 04 Municipality: Bowie

Location: On the southwest quadrant of the intersection of
US 301 (Crain Highway) and MD 214 (Central Avenue).

Planning Area: 74A Zone: E-I-A

Gross Acreage: 59.83 Date Accepted: 4/5/2021

Applicant: Karington, LLC

**Request: Mixed use development for commercial and retail
on Phase 1.**

Planning Board Action Limit: 6/14/2021

STAFF RECOMMENDATION:

- DSP-19021 - @
- TCP2-126-05- @
- AC-@ - @

(BOSSI)