



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 Session

Thursday, June 22, 2023

10:00 AM

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 12:00 P.M. THE TUESDAY 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.

I. ADMINISTRATIVE ITEMS

Jessica Jones, Planning Board Administrator

1. Commissioners' Items
2. Draft Minutes of PGCPB Meeting – June 8, 2023
- 3A. Legislative Work Session
STAFF RECOMMENDATION:
Discussion
(WILLIAMS)
- 3B. Executive Session

3C. COMMUNITY PLANNING DIVISION (Inquiries call 301-952- 3972)

WORK SESSION - BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMENDMENT

Councilmanic Districts: 4, 6, and 9

Request: Work Session to review the Testimony received at the Joint Public Hearing and Endorse the SMA.

STAFF RECOMMENDATION:
DISCUSSION
(LESTER/MCCUNE)

[Memorandum.pdf](#)

[Memorandum with Zoning Analysis.pdf](#)

[Power Point.pdf](#)

[Section 27-3503\(a\)\(5\)\(B\) - Zoning Analysis - Memorandum.pdf](#)

[Errata Sheet Updated.pdf](#)

[PGCPR 2023-XXX - Draft Resolution.pdf](#)

3D. PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

Black Branch Stream Valley Park

Grant of Permanent Easement for Stormwater Management

Property of The Maryland-National Capital Park & Planning Commission

Parcel BB, Block Q, Marlboro Ridge

Tax Map 91, Grid D 4

STAFF RECOMMENDATION:

APPROVAL

(TYLER/MCNEAL/SUN)

[Power Point.pdf](#)

3E. PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

HARPP – Upper Marlboro Tanyard Road

STAFF RECOMMENDATION:

APPROVAL

(TYLER/MCNEAL/SUN)

[Power Point - revised.pdf](#)

3F. PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

HARPP – Brandywine – River-Airport Road

STAFF RECOMMENDATION:

APPROVAL

(TYLER/MCNEAL/SUN)

[Power Point - revised.pdf](#)

3G. PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

Budget Transfer request

STAFF RECOMMENDATION:
APPROVAL
(TYLER/MCNEAL/STESNEY)

[Memorandum.pdf](#)

II. **CONSENT AGENDA (4A–4H)**

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 10:45 A.M.

4A. SUBDIVISION SECTION ITEMS (Inquiries call 301-952-3530)

DRAFT RESOLUTIONS – NONE

4B. URBAN DESIGN SECTION ITEMS (Inquiries call 301-952-3530)

DRAFT RESOLUTIONS – CASES HEARD ON MAY 18, 2023

PGCPB NO. 2023-54 – DSP-22023 7010 GREENBELT ROAD (GREENBELT SQUARE)
PGCPB NO. 2023-55 – DSP-86116-15 WATERSIDE SUBDIVISION, HILL RESIDENCE
PGCPB NO. 2023-56 – CP-22002 WATERSIDE SUBDIVISION, HILL RESIDENCE

DRAFT RESOLUTIONS – CASES HEARD ON MAY 25, 2023

PGCPB NO. 2023-62 – DSP-22032 YAMAN’S ESTATES
PGCPB NO. 2023-63 – DSP-21039 GOODMAN HEIGHTS
PGCPB NO. 2023-64 – DET-2022-018 BOWIE MARKETPLACE

DRAFT RESOLUTION – CASE HEARD ON JUNE 1, 2023

PGCPB NO. 2023-66 – CSP-21001 LINDA LANE PROPERTY

STAFF RECOMMENDATION:

APPROVAL
(HUNT)

[PGCPB NO. 2023-54 - DSP-22023 - 7010 GREENBELT ROAD \(GREENBELT SQUARE\).pdf](#)
[PGCPB NO. 2023-55 - DSP-86116-15 - WATERSIDE SUBDIVISION, HILL RESIDENCE.pdf](#)
[PGCPB NO. 2023-56 - CP-22002 - WATERSIDE SUBDIVISION, HILL RESIDENCE.pdf](#)
[PGCPB NO. 2023-62 - DSP-22032 - YAMAN'S ESTATES.pdf](#)
[PGCPB NO. 2023-63 - DSP-21039 - GOODMAN HEIGHTS.pdf](#)
[PGCPB NO. -2023-64 - DET-2022-018 - BOWIE MARKETPLACE.pdf](#)
[PGCPB NO. 2023-66 - CSP-21001 - LINDA LANE PROPERTY.pdf](#)

4C. ZONING SECTION ITEMS (Inquiries call 301-952-3530)

DRAFT RESOLUTIONS – NONE

4D. INFORMATION MANAGEMENT DIVISION (Inquiries call 301-952-3918)

2022 ANNUAL REPORT ON GROWTH

STAFF RECOMMENDATION:

APPROVAL to transmit 2022 Annual Report on Growth to Maryland Department of Planning by July 1, 2023

(CANNISTRA/ZHAO)

[Annual Report on Growth 2022.pdf](#)

4E. Final Plats of Subdivision (Inquiries call 301-952-3530)

5-22255 VISTA 95, PLAT 1

Right of Way Dedication and Parcel 3(3.08 acres)

5-22256 VISTA 95, PLAT 2

Right of Way Dedication (2.32 acres)

5-22257 VISTA 95, PLAT 3

Right of Way Dedication (3.49 acres)

5-22258 VISTA 95, PLAT 4

Part of Parcel 2 (0.10 acre)

5-22259 VISTA 95, PLAT 5

Part of Parcel 2 (3.21 acres)

5-22260 VISTA 95, PLAT 6

Part of Parcel 2 (5.63 acres)

5-22261 VISTA 95, PLAT 7

Part of Parcel 1 (0.10 acre)

5-22262 VISTA 95, PLAT 8

Part of Parcel 1 (14.15 acres)

5-22263 VISTA 95, PLAT 9

Part of Parcel 1 (21.00 acres)

Council District: 06

IE and MIO Zones (prior zoning I-1 & M-I-O), 4-21013 and DSP-22009

Fee-in-lieu: No

Located on the north side of Westphalia Road, at its intersection with Flowers Road, approximately 450 feet west of its intersection with Poplar Drive. (PA 78)

FV Flowers Road LLC, Applicant

Bohler Engineering VA LLC, Engineer

Action must be taken on or before 7/1/2023.

STAFF RECOMMENDATION:

APPROVAL

(VATANDOOST)

[Staff Report.pdf](#)

4F. FINAL PLAT OF SUBDIVISION (Inquiries call 301-952-3530)

5-22055 ACCOKEEK PROPERTY, LOTS 1 THROUGH 10, AND PARCELS A & B

Council District: 09

10 Lots and 2 Parcels (9.08 acres)

RR Zone (Prior Zone R-R) 4-18031

Fee-in-lieu: No

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)

Mike Marinucci, Applicant

KCI Technologies, Inc., Engineer

Action must be taken on or before 8/7/2023.

STAFF RECOMMENDATION:

APPROVAL

(VATANDOOST)

[Staff Report.pdf](#)

4G. **5-23076 THE MANSIONS AT MELFORD TOWN CENTER**
(VARIATION)

Council District: 04

9 Parcels (10.47 acres)

TAC-E Zone (Prior Zone M-X-T) 4-16006 and DSP-22043

Fee-in-lieu: No

Located approximately 600 feet north of Melford Boulevard, in the northeastern quadrant of the intersection of Curie Drive and Lake Melford Avenue. (PA 71B)

St. John Properties, Inc., Applicant

Bohler Engineering VA LLC, Engineer

Action must be taken on or before 7/13/2023.

STAFF RECOMMENDATION:

- FINAL PLAT 5-23076 - APPROVAL
 - VARIATION 24-122(a) - APPROVAL
- (VATANDOOST)

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[Backup.pdf](#)

4H. FINAL PLAT OF SUBDIVISION (Inquiries call 301-952-3530)

5-22235 9113 BALTIMORE AVENUE

Council District: 03

1 Parcel (3.82 acres)

LTO-E Zone (Prior Zone M-U-I/D-D-O) 4-22007 and DSP-22015

Fee-in-lieu: No

Located on the east side of US 1 (Baltimore Avenue), between Cherokee Street and Delaware Street (PA 66)

RST Development, L.L.C., Applicant

VIKA Maryland, LLC, Engineer

Action must be taken on or before 7/14/2023.

STAFF RECOMMENDATION:

APPROVAL

(VATANDOOST)

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III. REGULAR AGENDA

5. **DSP-20002 GIAC SON BUDDHIST TEMPLE**

(TCP) (AC)

Council District: 01 Municipality: None

Location: Southeast quadrant of the intersection of MD-197 (Laurel Bowie Road) and Snowden Road.

Planning Area: 62

Zoning Prior: R-R Zoning: RR

Gross Acreage: 1.64 Date Accepted: 2/2/2023

Applicant: GIAC Son Buddhist Temple

Request: To construct a Buddhist temple with an accessory rectory and parking lot.

Planning Board Action Limit: Indefinitely

STAFF RECOMMENDATION:

- DSP-20002 – APPROVAL with conditions
- TCP2-018-2023 – APPROVAL with conditions
- AC-22009 – APPROVAL with conditions
- VARIANCE – APPROVAL

(SHELLY)

[Staff Report.pdf](#)

[Power Point.pdf](#)

[Backup.pdf](#)

[DSP-20002_Additional Material_06202023.pdf](#)

6. **SDP-8945-08 TERNBERRY DEVELOPMENT**

Council District: 04 Municipality: None

Location: On the south side of Pennsbury Drive, approximately 530 feet north of its intersection with MD 214 (Central Avenue).

Planning Area: 71B

Zoning Prior: R-S Zoning: LCD

Gross Acreage: 1.30 Date Accepted: 4/13/2023

Applicant: A. R. Builders Inc.

Request: Architecture for single-family detached, lots 28-31 and attached, lots 49-54.

Action must be taken on or before 6/22/2023.

STAFF RECOMMENDATION:

APPROVAL with conditions

(PRICE)

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[SDP-8945-08_Additional Material_06202023.pdf](#)

7. **DET-2022-003 ALLORA BRANDYWINE 2.0**

(TCP) (MJD) (ACL)

Council District: 09 Municipality: None

Location: On the east side of Matapeake Business Drive, approximately 1,280 feet north of its intersection with Timothy Branch Drive.

Planning Area: 85A

Zoning: TAC-c

Gross Acreage: 8.31 Date Accepted: 4/4/2023

Applicant: Maple Multi-Family Land SE, L.P.

Request: Development of 221 multifamily dwelling units (comprising 130 one-bedroom units and 91 two-bedroom units) in five multifamily buildings.

Planning Board Action Limit: 6/30/2023

STAFF RECOMMENDATION:

- DET-2022-003 – APPROVAL with conditions
- TCP2-133-91-17 – APPROVAL with conditions
- MJD-2022-001 – APPROVAL
- ACL-2023-002 – APPROVAL with conditions

(SHELLY)

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[DET-2022-003_Additional Material_06202023.pdf](#)

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

PAMC (Planning Assistance to Municipalities and Communities) Release of FY23 PAMC program funds to conduct projects.

a. Walker Mill CDC Youth Wellness and Opportunities Assessment

Planning Area: 75A; Councilmanic District: 6, 7
Municipality: Portions of the Town of District Heights

b. Chesapeake Beach Rail Trail Feasibility Study

Planning Area: 79; Councilmanic District: 9
Municipality: Town of Upper Marlboro

STAFF RECOMMENDATION:
APPROVAL
(SAMS/STACHURA)

[Memorandum.pdf](#)

[Power Point.pdf](#)

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

Four reservations will expire on June 30, 2023, at various locations. They consist of the following:

Parcel A of Branch Avenue/Surratts Road
Interchange
Summit Creek

Parcel B, C, G, and E of Branch Avenue/Surratts
Road Interchange
Summit Creek

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

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 of draft resolutions to renew four land reservations as outlined in the staff Memorandum.
(PATRICK)

[Memorandum.pdf](#)

[4A_12A KT III - Draft Resolution - Thometz 2023-##.pdf](#)

[4B_12B Land Com. - Draft Resolution - Bruso 2023-##.pdf](#)

[4C_12C Swanson - Draft Resolution 2023-##.pdf](#)

[4D_12D KP Holdings - Draft Resolution 2023-##.pdf](#)

10. **DSP-22024 DISCOVERY DISTRICT**

(TCP-EXEMPT)

Council District: 03 Municipality: None

Location: In the southeast quadrant of the intersection of US 1 (Baltimore Avenue) and Campus Drive.

Planning Area: 66

Zoning: LTO-e

Gross Acreage: 42.91 Date Accepted: 2/21/2023

Applicant: Brandywine MD Discovery District, LLC.

Request: Construction of two buildings with approximately 272,800 square feet of office space and 40,000 square feet of retail space.

Planning Board Action Limit: Waived

NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JUNE 8, 2023.

STAFF RECOMMENDATION:

APPROVAL with conditions

(LOCKHART)

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[DSP-22024_Additional Material_06202023.pdf](#)