

**LONG RANGE AGENDA**  
**October 8, 2020 – October 29, 2020**

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**TENTATIVE PGCPB AGENDA**

10/08/2020

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. **2018 WATER AND SEWER SERVICE AREA CHANGES, JUNE 2020 CYCLE OF AMENDMENTS CR-87-2020**

STAFF NOTE: RECOMMENDATION: Adopt and Transmit staff comments to the County Council (THOMPSON)

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

6. **SDP-1302-06 PARKSIDE**  
(TCP)  
Council District: 06 Municipality: None  
Located on both sides of Melwood Road, at its intersection with Moore's Way. (PA 78)  
R-M/M-I-O Zones (150.49 acres) (7/7/2020)  
Mab of Parkside, Applicant  
**Request: The addition of residential architecture for four single-family attached models for Mid Atlantic Homes, in Section 6 of Parkside.**

Action must be taken on or before 10/16/2020.

STAFF RECOMMENDATION: APPROVAL with conditions  
(BISHOP)

PGCPB AGENDA

10/08/2020

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

BOARD ACTION AND VOTE

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

7. **SDP-1302-07 PARKSIDE**

(TCP)

Council District: 06 Municipality: None

Located on both sides of existing Melwood Road, at its intersection with Moore's Way. (PA 78)

R-M/M-I-O Zone (150.49 acres) (7/27/2020)

HWR, LLC, Applicant

**Request: An addition of residential architecture for Haverford Homes.**

Action must be taken on or before 11/5/2020.

STAFF RECOMMENDATION: APPROVAL with conditions  
(BISHOP)

8. **SDP-1302-08 PARKSIDE**

(TCP)

Council District: 06 Municipality: @

Located on both sides of Melwood Road, at its intersection with Moores Way. (PA 78)

R-M/M-I-O Zones (150.49 acres) (7/24/2020)

Dan Ryan Builders, Applicant

**Request: The addition of residential architecture for six single family attached and five single family detached models by Dan Ryan Builders in Sections 5 and 6 of Parkside**

Action must be taken on or before 11/2/2020.

STAFF RECOMMENDATION: APPROVAL with conditions  
(BISHOP)

PGCPB AGENDA

10/08/2020

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)

9. **4-20014 THE HUB AT COLLEGE PARK**  
(VARIATION)  
Council District: 03 Municipality: College Park  
Located on the north side of Knox Road, approximately 200 feet east of its intersection with Guilford Drive. (PA 66)  
D-D-O/M-U-I Zones (0.72 acre) (7/7/2020)  
Core Campus Manager, LLC, Applicant  
**Request: 1 Parcel for 161 multifamily dwelling units and 1,022 square feet of commercial development**

Action must be taken on or before 10/16/2020.

STAFF RECOMMENDATION:

- 4-20014 - APPROVAL with conditions
- VARIATION - APPROVAL

(HEATH)

10. **4-20002 DOBSON RIDGE**  
(TCP)  
Council District: 09 Municipality: None  
Located south side of McKendree Road, west of MD 301 (Robert Crain Highway). (PA 85A)  
R-T Zone (80.94 acres) (7/9/2020)  
D.R. Horton, Inc., Applicant  
**Request: 196 Lots & 14 Parcels for single-family attached development.**

Action must be taken on or before 10/18/2020.

STAFF RECOMMENDATION:

- 4-20002 - APPROVAL with conditions
- TCP1-013-2020 - APPROVAL with conditions

(HEATH)

TENTATIVE PGCPB AGENDA

10/15/2020

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. **TCP2-014-2019-01 BLACK SWAMP CREEK STREAM RESTORATION**  
Council District: 09 Municipality: None  
Located east of MD 381 (Aquasco Road) and south of Baden-Westwood Road.  
(PA 87A)  
Zone: O-S (35.48 acres)  
Date Accepted: 12/3/2019  
Resource Environmental Solutions (RES), LLC.  
Applicant  
Corvias Prince George's County Stormwater Partnership, LLC, Client

**Request: Approval of a TCP2 on a property with a Historic Agricultural Resources Preservation Program (HARPP) Easement to allow for a Clean Water Partnership stream restoration project; and approval of a Subtitle 25 Variance to Sec.25-119(a)(8) to allow for the placement of woodland conservation easements over a previous conservation encumbrance.**

STAFF RECOMMENDATION:

- TCP2-014-2019-01 - APPROVAL with conditions
- VARIANCE SUBTITLE 25 - APPROVAL (FINCH)

PGCPB AGENDA

10/15/2020

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

BOARD ACTION AND VOTE

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

6. **DSP-19054 THE HUB AT COLLEGE PARK**  
(TCP – EXEMPT)  
Council District: 03 Municipality: College Park  
Located on the north side of Knox Road, approximately 200 feet east of its intersection with Guilford Drive. (PA 66)  
D-D-O/M-U-I Zones (0.72 acre) (6/9/2020)  
Core Campus Manager, LLC, Applicant  
**Request: Mixed use building with 161 multifamily dwelling units and 1,022 square feet of commercial space.**

Action must be taken on or before 11/23/2020.

STAFF RECOMMENDATION: @  
(HURLBUTT)

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

7. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 8 (RESOLUTION OF ENDORSEMENT).**

**SOUTHERN GREEN LINE STATION AREA SECTOR PLAN AND SECTIONAL MAP AMENDMENT - DEVELOPMENT DISTRICT OVERLAY ZONE**

Councilmanic Districts: 7 and 8

**Review Technical Staff Report and Analysis of Testimony from Joint Public Hearing. Direct Staff to prepare a Resolution of Endorsement.**

STAFF RECOMMENDATION: Direct staff to finalize a Resolution of Endorsement for the proposed Minor Amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment - District Development District Overlay Zone.  
(BYRD)

PGCPB AGENDA

10/15/2020

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

BOARD ACTION AND VOTE

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

8. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM  
7 (STAFF REPORT ANALYSIS OF TESTIMONY).**

**SOUTHERN GREEN LINE STATION AREA SECTOR  
PLAN AND SECTIONAL MAP AMENDMENT -  
DEVELOPMENT DISTRICT OVERLAY ZONE**

Councilmanic Districts: 7 and 8

STAFF RECOMMENDATION: APPROVAL of the  
resolution to endorse the Proposed Minor Amendment to the  
2014 Southern Green Line Station Area Sector Plan and  
Sectional Map Amendment (CR-83-2020) and transmit to  
the District Council.  
(BYRD)

TENTATIVE PGCPB AGENDA

10/22/2020

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

**SE-4799 ST. MICHAEL ERITREAN ORTHODOX CHURCH**

Council District: 05 Municipality: Bladensburg  
Located ½ mile east on the south side of the intersection  
of MD 450 (Annapolis Road) and Kenilworth Avenue.

(PA 69)

(0.33 acre) R-55 Zone (7/2/2020)

St. Michael Eritrean Orthodox Church, Applicant

**Request: Special Exception for a fence and 30 square  
foot addition to a certified non-conforming use.**

STAFF RECOMMENDATION: Approval w/conditions  
(HEATH)

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

5. **SEPTEMBER 2020 CYCLE OF AMENDMENTS, 2018  
WATER AND SEWER SERVICE AREA CHANGES**

STAFF RECOMMENDATION: APPROVAL of staff  
comments for transmittal to the County Council.  
(THOMPSON)



**TENTATIVE PGCPB AGENDA**  
10/22/2020

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

**BOARD ACTION AND VOTE**

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

6. **MR-1937F WILLIAM SCHMIDT OUTDOOR EDUCATION CENTER**

Council District: 99 Municipality: None  
Located south of the intersection of Aquasco Road and Orme Road.  
(PA 87A)  
Zone: R-O-S (371.02 acres)  
Date Accepted: 8/27/2020  
Board of Education, Applicant

**Request: New construction of 2 camping villages and dining hall with related site renovations at multiple locations on the property.** Action must be taken on or before 10/26/2020.

STAFF RECOMMENDATION: Accept the Recommendation of Staff and Transmit to the Applicant (THOMPSON)

7. **MR-2022F PUBLIC SAFETY COMMUNICATION TOWER AQUASCO ROAD**

Council District: 09 Municipality: None  
Located at the intersection of Aquasco Road and Horseshoe Road.  
(PA 86B)  
Zone: O-S (42.87 acres)  
Date Accepted: 9/18/2020  
Prince George's Public Safety Communications, Applicant

**Request: Construction of a Community Tower accessed by a 16-foot wide gravel.**

Action must be taken on or before 11/17/2020.

STAFF RECOMMENDATION: @ (PERRY)

TENTATIVE PGCPB AGENDA

10/22/2020

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

BOARD ACTION AND VOTE

DEPARTURE FROM PARKING AND LOADING SPACES

(Inquiries call 301-952-3530)

8. **DPLS-482 BISHOP MCNAMARA HIGH SCHOOL**  
Council District: 06 Municipality: None  
North side of Marlboro Pike, approximately 830 feet west  
of its intersection with Whitney Place. (PA 75A)  
C-S-C/R-55 Zones (14.53 acres) (9/1/2020)  
Bishop McNamara High School, Applicant  
**Request: Waiver of 70 of the 239 required parking  
spaces**

STAFF RECOMMENDATION: @  
(SIEVERS)

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

9. **DSDS-709 BISHOP MCNAMARA HIGH SCHOOL**  
Council District: 06 Municipality: None  
Northeast of the intersection of Marlboro Pike and Xavier  
Lane. (PA 75A)  
(14.53 acres) (9/1/2020)  
C-S-C/R-55 Zones  
Bishop McNamara High School, Applicant  
**Request: Departure of 3 square feet from the maximum  
sign area requirement.**

Action must be taken on or before 11/10/2020.

STAFF RECOMMENDATION: @  
(SIEVERS)

**TENTATIVE PGCPB AGENDA**

10/29/2020

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)**

**4-19049 PARLIAMENT PLACE**

(TCP?)

Council District: 05 Municipality: None

Located at the east intersection of MD 50 and MD-704

(Martin Luther King Jr. Highway). (PA 70)

I-1 Zone (11.72 acres) (7/30/2020)

4200 Parliament LLC, Applicant

**Request: Three parcels for 366,312 square feet of commercial and industrial development.**

Action must be taken on or before 11/5/2020.

STAFF RECOMMENDATION:

- 4-19049 - @
- TCP1-015-2020 - @
- VARIANCE - @

(HEATH)

**4-20006 FREEWAY AIRPORT**

(TCP?)

Council District: 06 Municipality: None

Located at the southwest quadrant of the intersection of

Route 50 and Church Road. (PA 74A)

R-A Zone (131.50 acres) (8/20/2020)

Freeway Realty LLC., Applicant

**Request: 509 Lots & 62 Parcels**

Action must be taken on or before 11/10/2020.

STAFF RECOMMENDATION:

- 4-20006 - @
- TCP1-016-2020 - @
- VARIATION - @
- VARIANCE - @

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

10/29/2020

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

**DSP-20006 CHECKERS LAUREL**

(TCP – EXEMPT)

Council District: 04 Municipality: None

Located on the east side of US 1 (Baltimore Avenue),  
approximately 400 feet north of the intersection with  
Mulberry Street. (PA 60)

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

Mar-Chek, Inc., Applicant

**Request: Eating and drinking establishment with  
drive-through service.**

Action must be taken on or before 11/9/2020.

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(BOSSI)

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

**MR-1914F 12005 CROOM ROAD SOLAR**

Council District: 09 Municipality: None

Located on Croom Road between Candy Hill Road and  
Molly Berry Road.

(PA 86A)

Zone: O-S (102.63 acres)

Date Accepted: 9/2/2020

ICFTS MD Solar, LLC, Applicant

**Request: The proposed solar energy system is proposed  
to provide 1.5 MW of electrical energy to the local  
community.**

Action must be taken on or before 11/1/2020.

STAFF RECOMMENDATION: Accept the  
recommendation of staff and transmit to the applicant  
(HASAN)