

**LONG RANGE AGENDA**  
**October 22, 2020 – November 12, 2020**

<b>4-19024 CALM RETREAT.....</b>	<b>12</b>
<b>4-19049 PARLIAMENT PLACE.....</b>	<b>5</b>
<b>4-20006 FREEWAY AIRPORT.....</b>	<b>6</b>
<b>4-20011 ELP DC.....</b>	<b>11</b>
<b>A-10055 NATIONAL VIEW.....</b>	<b>11</b>
<b>ADELPHI ROAD PURPLE LINE STATION AREA SECTOR PLAN.....</b>	<b>9</b>
<b>DPLS-482 BISHOP MCNAMARA HIGH SCHOOL.....</b>	<b>4</b>
<b>DSDS-709 BISHOP MCNAMARA HIGH SCHOOL.....</b>	<b>4</b>
<b>DSP-07031-04 MELFORD PROPERTY POD 6.....</b>	<b>8</b>
<b>DSP-19033 6192 OXON HILL HOTEL.....</b>	<b>10</b>
<b>DSP-19062 WESTPHALIA TOWN CENTER NORTH.....</b>	<b>9</b>
<b>DSP-19077 6400 CENTRAL AVENUE EXXON.....</b>	<b>7</b>
<b>DSP-20006 CHECKERS IN LAUREL.....</b>	<b>5</b>
<b>DSP-20017 ROYAL FARMS #381 WALKER MILL ROAD.....</b>	<b>10</b>
<b>DSP-20026 WOODYARD STATION, PHASE 2.....</b>	<b>8</b>
<b>MR-1937F WILLIAM SCHMIDT OUTDOOR EDUCATION CENTER.....</b>	<b>3</b>
<b>MR-2022F PUBLIC SAFETY COMMUNICATION TOWER AQUASCO ROAD.....</b>	<b>3</b>
<b>PLAN 2035 FIVE-YEAR REVIEW.....</b>	<b>7</b>
<b>SEPTEMBER 2020 CYCLE OF AMENDMENTS, 2018 WATER AND SEWER SERVICE AREA CHANGES.....</b>	<b>2</b>
<b>TCP2-014-2019-01 BLACK SWAMP CREEK STREAM RESTORATION.....</b>	<b>2</b>

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)

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)

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

CR-98-2020 A Resolution Concerning the 2018 Water and Sewer Plan (September Cycle of Amendments)

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

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)

7. **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)

8. **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 499' tall Communications Tower with associated equipment cabinets and above-ground fuel tanks, accessed by a 16-foot wide gravel driveway from Aquasco Road.**

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

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

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)

9. **DPLS-482 BISHOP MCNAMARA HIGH SCHOOL**  
Council District: 06 Municipality: None  
On the north side of Marlboro Pike, approximately  
75 feet east of Xavier Lane. (PA 75A)  
C-S-C/R-55/M-I-O Zones (14.53 acres) (9/1/2020)  
Bishop McNamara High School, Applicant  
**Request: Waiver of 70 of the 239 required parking  
spaces.**

STAFF RECOMMENDATION: APPROVAL  
(SIEVERS)

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

10. **DSDS-709 BISHOP MCNAMARA HIGH SCHOOL**  
Council District: 06 Municipality: None  
On the north side of Marlboro Pike, approximately  
75 feet east of Xavier Lane. (PA 75A)  
(14.53 acres) (9/1/2020)  
C-S-C/R-55/M-I-O Zones  
Bishop McNamara High School, Applicant  
**Request: A departure from Section 27-614 of the Zoning  
Ordinance**

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

STAFF RECOMMENDATION: APPROVAL  
(SIEVERS)

TENTATIVE PGCPB AGENDA

10/29/2020

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

BOARD ACTION AND VOTE

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

5. **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 its 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)

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

6. **4-19049 PARLIAMENT PLACE**  
(TCP)  
Council District: 05 Municipality: None  
Located northeast of the intersection of US 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)

**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)**

7.       **4-20006 FREEWAY AIRPORT**  
(TCP) (VARIANCE)  
Council District: 06    Municipality: None  
Located at the southwest quadrant of the intersection of  
US 50 and Church Road. (PA 74A)  
R-A Zone (131.50 acres) (8/20/2020)  
Freeway Realty LLC., Applicant  
**Request: 509 Lots and 62 Parcels for single-family  
attached and detached development.**

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

**STAFF RECOMMENDATION:**

- 4-20006 - APPROVAL with conditions
- TCP1-016-2020 - @
- VARIANCE - @

(DIAZ-CAMPBELL)

**TENTATIVE PGCPB AGENDA**

11/05/2020

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. **PLAN 2035 FIVE-YEAR REVIEW**

Councilmanic Districts: All

**Request: Briefing**

STAFF RECOMMENDATION: BRIEFING  
(DODGSHON)

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

5. **DSP-19077 6400 CENTRAL AVENUE EXXON**  
(TCP-EXEMPT)

Council District: 07 Municipality: Seat Pleasant  
Located at the intersection of Addison Road and MD 214  
(Central Avenue). (PA 72)

C-S-C/D-D-O Zones (0.58 acre) (8/24/2020)

Alliance Energy, LLC., Applicant

**Request: Proposed canopy, signs, and new signs over dispensers.**

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

STAFF RECOMMENDATION: @  
(BISHOP)

**TENTATIVE PGCPB AGENDA**

11/05/2020

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-07031-04 MELFORD PROPERTY POD 6**  
(TCP)  
Council District: 04 Municipality: Bowie  
Located in the southwest quadrant of the intersection of  
Marconi Drive and Melford Boulevard. (PA 71B)  
M-X-T Zone (38.88 acres) (8/27/2020)  
Encompass Health, Applicant  
**Request: A 61,809-square-foot inpatient rehabilitation  
facility on Lots 5 and 6.**

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

STAFF RECOMMENDATION:

- DSP-07031-04 - @
- TCP2-036-99-13 - @

(BISHOP)

7. **DSP-20026 WOODYARD STATION, PHASE 2**  
(TCP)  
Council District: 09 Municipality: None  
Located on the north side of Woodyard Road, approximately  
2,100 feet west of MD 5 (Branch Avenue). (PA 81A)  
M-I-O/M-X-T Zones (21.82 acres) (8/25/2020)  
TAC Woodyard, LLC., Applicant  
**Request: Development for a 46-unit multifamily, and  
112-unit apartment housing for the elderly.**

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

STAFF RECOMMENDATION:

- DSP-20026 - @
- TCP2-014-2020-01 - @

(BURKE)

**TENTATIVE PGCPB AGENDA**

11/05/2020

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. **ADELPHI ROAD PURPLE LINE STATION AREA  
SECTOR PLAN**

Councilmanic District: 2, 3

STAFF RECOMMENDATION: APPROVAL to Initiate, and approval of a four-month extension to prepare, a sector plan for the area around the Adelphi Road-UMD/UMGC Purple Line Station in Planning Areas 66 and 68, and approval to transmit the Recommended Goals, Concepts, Guidelines, and Public Participation Program, a draft Resolution of Initiation, and a request for a four-month extension of the timeframe to prepare the Preliminary Adelphi Road Purple Line Station Area Sector Plan to the District Council.  
(PUNASE)

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

**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 569 townhouse dwelling units and 60 single-family dwelling units within phase 4.**

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

STAFF RECOMMENDATION:

- DSP-19062 - @
- TCP2-029-12-11

(HURLBUTT)

**TENTATIVE PGCPB AGENDA**

11/12/2020

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

**BOARD ACTION AND VOTE**

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

**DSP-20017 ROYAL FARMS #381 WALKER MILL ROAD**

(TCP)

Council District: 06 Municipality: None

Located on the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road. (PA 75A)

M-I-O/I-1 Zones (7.67 acres) (9/8/2020)

Two Farms Inc., D/B/A Royal Farm, Applicant

**Request: Food and Beverage store in combination with a gas station and car wash.**

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

STAFF RECOMMENDATION:

- DSP-20017 - @
- TCP2-027-2020 - @

(BURKE)

**DSP-19033 6192 OXON HILL HOTEL**

(TCP – EXEMPT)

Council District: 08 Municipality: None

Located on the south side of MD 414 (Oxon Hill Road), approximately 145 feet west of Thompson Lane. (PA 76B)

C-O Zone (1.70 acres) (7/7/2020)

6192 Oxon Hill West, Inc., Applicant

**Request: Change the use of property from an office building to a hotel.**

Action must be taken on or before 11/16/2020.

STAFF RECOMMENDATION: @

(BISHOP)

**TENTATIVE PGCPB AGENDA**

11/12/2020

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

**BOARD ACTION AND VOTE**

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

**A-10055 NATIONAL VIEW**

Council District: 08 Municipality: None  
Located approximately 1,000 feet north of the I-495 (Capital Beltway) at Woodrow Wilson Bridge and MD 210 (Indian Head Highway). (PA 76A)  
R-R/R-55 Zones (17.77 acres) (8/28/2020)  
Harbor View, LLC, Applicant  
**Request: Rezone property from R-R and R-55 Zone to the M-X-T Zone.**

STAFF RECOMMENDATION: @  
(SIEVERS)

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

**4-20011 ELP DC**

(TCP) (VARIATION)  
Council District: 09 Municipality: None  
Located at the terminus of Mattawoman Drive. (PA 85)  
I-3/I-2 Zones (283.21 acres) (9/15/2020)  
Elion Acq, LLC, Applicant  
**Request: 32 parcels for 3,240,000 square feet of industrial development.**

Action must be taken on or before 11/24/2020.

STAFF RECOMMENDATION:

- 4-20011 - @
- TCP1-017-2020 - @
- VARIATION - @

(DIAZ-CAMPBELL)

PGCPB AGENDA

11/12/2020

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)

**NOTE: THIS CASE WAS CONTINUED FROM THE  
PLANNING BOARD MEETING OF OCTOBER 1, 2020.**

**4-19024 CALM RETREAT**

(TCP)(VARIATION)

Council District: 09 Municipality: None

Located on the southbound side of US 301 (Crain Highway),  
approximately 2,100 feet north of its intersection with  
Chaddsford Drive. (PA 85A)

M-X-T Zone (71.94 acres) (7/2/2020)

Calm Retreat, LLC, Applicant

**Request: 488 lots and 58 parcels for single-family attached  
and 20,000 square feet of commercial development.**

Action must be taken on or before 10/9/2020.

STAFF RECOMMENDATION:

- 4-19024 – APPROVAL with conditions
- TCP1-007-2019 – APPROVAL with conditions
- VARIATION - APPROVAL

(SIEVERS)