



# SDRC Agenda

11/30/2020

## Committee Chairperson: Thomas Burke

Please join SDRC at 9:30 a.m. from your computer, tablet, or smartphone.

<https://global.gotomeeting.com/join/158461357>

You may also dial in using your phone.

United States: [+1 \(872\) 240-3412](tel:+18722403412)

Access Code: 158-461-357

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/158461357>

### SUBDIVISION

5-20110

**MANSIONS AT MELFORD; 8 PARCELS (OFFICE, WAREHOUSE & RETAIL); NORTHWEST QUADRANT OF THE INTERSECTION AT CURRIE DRIVE AND LAKE MELFORD AVE**

REVIEWER: BRADEN, IV, SAM- [Sam.BradenIV@ppd.mncppc.org](mailto:Sam.BradenIV@ppd.mncppc.org)

ACRES: 176.19

**ZONING:**

M-X-T 11.20 Acres

OUTPARCELS: 0

PARCELS: 8

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 71B

COUNCILMANIC DISTRICT: 04

POLICE DISTRICT: 2

TIER: Rural

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

PARENT CASE NO: 4-07055

HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

24-122(a) Public Facility Requirements

AGT NAME: DEWBERRY

SDRC MEETING      DATE: 11/30/2020      SCHEDULED      VARIATION FOR 5-20110

4-20003

**HOPE VILLAGE CENTER - ROYAL FARMS #282; TWO PARCELS AND ONE OUTPARCEL FOR 4,650 SQUARE FEET OF COMMERCIAL DEVELOPMENT.; LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF WOODYARD ROAD & MARLBORO PIKE**

REVIEWER: HEATH, ANTOINE- [Antoine.Heath@ppd.mncppc.org](mailto:Antoine.Heath@ppd.mncppc.org)

ACRES: 37.59

**ZONING:**

M-X-T	37.59 Acres
OUTPARCELS:	1
PARCELS:	2
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	82A
COUNCILMANIC DISTRICT:	09
POLICE DISTRICT:	5
TIER:	Developing
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
HISTORIC SITE IND:	NO
AGT NAME:	MCNAMEE HOSEA

PLANNING BOARD	DATE: 1/21/2021	PENDING	70 DAY LIMIT=1/29/2021
SDRC MEETING	DATE: 11/30/2020	SCHEDULED	

**CBCA**

CP-20004

**CAPITAL IMPROVEMENT PROJECT, 408 VISTA WAY STORM DRAIN; STORM DRAIN IMPROVEMENT TO HELP WITH FLOODING OF 408 VISTA WAY; APPROXIMATELY 380 FEET EAST OF THE INTERSECTION VISTA WAY AND HILL TOP DRIVE**

REVIEWER: SPRADLEY, DEANDRAE- [DeAndrae.Spradley@ppd.mncppc.org](mailto:DeAndrae.Spradley@ppd.mncppc.org)

ACRES: 0.40

**ZONING:**

R-O-S	0.10 Acres
R-R	0.10 Acres
L-D-O	0.10 Acres
R-C-O	0.10 Acres

OUTPARCELS:	0
PARCELS:	N/A
OUTLOTS:	0
LOTS:	4
PLANNING AREA:	80
COUNCILMANIC DISTRICT:	08
POLICE DISTRICT:	7
TIER:	Developing
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
HISTORIC SITE IND:	NO

AGT NAME: SOLTESZ

PLANNING DIRECTOR DATE: 1/14/2021	PENDING	30 DAY POSTING 11/16/20 TO 12/15/20
SDRC MEETING DATE: 11/30/2020	SCHEDULED	

## URBAN DESIGN

**CSP-20002**      **TERRAPIN HOUSE; TO REZONE ALL LOTS TO M-U-I AND DEVELOP MIXED USES FOR 10,000 TO 15,000 SQUARE FEET OF COMMERCIAL/RETAIL AND 160 TO 175 MULTIFAMILY RESIDENTIAL UNITS; LOCATED ON THE NORTH SIDE OF HARTWICK ROAD, BETWEEN YALE AVENUE AND BALTIMORE AVENUE**

REVIEWER: HURLBUTT, JEREMY- [Jeremy.Hurlbutt@ppd.mncppc.org](mailto:Jeremy.Hurlbutt@ppd.mncppc.org)

ACRES: 0.89

**ZONING:**

D-D-O	0.00 Acres
M-U-I	0.39 Acres
R-18	0.27 Acres
R-55	0.23 Acres
OUTPARCELS:	0
PARCELS:	0
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	66
COUNCILMANIC DISTRICT:	03
POLICE DISTRICT:	1
TIER:	Developed
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
HISTORIC SITE IND:	NO
AGT NAME:	MCNAMEE & HOSEA

PLANNING BOARD	DATE: 1/21/2021	PENDING	70 DAY: 1-22-2020
SDRC MEETING	DATE: 11/30/2020	SCHEDULED	

**DSP-17034**      **CAPITAL CHRISTAIN FELLOWSHIP DAYCARE; ADDITION OF AN ACCESSORY DAYCARE FOR 50 CHILDREN USE TO THE EXITSING CHURCH; LOCATED ON THE SOUTH SIDE OF GREENBELT ROAD, SOUTH OF ITS INTERSECTION WITH MISSION DRIVE**

REVIEWER: BISHOP, ANDREW- [andrew.bishop@ppd.mncppc.org](mailto:andrew.bishop@ppd.mncppc.org)

ACRES: 5.30

**ZONING:**

R-R	5.30 Acres
OUTPARCELS:	0
PARCELS:	1
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	70
COUNCILMANIC DISTRICT:	03
POLICE DISTRICT:	2
TIER:	Developing
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
HISTORIC SITE IND:	NO
AGT NAME:	MCNAMEE & HOSEA

PLANNING BOARD	DATE: 1/21/2021	PENDING	70 DAY: 1-22-2021
SDRC MEETING	DATE: 11/30/2020	SCHEDULED	

DSP-18043

**BRUSTER'S REAL ICE CREAM; APPROVAL OF A 1,300 SQUARE FOOT EATING AND DRINKING ESTABLISHMENT; LOCATED IN THE SOUTHEAST QUADRANT OF MARTIN LUTHER KING JR HWY AT THE INTERSECTION AT ADDISON ROAD**

REVIEWER: BURKE, THOMAS- [thomas.burke@ppd.mncppc.org](mailto:thomas.burke@ppd.mncppc.org)

ACRES: 0.37

**ZONING:**

D-D-O	0.00 Acres
M-U-I	0.37 Acres
OUTPARCELS:	0
PARCELS:	1
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	72
COUNCILMANIC DISTRICT:	07
POLICE DISTRICT:	3
TIER:	Developed
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
HISTORIC SITE IND:	NO
AGT NAME:	THARAX ENGINEERING

PLANNING BOARD	DATE: 1/28/2021	PENDING	70 DAY: 1-29-2021
SDRC MEETING	DATE: 11/30/2020	SCHEDULED	

DSP-19038

**HARRISON'S LAND (MAGNE'S ADDITION TO); PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING; LOCATED ON THE NORTHEAST CORNER OF MEADOWVIEW DRIVE AND WALNUT LANE**

REVIEWER: BOSSI, ADAM- [Adam.Bossi@ppd.mncppc.org](mailto:Adam.Bossi@ppd.mncppc.org)

ACRES: 0.41

**ZONING:**

D-D-O	0.00 Acres
R-55	0.41 Acres
OUTPARCELS:	0
PARCELS:	0
OUTLOTS:	0
LOTS:	2
PLANNING AREA:	75A
COUNCILMANIC DISTRICT:	07
POLICE DISTRICT:	8
TIER:	Developed
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
HISTORIC SITE IND:	NO

**VARIANCE/VARIATION REQUEST:**

27-442(e) (e) TABLE IV - YARDS (Minimum Depth/Width in Feet)

AGT NAME: SURVEYS, INC.

PLANNING BOARD	DATE: 1/28/2021	PENDING	70 DAY: 1-29-2021
SDRC MEETING	DATE: 11/30/2020	SCHEDULED	

DSP-20038

**THE VENUE; DEVELOPMENT OF 90 TOWNHOMES AND ASSOCIATED INFRASTRUCTURE;  
ON NORTH SIDE OF RITCHIE MARLBORO ROAD, AT NORTHWEST QUADRANT OF ITS  
INTERSECTION WITH WHITE HOUSE ROAD**

REVIEWER: BURKE, THOMAS- [thomas.burke@ppd.mncppc.org](mailto:thomas.burke@ppd.mncppc.org)  
ACRES: 15.14

**ZONING:**  
I-3 0.39 Acres  
R-55 6.20 Acres  
R-T 8.55 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 1  
PLANNING AREA: 73  
COUNCILMANIC DISTRICT: 06  
POLICE DISTRICT: 2  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: 4-19029  
HISTORIC SITE IND: NO  
AGT NAME: GUTSCHICK, LITTLE & WEBER, P.A

PLANNING BOARD DATE: 1/21/2021 PENDING 70 DAY:1/22/2021  
SDRC MEETING DATE: 11/30/2020 SCHEDULED

**DSP-95063-09 ROLLINGCREST, THE CHILDREN'S GUILD; THE ADDITION OF A 5,524-SQUARE-FOOT  
MODULAR CLASSROOM, INCREASE THE TOTAL ENROLLMENT FROM 154 TO 190  
STUDENTS, AND THE ADDITION OF NEW PLAYGROUND EQUIPMENT.; LOCATED ON THE  
WEST SIDE OF SARGENT RD, APPROX 580 FEET NORTH OF ITS INTERSECTION WITH  
CHILLUM ROAD**

REVIEWER: BISHOP, ANDREW- [andrew.bishop@ppd.mncppc.org](mailto:andrew.bishop@ppd.mncppc.org)  
ACRES: 9.14

**ZONING:**  
R-55 9.14 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 65  
COUNCILMANIC DISTRICT: 02  
POLICE DISTRICT: 1  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: DSP-95063  
HISTORIC SITE IND: NO  
AGT NAME: SHIPLEY & HORNE, P.A.

PLANNING BOARD DATE: 1/28/2021 PENDING 70 DAY= 1-29-2021  
SDRC MEETING DATE: 11/30/2020 SCHEDULED

**ZONING**

DDS-675

**ROLLINGCREST, THE CHILDREN'S GUILD; DEPARTURE FROM DESIGN STANDARDS TO APPROVE THE REDUCTION OF THE LANDSCAPE BUFFER BETWEEN THE PROPERTY AND ADJACENT SINGLE-FAMILY DWELLINGS.; LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF CHILLUM ROAD AND TWINOAK DRIVE**

REVIEWER: BISHOP, ANDREW- [andrew.bishop@ppd.mncppc.org](mailto:andrew.bishop@ppd.mncppc.org)

ACRES: 9.26

**ZONING:**

R-55 9.26 Acres

OUTPARCELS: 0

PARCELS: 1

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 65

COUNCILMANIC DISTRICT: 02

POLICE DISTRICT: 1

TIER: Developed

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

PARENT CASE NO: DSP-95063-09

HISTORIC SITE IND: NO

AGT NAME: SHIPLEY & HORNE, PA

PLANNING BOARD	DATE: 1/28/2021	PENDING	70 DAY= 1-29-2021
SDRC MEETING	DATE: 11/30/2020	SCHEDULED	COMPANION DSP-95063-09