THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission

1616 McCormick Drive, Largo, MD 20774
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www.pgplanning.org

- AGENDA -

THE PRINCE GEORGE'S COUNTY PLANNING BOARD

Regular Session

Thursday, October 24, 2024

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 www.pgplanningboard.org/participate**. 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 or Maryland Relay 7-1-1.

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 – None

2. Draft Minutes of PGCPB Meeting – October 17, 2024

3A. Legislative Updates and Approval – None

3B. Executive Session – None

3C. FY26 Proposed M-NCPPC Budget for Prince George's County – Preliminary Presentation – **This item has been removed from this agenda** .

II. CONSENT AGENDA
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 10:00 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 – CASE HEARD ON OCTOBER 3, 2024

PGCPB NO. 2024-102 – SDP-2302 WOODSIDE VILLAGE – MEADOWS AT WESTMORE

STAFF RECOMMENDATION:
APPROVAL
(GARLAND)
PGCPB NO. 2024-102.pdf

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

DRAFT RESOLUTIONS – NONE

4D. FINAL PLATS OF SUBDIVISION (Inquiries call 301-952-3530)

5-24086 BRIGHTSEAT TECH PARK, PLAT 1
2 Parcels (82.36 acres)

5-24098 BRIGHTSEAT TECH PARK, PLAT 2
1 Parcel (4.27 acres)

Council District: 05
TAC-C/RSF-65 Zone (Prior M-X-T/ R-55 Zone) 4-23024
Fee-in-lieu: No
Located west of I-95/495 (Capital Beltway), on the north side of MD 202 (Landover Road) at its intersection with Brightseat Road. (PA 72)
Brightseat Associates, LLC, Applicant
Dewberry Engineers Inc., Engineer
Action must be taken on or before 11/14/2024.

STAFF RECOMMENDATION:
APPROVAL
(BARTLETT)
Staff Report.pdf

III. REGULAR AGENDA

5. **4-24018 ADDITION TO GLORIOUS SUBDIVISION**
(TCP)(VARIANCE)
Council District: 09 Municipality: N/A
Location: On the east side of Brandywine Road, approximately 1,500 feet north of its intersection with Symposium Way
Planning Area: 81A
Growth Policy Area: Established Communities
Zoning Prior: R-80 Zoning: RSF-95
Gross Acreage: 2.95 Date Accepted: 07/15/2024
Applicant: Gabriel Akim
Request: Nine lots and one parcel for single-family detached development

Planning Board Action Limit: 10/24/2024

STAFF RECOMMENDATION:
- 4-24018 – APPROVAL with conditions
- TCP1-025-2024 – APPROVAL with conditions
- VARIANCE – APPROVAL

(GUPTA)

Staff Report.pdf
Power Point.pdf
Backup.pdf

6. **4-23043 J.L.T. Recycling and Trucking**
(TCP)
Council District: 06 Municipality: N/A
Location: On the south side of Burton Lane, north of MD 337 (Suitland Parkway), approximately 700 feet west of Old Marlboro Pike
Planning Area: 78
Growth Policy Area: Established Communities
Zoning Prior: I-1/M-I-O Zoning: IE/MIO
Gross Acreage: 6.72 Date Accepted: 06/26/2024
Applicant: Jerome L. Taylor Trucking, Inc.
Request: Two parcels for 72,500 square feet of industrial development

Planning Board Action Limit: 12/13/2024 (140-day)

STAFF RECOMMENDATION:
- 4-23043 – APPROVAL with conditions
- TCP1-021-2024 – APPROVAL with conditions

(VATANDOOST)

Staff Report - revised.pdf
Power Point - revised.pdf
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Additional Material_10-23-2024.pdf

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

MRF-2024-004 ACCOKEEK SOLAR
Council District: 09 Municipality: NA
Location: South of Danville Road east of its intersection with Claggett Run Road
Planning Area: 84
Growth Policy Area: Rural and Agricultural Area
Zoning Prior: R-A Zoning: AR
Gross Acreage: 26 Date Accepted: 08/22/2024
Applicant: Prince George's County Accokeek Solar 1, LLC
Request: The installation of a 13-acre solar array facility on a 26-acre site, consisting of 5,025 panels (2.0 mw ac), a 7 foot fence, a 20-foot access drive with turnaround, pad areas, shed

Action must be taken on or before 10/24/2024.

STAFF RECOMMENDATION:
Transmit Recommendations to the Applicant
(WALKER)

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IV. SUPPLEMENTAL AGENDA

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

A-8427-01 OAK CREEK CLUB - LANDBAY T

NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 17, 2024.

Council District: 06 Municipality: Upper Marlboro
Location: 800 Church Road Upper Marlboro
Planning Area: 74A
Growth Policy Area: Established Communities
Zoning Prior: R-M Zoning: LCD
Gross Acreage: 8.09 Date Accepted: 05/23/2024
Applicant: Carrollton Oak Creek, LLC
Request: Increase residential density in R-L from 1,096 or 1.3 dwellings per acre to 1,108 or 1.4 dwelling units per acre and increase dwelling units in L-A-C from 52 to 76 dwelling units

STAFF RECOMMENDATION:
APPROVAL
(MITCHUM)

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Backup.pdf
Additional Material_10-16-2024.pdf
Additional Material_10-23-2024.pdf

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

A-8578-01 OAK CREEK CLUB - LANDBAY T

NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 17, 2024. PLEASE VIEW FILE(S) UNDER ITEM 8.

Council District: 06 Municipality: N/A
Location: 800 Church Road Upper Marlboro
Planning Area: 74A
Growth Policy Area: Established Communities
Zoning Prior: R-M Zoning: LCD
Gross Acreage: 8.09 Date Accepted: 05/23/2024
Applicant: Carrollton Oak Creek, LLC
Request: Increase residential density in R-L from 1,096 or 1.3 dwellings per acre to 1,108 or 1.4 dwelling units per acre and increase dwelling units in L-A-C from 52 to 76 dwelling units

STAFF RECOMMENDATION:
APPROVAL
(MITCHUM)

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

A-8579-01 OAK CREEK CLUB - LANDBAY T

NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 17, 2024. PLEASE VIEW FILE(S) UNDER ITEM 8.

Council District: 06 Municipality: N/A
Location: 800 Church Road Upper Marlboro
Planning Area: 74A
Growth Policy Area: Established Communities
Zoning Prior: R-M Zoning: LCD
Gross Acreage: 8.09 Date Accepted: 05/23/2024
Applicant: Carrollton Oak Creek, LLC
Request: Increase residential density in R-L from 1,096 or 1.3 dwellings per acre to 1,108 or 1.4 dwelling units per acre and increase dwelling units in L-A-C from 52 to 76 dwelling units

STAFF RECOMMENDATION:
APPROVAL
(MITCHUM)

11. **DSP-22001 MCDONALD'S AGER ROAD**

NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 17, 2024.

NOTE: THIS ITEM IS COMPANION WITH ITEM 12 (DDS-23001).

(TCP)(AC)
Council District: 02 Municipality: Hyattsville
Location: In the northwest quadrant of the intersection of East West Highway and Ager Road
Growth Policy Area: Established Communities
Zoning Prior: C-S-C Zoning: CGO
Gross Acreage: 4.00 Date Accepted: 01/24/2024
Applicant: McDonald's USA, LLC
Request: Development of an eating and drinking establishment with drive-through service

Planning Board Action Limit: Indefinite

STAFF RECOMMENDATION:
- DSP-22001 – APPROVAL with conditions
- TCP2-004-2024 – APPROVAL with conditions
- AC-23017 – DISAPPROVAL

(GOMEZ-ROJAS)

Staff Report.pdf
Power Point - revised2.pdf
Backup.pdf
Additional Material_9-24-2024.pdf
Additional Backup_10-2-2024 - Part A.pdf
Additional Backup_10-2-2024 _ Part B.pdf
Additional Material_10-16-2024.pdf
Memorandum.pdf
Additional Material_10-23-2024.pdf

12. **DDS-23001 MCDONALD'S AGER ROAD**

NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 17, 2024.

NOTE: THIS ITEM IS COMPANION WITH ITEM 11 (DSP-22001). PLEASE VIEW FILE(S) UNDER ITEM 11.

Council District: 02 Municipality: Hyattsville
Location: In the northwest quadrant of the intersection of East West Highway and Ager Road
Planning Area: 65
Growth Policy Area: Established Communities
Zoning Prior: C-S-C Zoning: CGO
Gross Acreage: 4.00 Date Accepted: 01/24/2024
Applicant: McDonald's USA, LLC
Request: Departure from design standards for buffer yard

STAFF RECOMMENDATION:
APPROVAL
(GOMEZ-ROJAS)