

- AGENDA -

THE PRINCE GEORGE'S COUNTY PLANNING BOARD

Regular Session

Thursday, April 17, 2025

1:00 PM

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](http://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.**

**NOTES: Scroll down to view/download individual case files. Some files may take time to download depending on the file size and internet connection.**

**I. ADMINISTRATIVE ITEMS**

Jessica Jones, Planning Board Administrator

1. Commissioners' Items – None
2. Draft Minutes of PGCPB Meeting – April 10, 2025
- 3A. Legislative Updates and Approval – None
- 3B. Executive Session – None

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

**Lake Arbor Park Master Plan**

The Park Planning and Environmental Stewardship Division (PPES) recently completed a Master Plan for a new park at the former Lake Arbor Golf Course.

1401 Golf Course Drive, Mitchellville, MD 20721  
127-acre property acquired by M-NCPPC in 2022  
Previously privately owned Lake Arbor golf course

STAFF RECOMMENDATION:  
INFORMATIONAL  
(TYLER/PETTIFORD/EWING/KISHTER)

[PowerPoint.pdf](#)

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

**Grant of Easements to Prince George's County for Paint Branch Stream Restoration**

- Parcel 148, Tax Account: 2363240, Tax Map 25, Grid D 4  
Grant of stream channel improvement easement:  
2.26 ± Acres  
Grant of access easement: 306 ± square feet
- Parcel C, Tax Account: 2394138, Tax Map 25, Grid D 4  
Grant of stream channel improvement easement:  
0.28 ± Acres
- Parcel 63, Tax Account: 2362960, Tax Map 25, Grid D 4  
Grant of stream channel improvement easement:  
1.15 ± Acres  
Grant of access easement: 4,950 ± square feet
- Parcel 143, Tax Account: 2363620, Tax Map 33, Grid D 1  
Grant of stream channel improvement easement:  
0.61 ± Acres
- Parcel 6, Tax Account: 2326882, Tax Map 33, Grid D 1  
Grant of stream channel improvement easement:  
0.40 ± Acres
- Parcel 10, Tax Account: 2363257, Tax Map 33, Grid D 1  
Grant of stream channel improvement easement:  
1.51 ± Acres
- Parcel 137, Tax Account: 2362267, Tax Map 33, Grid D 2  
Grant of stream channel improvement easement:  
0.98 ± Acres

**No cost considerations**

STAFF RECOMMENDATION:  
APPROVAL  
(TYLER/PETTIFORD/EWING/SUN)

[Power Point.pdf](#)

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

**Supplemental Item—Naming Policy**

Proposed revision to Individual (Commemorative and Philanthropic) Naming Policy adopted March 21, 2024 (# PG-24-01): (a) to allow parks themselves to be the subject of Commemorative and Philanthropic Naming; and (b), as to Commemorative Naming, to remove the requirement that an individual established and maintained an exceptional level of support for the Park Asset, park system, or related trails and open space in Prince George’s County.

STAFF RECOMMENDATION:  
DISCUSSION  
(TYLER/PETTIFORD/WRIGHT)

[Naming Policy.pdf](#)

**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 1:00 P.M.**

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

**DRAFT RESOLUTIONS – CASES HEARD ON MARCH 27, 2025**

**Supplemental Item – PGCPB NO.12-107A/2 – 4-10020 THE VINEYARDS II**

PGCPB NO. 2025-028 – 4-24016 FAIRVIEW MANOR

STAFF RECOMMENDATION:  
APPROVAL  
(GUPTA)

[PGCPB NO. 12-107\(A2\).pdf](#)

[PGCPB NO. 2025-028.pdf](#)

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

**DRAFT RESOLUTIONS – None**

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

**DRAFT RESOLUTIONS – None**

4D. PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

**DRAFT RESOLUTION – CASE HEARD ON MARCH 20, 2025**

PGCPB No. 2025-023 – Historic Agricultural Resource Preservation Program (“HARPP”) –  
16005 Ashbox Road

STAFF RECOMMENDATION:  
STAFF RECOMMENDATION: APPROVAL  
(TYLER/PETTIFORD/EWING/SUN/NUTTER)

[PGCPB NO. 2025-023.pdf](#)

**III. REGULAR AGENDA**

5. **4-22013 SPIRIT AND TRUTH TABERNACLE CHURCH**

**NOTE: This Preliminary Plan of Subdivision was approved by the Planning Director on March 8, 2023 and is valid through March 8, 2025. Raztec Associates, Inc., by letter dated February 28, 2025, requested a 1-year extension of this approval. If this request is approved, the PPS will be valid through March 8, 2026.**

Council District: 01      Municipality: N/A  
Location: On the east side of Riggs Road, approximately 255 feet south of its intersection with Powder Mill Road  
Planning Area: 65  
Growth Policy Area: Established Communities  
Zoning Prior: R-R      Zoning: RR  
Gross Acreage: 1.82      Extension File Date: 02/28/2025  
Applicant: Spirit and Truth Tabernacle Church, Inc.

STAFF RECOMMENDATION:  
APPROVAL of a 1-year extension  
(BARTLETT)

[Memorandum\\_revised.pdf](#)

[Power Point.pdf](#)

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6. **4-22034 DISCOVERY DISTRICT**

**NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on March 9, 2023 and is valid through March 9, 2025. Lawrence N. Taub, by letter dated March 4, 2025, requested a six-month extension of this approval. If this request is approved, the PPS will be valid through September 9, 2025.**

Council District: 03 Municipality: College Park

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

Planning Area: 66

Growth Policy Area: Established Communities

Zoning Prior: D-D-O/M-U-I Zoning: LTO-E

Gross Acreage: 42.91 Extension File Date: 03/04/2025

Applicant: Brandywine MD Discovery District, LLC

STAFF RECOMMENDATION:

Approval of a 6-month extension

(BARTLETT)

[Memorandum.pdf](#)

[Power Point.pdf](#)

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7. **MRF-2023-011 HYATTSVILLE K-8 SCHOOL**

Council District: 02 Municipality: Hyattsville

Location: 5311 43rd Avenue Hyattsville

Planning Area: 68

Growth Policy Area: Established Communities

Zoning Prior: R-55 Zoning: RSF-65

Gross Acreage: 2.00 Date Accepted: 02/17/2025

Applicant: Prince Georges County Public Schools

**Request: Replacement of the existing Hyattsville Elementary School .**

Action must be taken on or before 04/18/2025

STAFF RECOMMENDATION:

Forward Recommendation to the Applicant

(HONECZY)

[Staff Report.pdf](#)

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[Backup.pdf](#)

[Additional Backup.pdf](#)

8. **MRF-2023-008 BRANDYWINE K-8 SCHOOL**  
 Council District: 09 Municipality: NA  
 Location: 8000 Dyson Road Brandywine  
 Planning Area: 85A  
 Growth Policy Area: Established Communities  
 Zoning Prior: R-R Zoning: RR  
 Gross Acreage: 14.71 Date Accepted: 02/18/2025  
 Applicant: Prince George’s County Public Schools  
**Request: Replacement of the existing Gwynn Park Middle School with a new K-8 School**  
 Action must be taken on or before 04/19/2025  
 STAFF RECOMMENDATION:  
 Forward Recommendation to the Applicant  
 (HONECZY)
- [Staff Report.pdf](#)  
[Power Point.pdf](#)  
[Backup.pdf](#)

9. **DSP-24010 MELFORD TOWN CENTER - BLOCK 4 & 6**  
 Council District: 04 Municipality: Bowie  
 Location: On the south side of Melford Boulevard and Tesla Drive  
 Planning Area: 71B  
 Growth Policy Area: Established Communities  
 Zoning Prior: M-X-T Zoning: TAC-e  
 Gross Acreage: 51.83 Date Accepted: 02/11/2025  
 Applicant: St. John Properties, Inc.  
**Request: Approval of parking methodology and optional parking and playground regulations for future tenants within existing flex buildings**
- Planning Board Action Limit: 04/21/2025
- STAFF RECOMMENDATION:  
 APPROVAL with conditions  
 (MYERHOLTZ)
- [Staff Report.pdf](#)  
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[Additional Backup.pdf](#)

10. **PPS-2024-017 ENCLAVE AT BRANDYWINE PHASE 2**  
(TCP)  
Council District: 09 Municipality: N/A  
Location: South of General Lafayette Boulevard, approximately 850 feet southwest of its intersection with Chaddsford Drive  
Planning Area: 85A  
Growth Policy Area: Established Communities  
Zoning Prior: R-T Zoning: RSF-A  
Gross Acreage: 5.44 Date Accepted: 02/07/2025  
Applicant: SH Brandywine, LLC  
**Request: 36 lots and 6 parcels for single-family attached residential development**

Planning Board Action Limit: 4/18/25 (70 days)

STAFF RECOMMENDATION:

- PPS-2024-017 – APPROVAL with conditions
- TCP1-004-2019-01 – APPROVAL with conditions

(VATANDOOST)

[Staff Report.pdf](#)

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11. **Legislative Drafting Request LDR-44-2025**  
Legislative Amendment to the Zoning Ordinance  
Council District: All Municipality: All except Laurel  
Location: Countywide
- Request: Seek the Planning Board’s recommendation on a proposed legislative amendment to the Zoning Ordinance for the purpose of authorizing the issuance of grading permits in the LCD Zone under certain circumstances.**

Action must be taken on 4/17/2025.

STAFF RECOMMENDATION:

(HONECZY)

[Memorandum.pdf](#)

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[LDR-44-2025.pdf](#)

12. **Legislative Drafting Request LDR-58-2025**  
Legislative Amendment to the Zoning Ordinance  
Council District: All Municipality: All except Laurel  
Location: Countywide

**Request: Seek the Planning Board’s recommendation on a proposed legislative amendment to the Zoning Ordinance to repeal Section 27-61603(b) Universal Design of the Zoning Ordinance, as universal design implementation is required, absent an exemption or waiver, pursuant to Subtitle 4. Building, Division 6, Universal Design for Housing.**

Action must be taken on 4/17/2025.

STAFF RECOMMENDATION:

(HONECZY)

[Memorandum.pdf](#)  
[Power Point.pdf](#)  
[LDR-58-2025.pdf](#)

13. **Legislative Drafting Request LDR-61-2025**  
Legislative Amendment to the Zoning Ordinance  
Council District: All Municipality: All except Laurel  
Location: Countywide

**Request: Seek the Planning Board’s recommendation on a proposed legislative amendment to the Zoning Ordinance to amend the decision standards for approval of detailed site plan and special exception applications to include master plan consistency as a required standard for site plan approval.**

Action must be taken on 4/17/2025.

STAFF RECOMMENDATION:

(HONECZY)

[Memorandum.pdf](#)  
[Power Point.pdf](#)  
[LDR-61-2025.pdf](#)

14. **Legislative Drafting Request LDR-63-2025**  
Legislative Amendment to the Zoning Ordinance  
Council District: All Municipality: All except Laurel  
Location: Countywide

**Request: Seek the Planning Board’s recommendation on a proposed legislative amendment to the Zoning Ordinance to amend the uses permitted in the CGO Zone; amend the Principal Use Table for nonresidential base zones; and provide for approval of certain residential developments in the CGO Zone by special exception or planned unit development.**

Action must be taken on 4/17/2025.

STAFF RECOMMENDATION:  
(HONECZY)

[Memorandum.pdf](#)  
[Power Point.pdf](#)  
[LDR-63-2025.pdf](#)

#### IV. SUPPLEMENTAL AGENDA

- 15 **DET-2023-003 MICHAEL’S RETREAT**

**NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF APRIL 10, 2025.**

(TCP)

Council District: 09 Municipality: None

Location: On the north side of MD 373 (Accokeek Road), approximately 600 feet west of its intersection with MD 5 (Branch Avenue)

Planning Area: 85A

Growth Policy Area: Established Communities

Zoning Prior: R-T/R-R Zoning: RSF-A/RR

Gross Acreage: 30.41 Date Accepted: 01/31/2025

Applicant: A. Decesaris Holding Company, LLC

**Request: Development of 155 single-family attached (townhouse) residential dwellings units, with associated infrastructure and amenities**

Planning Board Action Limit: 04/17/2025

STAFF RECOMMENDATION:

- DET-2023-003 – APPROVAL with conditions
- TCP2-003-2025 – APPROVAL with conditions

(HUANG)

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