

**LONG RANGE AGENDA**  
**May 13, 2021 – June 3, 2021**

<b>4--08036 BUNTING PROPERTY.....</b>	<b>8, 9</b>
<b>4-19006 CLINTON MARKET PLACE NORTH.....</b>	<b>2</b>
<b>4-19051 TIMOTHY BRANCH.....</b>	<b>11</b>
<b>4-20033 SUTTLAND SELF STORAGE ZONE.....</b>	<b>11</b>
<b>A-10059 DOBSON FARMS.....</b>	<b>14</b>
<b>CNU-34625-2020 4919 WHEELER ROAD –OXON HILL.....</b>	<b>10</b>
<b>CONTINUATION/EXPIRATION OF RESERVATIONS.....</b>	<b>3</b>
<b>COUNTYWIDE WAYFINDING STUDY UPDATE.....</b>	<b>12</b>
<b>DSDS-711 COLLEGE PARK CAR WASH.....</b>	<b>5</b>
<b>DSP-19009-01 WESTPHALIA EAST.....</b>	<b>7</b>
<b>DSP-20006 CHECKERS IN LAUREL.....</b>	<b>8</b>
<b>DSP20023 HEPPE PROPERTY.....</b>	<b>5</b>
<b>DSP-20041 SUTTLAND CARWASH.....</b>	<b>2</b>
<b>MANDATORY REFERRAL NO. MR-1931F.....</b>	<b>3</b>
<b>MR-2036F SOUTHERN K-8.....</b>	<b>13</b>
<b>MR-2037F KENMOOR MIDDLE SCHOOL.....</b>	<b>6</b>
<b>MR-2038F HYATTSVILLE MIDDLE SCHOOL.....</b>	<b>6</b>
<b>MR-2039F WALKER MIDDLE SCHOOL.....</b>	<b>13</b>
<b>MR-2040F DREW FREEMAN MIDDLE SCHOOL.....</b>	<b>7</b>
<b>PLANNING ASSISTANCE TO MUNICIPALITIES AND COMMUNITIES (PAMC).....</b>	<b>3</b>
<b>ROSP-4196-01 MCDONALDS FOREST HEIGHTS.....</b>	<b>10</b>
<b>V-19002 RENARD LAKES (VACATE).....</b>	<b>14</b>

PGCPB AGENDA  
5/13/2021

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-20041 SUTTLAND CARWASH**  
(TCP)  
Council District: 07    Municipality: Morningside  
Location: On the south side of Suitland Road, approximately  
417 feet west of its intersection with Marianne Drive.  
Planning Area: 76A        Zone: C-M/D-D-O/M-I-O  
Gross Acreage: 2.73        Date Accepted: 3/4/2021  
Applicant: Andre Reveley  
**Request: Development of a 4,820-square-foot car wash.**

Planning Board Action Limit: 5/13/2021.

STAFF RECOMMENDATION:

- DSP-20041 – APPROVAL with conditions
- TCP - WITHDRAWN

(BUTLER)

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

6.       **4-19006 CLINTON MARKET PLACE NORTH**  
(TCP)  
Council District: 09    Municipality: None  
Location: Southwest quadrant of the intersection of  
Piscataway Road and Brandywine Road.  
Planning Area: 81A        Zone: M-X-T/M-I-O  
Gross Acreage: 21.27        Date Accepted: 3/9/2021  
Applicant: Piscataway Clinton, LLC  
  
**Request: 136 single-family attached dwellings, 96 two  
family attached units, and 19,178 square feet of  
commercial development.**

Planning Board Action Limit: 5/18/2021

STAFF RECOMMENDATION: APPROVAL of Request  
for Continuance to June 17, 2021.  
(HEATH)

PGCPB AGENDA

5/13/2021

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

BOARD ACTION AND VOTE

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

7. **PLANNING ASSISTANCE TO MUNICIPALITIES AND COMMUNITIES (PAMC)**

Councilmanic Districts: All

**Request: Approve funding to initiate four (4) new PAMC projects: Economic Development Strategy, Retail Analysis and Toolkit, Cultural Heritage Tourism Study, and Age-Friendly Action Plan.**

STAFF RECOMMENDATION: APPROVAL  
(IRMINGER/STACHURA)

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

8. **CONTINUATION/EXPIRATION OF RESERVATIONS**

Recommendations/renewal of four reservations that will expire on June 30, 2021 at various locations. The reservations consist of the following:

- Two for Branch Avenue/Surratts Road Interchange
- Two for the US 301 Upgrade

STAFF RECOMMENDATION: APPROVAL  
(HOWERTON)

PGCPB AGENDA  
SUPPLEMENTAL  
5/13/2021

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

BOARD ACTION AND VOTE

URBAN DESIGN SECTION ITEM (Inquiries call  
301-952-3530)

9. **DRAFT RESOLUTION – CASE HEARD ON**  
**MAY 6, 2021**

PGCPB NO. @ - SDP-1701-05 - TIMOTHY  
BRANCH

STAFF RECOMMENDATION: APPROVAL  
(KOSACK)

PGCPB AGENDA  
5/20/2021

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

BOARD ACTION AND VOTE

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

5.       **DSDS-711 COLLEGE PARK CAR WASH**  
Council District: 01   Municipality: @  
Location: On the north side of the intersection of Sunnyside Avenue and Rhode Island Avenue.  
Planning Area: 61       Zone: I-1  
Gross Acreage: 2.96       Date Accepted: 2/26/2021  
Applicant: Dugoff Properties LLC  
**Request: Departure from sign design standards to allow one additional freestanding sign for a building located less than 40 feet from the street line.**

STAFF RECOMMENDATION: APPROVAL with conditions (SIEVERS)

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

- DSP-20023 HEPPE PROPERTY**  
(TCP)  
Council District: 06   Municipality: None  
Location: On the south side of Westphalia Road, approximately 1,040 feet west of D'arcy road.  
Planning Area: 78       Zone: R-R/M-I-O  
Gross Acreage: 3.82       Date Accepted: 3/23/2021  
Applicant: Strittmatter Land, LLC  
**Request: Construction of 37 residential townhouses.**

Planning Board Action Limit: 6/1/2021

STAFF RECOMMENDATION:

- DSP-20023 - @
- TCP-010-2021 - @

(BISHOP)

PGCPB AGENDA  
5/20/2020

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-2037F KENMOOR MIDDLE SCHOOL**  
Council District: 05 Municipality: None  
Location: 2500 Kenmoor Road, Hyattsville.  
Planning Area: 72 Zone: R-55  
Gross Acreage: 29.35 Date Accepted: 3/26/2021  
Applicant: Board of Education  
**Request: The proposed project consists of a 2-story, 159,661-square foot school on 29.4-acre site. The existing buildings on the site will remain for use.**

Planning Board Action Limit: May 20, 2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant  
(PERRY)

7. **MR-2038F HYATTSVILLE MIDDLE SCHOOL**  
Council District: 02 Municipality: Hyattsville  
Location: 6001 42<sup>nd</sup> Avenue, Hyattsville.  
Planning Area: 68 Zone: R-55  
Gross Acreage: 9.41 Date Accepted: 3/24/2021  
Applicant: Board of Education  
**Request: The proposed project will construct a new Middle School building and parking areas on the existing school site.**

Planning Board Action Limit: May 20, 2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant  
(PERRY)

PGCPB AGENDA  
5/20/2021

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

BOARD ACTION AND VOTE

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

8.       **MR-2040F DREW FREEMAN MIDDLE SCHOOL**  
Council District: 07   Municipality: None  
Location: 2600 Brooks Drive, Suitland.  
Planning Area: 75A       Zone: R-55  
Gross Acreage: 18.43     Date Accepted: 3/22/2021  
Applicant: Board of Education  
**Request: The proposed project consists of a 2-story, 145,000- square foot school on the 18.4 acres site. The existing buildings on the site will be demolished and converted to athletic fields.**

Planning Board Action Limit: 5/20/2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant (HASAN)

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

9.       **DSP-19009-01 WESTPHALIA EAST**  
(TCP)  
Council District: 06   Municipality: None  
Location: On the west side of Melwood Road, approximately 1,388 feet north of MD 4 (Pennsylvania Avenue).  
Planning Area: 78       Zone: M-I-O/M-X-T  
Gross Acreage: 58.03    Date Accepted: 3/16/2021  
Applicant: Westphalia Development  
**Request: An addition of 5,000 square foot community building, various recreational amenities, and lot line adjustments to detailed site plan.**

Planning Board Action Limit: 5/25/2021

STAFF RECOMMENDATION:  
• DSP-19009-01 - @  
• TCP-029-12-14 - @  
(BISHOP)

**TENTATIVE PGCPB AGENDA**

5/20/2021

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

BOARD ACTION AND VOTE

**REMAND BY THE DISTRICT COUNCIL FOR A DETAILED SITE PLAN (Inquiries call 301-952-3530)**

10. **NOTE: THIS CASE WAS APPROVED AT THE PLANNING BOARD MEETING OF OCTOBER 29, 2020 AND REMANDED BY DISTRICT COUNCIL ON MARCH 25, 2021.**

**DSP-20006 CHECKERS LAUREL**

(TCP – EXEMPT)

Council District: 01 Municipality: None

Located on the east side of US 1 (Baltimore Avenue), approximately 400 feet north of its intersection with Mulberry Street. (PA 62)

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

Mar-Chek, Inc., Applicant

**Request: Development of an eating and drinking establishment with drive-through service.**

Action must be taken on or before @.

STAFF RECOMMENDATION: @  
(BOSSI)

**WAIVER OF THE RULES OF PROCEDURE AND VARIATION REQUEST (Inquiries call 301-952-3530)**

11. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 12 (REQUEST A RECONSIDERATION HEARING FOR A PRELIMINARY PLAN).**

**NOTE: By letter dated April 21, 2021, Robert J. Antonetti, Jr. is requesting a Waiver of the Planning Board Rules of Procedure and Variation Request for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).**

**4-08036 BUNTING PROPERTY**

(TCPI/025/08)

Council District: 09 Municipality: None.

Tier: Developing.

Located on the north side southbound Crain Highway, approximately 3,000 linear feet northeast of intersection at Crain Highway and Dyson Road. (PA 85A)

2 Lots, I-1 Zone

(22.97 acres) (7/29/08)

Land Design Inc., Applicant

(@)



**TENTATIVE PGCPB AGENDA**

5/20/2021

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

**BOARD ACTION AND VOTE**

**REQUEST A RECONSIDERATION HEARING FOR A  
PRELIMINARY PLAN (Inquiries call 301-952-3530)**

12. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 11  
(WAIVER OF THE RULES OF PROCEDURE AND  
VARIATION REQUEST).**

**NOTE: This Preliminary Plan of Subdivision was  
APPROVAL by the Planning Board on November 6, 2008  
and the Resolution was mailed out on December 9, 2008.  
Robert J. Antonetti, Jr. requests a reconsideration hearing  
for @.**

**4-08036 BUNTING PROPERTY**

(TCPI/025/08)

Council District: 09 Municipality: None.

Tier: Developing.

Located on the north side southbound Crain Highway, 3,000  
linear feet northeast of intersection at Crain Highway and Dyson  
Road. (PA 85A)

2 Lots, I-1 Zone

(22.97 acres) (7/29/08)

Land Design Inc., Applicant

STAFF RECOMMENDATION: DISCUSSION

(@)

PGCPB AGENDA

5/27/2021

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**

**ROSP-4196-01 MCDONALDS FOREST HEIGHTS (AC)**

Council District: 08 Municipality: Forest Heights  
Located at the southwest intersection of Arapahoe Drive and Livingston Road. (PA 76A)  
(.077 acre) (10/30/2020)

C-M Zone

McDonald's USA, LLC., Applicant

**Request: Revision of a site plan to reconstruct an eating or drinking establishment with drive-through services.**

STAFF RECOMMENDATION:

- ROSP-4196-01 – DISAPPROVAL
- DDS- 678 - @
- AC-20004 – APPROVAL of Section 4.2
- AC-20004 – DISAPPROVAL of Section 4.7 (SPRADLEY)

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

5. **CNU-34625-2020 4919 WHEELER ROAD –OXON HILL**

Council District: 07 Municipality: None  
Location: Located on northeast corner of Wheeler Road and Branaby Lane

Planning Area: 76A Zone: R-R

Gross Acreage: 21.27 Date Accepted: 3/9/2021

Applicant: Cynthia Bulka

**Request: Two existing dwellings on one lot - non-conforming**

STAFF RECOMMENDATION: @  
(BRADEN IV)

**TENTATIVE PGCPB AGENDA**

5/27/2021

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)**

6. **4-20033 SUITLAND SELF STORAGE ZONE**  
(TCP)  
Council District: 06 Municipality: None  
Location: Southeast from the intersection of Forestville Road and Federal Campus Drive, and directly adjacent to northwest of I-95/495.  
Planning Area: 76 Zone: I-1  
Gross Acreage: 1.99 Date Accepted: 3/25/2021  
Applicant: SSZ Suitland Self Storage, LLC  
**Request: 1 Parcel for 115,000 square-feet of industrial and commercial development.**

Planning Board Action Limit: 6/1/2021

STAFF RECOMMENDATION:

- 4-20033 - @
- TCP1-006-2021 - @
- VARIATION – 24-122(a) - @

(HEATH)

7. **4-19051 TIMOTHY BRANCH**  
(TCP)  
Council District: 09 Municipality: None  
Location: On the south side of the intersection of Brandywine Road and Mattawoman Drive.  
Planning Area: 85A Zone: L-A-C/M-I-O  
Gross Acreage: 72.26 Date Accepted: 3/24/2021  
Applicant: Timothy Branch Inc.  
**Request: 212 lots and 7 parcels for development of one family detached and semi-detached dwellings.**

Planning Board Action Limit: 6/2/2021

STAFF RECOMMENDATION:

- 4-19051 - @
- TCP1-151-90-04 - @

(DIAZ-CAMPBELL)

**TENTATIVE PGCPB AGENDA**

6/3/2021

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. **COUNTYWIDE WAYFINDING STUDY UPDATE**

Councilmanic Districts: All

**Request: Briefing**

STAFF RECOMMENDATION: INFORMATION  
(DODGSHON/HARTSFIELD)

**TENTATIVE PGCPB AGENDA**  
6/3/2021

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

BOARD ACTION AND VOTE

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

**MR-2036F SOUTHERN K-8**

Council District: 08    Municipality: None  
Location: Fort Washington Road at East Swan Creek Road.  
Planning Area: 80        Zone: R-O-S  
Gross Acreage: 23.52        Date Accepted: 4/6/2021  
Applicant: Board of Education

**Request: The proposed project consists of new construction of a 4-story, 234,000 square-foot K-8 school.**

Planning Board Action Limit: 6/3/2021

STAFF RECOMMENDATION: Transmit recommendation to Applicant  
(OSEI)

**MR-2039F WALKER MIDDLE SCHOOL**

Council District: 06    Municipality: None  
Location: 800 Karen Boulevard.  
Planning Area: 75A        Zone: R-55  
Gross Acreage: 34.83        Date Accepted: 4/6/2021  
Applicant: Board of Education

**Request: Construction of new two-story school building, softball field, and refurbished multi-purpose athletic field in approximately 145,000 square-foot space.**

Planning Board Action Limit: 6/3/2021

STAFF RECOMMENDATION: Transmit Recommendation to the Applicant  
(THOMPSON)

**TENTATIVE PGCPB AGENDA**

6/3/2021

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

BOARD ACTION AND VOTE

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

**A-10059 DOBSON FARMS**

Council District: 09 Municipality: None  
Location: South side of McKendree Road and the west side  
of MD 301 (Crain Highway).  
Planning Area: 85A Zone: R-A/R-E/R-R/to R-S  
Gross Acreage: 731.70 Date Accepted: 2/17/2021  
Applicant: D.R. Horton

**Request: Change current zone from R-A, R-E, AND R-R  
to R-S zone.**

STAFF RECOMMENDATION: Disapproval  
(SPRADLEY)

VACATION PETITION (Inquiries call 301-952-3530)

**V-19002 RENARD LAKES (VACATE)**

**Petition to vacate the entirety of the Renard Lakes  
Subdivision**

Council District: 09 Municipality: None  
Location: Northwest quadrant of the intersection of US 301  
and Dyson Road.  
Planning Area: 85A Zone: R-S  
Gross Acreage: 34.25 Date Accepted: 4/9/2021  
Applicant: Renard Lakes Holdings, LLC

STAFF RECOMMENDATION: @  
(DICRISTINA)