

**LONG RANGE AGENDA`  
January 27, 2022 – February 17, 2022**

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PGCPB AGENDA

1/27/2022

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

BOARD ACTION AND VOTE

REGULAR AGENDA

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

5. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on May 29, 2008, and is valid through December 31, 2021. Shipley & Horne, P.A., by letter dated May 29, 2015, requested a one-year extension of this approval. This request was approved, and the plan was valid through December 31, 2016. Shipley & Horne, P.A., by letter dated November 5, 2021, requested a two-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2023.**

**4-07055 MELFORD, PHASE 2**

Council District: 04 Municipality: Bowie  
Location: At the northeast quadrant of US 50 and US 301.  
Planning Area: 71B Zone: M-X-T  
Gross Acreage: 176.19 Extension File Date: 11/5/2021  
Applicant: St. John Properties, Inc.

STAFF RECOMMENDATION: @ of a two-year extension  
(GUPTA)

6. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on September 21, 2006, and is valid through December 31, 2021. Edward Gibbs, by letter dated November 9, 2021, requested a six-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2027.**

**4-06016 WOODMORE TOWN CENTRE**

Council District: 05 Municipality: Glenarden  
Location: At the northeast quadrant of I-95 and Route 202.  
Planning Area: 73 Zone: M-X-T  
Gross Acreage: 244.67 Extension File Date: 11/9/2021  
Applicant: WTC Ventures, LLC.

STAFF RECOMMENDATION: APPROVAL of a six-year  
extension  
(HEATH)

PGCPB AGENDA

1/27/2022

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

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

7. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on July 26, 2001, and is valid through December 31, 2021. André J. Gingles, by letter dated November 30, 2021, and supplemental letter dated December 20, 2021, requested a six-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2027.**

**4-01048 NATIONAL HARBOR**

Council District: 08 Municipality: None  
Location: South of the Capital Beltway, at the Woodrow Wilson Bridge & west of Oxon Hill Road.  
Planning Area: 80 Zone: M-X-T/R-M/R-R/I-D-O  
Gross Acreage: 533.47 Extension File Date: 11/30/2021  
Applicant: Peterson Companies, The

STAFF RECOMMENDATION: APPROVAL of a six-year extension  
(DIAZ-CAMPBELL)

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

8. **DSP-21005 QUARLES PETROLEUM SITE 407 (TCP-EXEMPT)**  
Council District: 06 Municipality: None  
Location: At the northwest quadrant of the intersection of Old Marlboro Pike and Grey Eagle Drive.  
Planning Area: 78 Zone: I-1/M-I-O  
Gross Acreage: 0.81 Date Accepted: 11/4/2012  
Applicant: Quarles Petroleum Inc.  
**Request: Change of use from a gas station vehicle repair and service station to a commercial fuel depot, with revised signage.**

Planning Board Action Limit: 1/28/2022

STAFF RECOMMENDATION: APPROVAL with conditions  
(BISHOP)

PGCPB AGENDA

2/3/2022

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

BOARD ACTION AND VOTE

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

5. **December 2021 CYCLE OF AMENDMENTS, 2018 Water and Sewer Service Area Changes**

CR-XX-2021 A Resolution Concerning the 2018 Water and Sewer Plan (September 2021 Cycle of Amendments)

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

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

6. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on February 7, 2008, and is valid through December 31, 2021. Raztec Associates, Inc., by letter dated December 2, 2021, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2022.**

**4-07062 CLINTON VIEW**

Council District: 09 Municipality: None

Location: On the east side of Temple Hill Road, approximately 1,200 feet south of Plata Street.

Planning Area: 81A Zone: R-80

Gross Acreage: 7.36 Extension File Date: 12/2/2021

Applicant: 9111 Temple Hill Development, LLC

STAFF RECOMMENDATION: APPROVAL of a one-year extension (GUPTA)

PGCPB AGENDA

2/3/2022

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

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

7. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on July 24, 2008, and is valid through December 31, 2021. Gingles, LLC, by letter dated November 30, 2021, requested a six-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2027.**

**4-07108 KONTERRA TOWN CENTER EAST**

Council District: 01 Municipality: @

Location: Adjacent to east side of I-95 and bounded by Van Dusen Road to the north and Virginia Manor Drive to the east.

Planning Area: 60 Zone: M-X-T

Gross Acreage: 488.00 Extension File Date: 11/30/2021

Applicant: 1325 G Street Associates, LLP

STAFF RECOMMENDATION: @ of a six-year extension (GUPTA)

8. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on March 31, 1994, and is valid through December 31, 2021. Robert J. Antonetti, Jr., by letter dated October 29, 2021, and email dated December 31, 2021, requested a six-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2027.**

**4-93078 MARLTON, SECTIONS 18-22 (EAST MARLTON)**

Council District: 9 Municipality: None

Location: ½ mile east of the planned intersection of Heathermore Boulevard and Grandhaven Avenue, on the east and west sides of planned East Marlton Avenue.

Planning Area: 82A Zone: R-P-C

Gross Acreage: 181.69 Date Accepted: 10/27/2021

Applicant: Brookfield Washington LLC

STAFF RECOMMENDATION: DISAPPROVAL (DIAZ-CAMPBELL)

PGCPB AGENDA

2/3/2022

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

BOARD ACTION AND VOTE

COMPREHENSIVE DESIGN PLAN (Inquiries call 301-952-3530)

9. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**  
**NOTE: THIS ITEM MUST BE HEARD BEFORE**  
**ITEM @ (PGCPB NO. @).**

**CDP-0501-03 PARKSIDE**

(TCP?)

Council District: 06 Municipality: None

Location: At the intersection of Central Park Drive and  
Rock Spring Drive.

Planning Area: 78 Zone: L-A-C/R-M

Gross Acreage: 729.15 Date Accepted: 10/26/2021

Applicant: Dan Ryan Builders

**Request: Revisions to previously approved CDP to  
reduce the density/number of units of the mixed-  
retirement and commercial development.**

Planning Board Action Limit: 02/03/2022

STAFF RECOMMENDATION: @  
(ZHANG)

10. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM**  
**@ (CDP-0501-03).**

**DRAFT RESOLUTION – CASE HEARD ON**  
**FEBRUARY 3, 2022**

PGCPB NO. @ - CDP-0501-03 PARKSIDE

STAFF RECOMMENDATION: APPROVAL  
(ZHANG)

PGCPB AGENDA  
2/10/2022

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

BOARD ACTION AND VOTE

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

- 4D.     **A-9968-03 NATIONAL CAPITAL BUSINESS PARK**  
Council District: 04   Municipality: None  
Location: On the north side of Leeland Road, approximately  
3,178 feet west of the intersection of US 301.  
Planning Area: 74A       Zone: E-I-A/R-S  
Gross Acreage: 427.30   Date Accepted: 12/17/2021  
Applicant: NCBP, LLC., c/o Manekin

**Request: Amend the current approved Basic Plan to reflect  
5.5 million square feet of warehouse, distribution, office, light  
industrial and manufacturing.**

STAFF RECOMMENDATION: @  
(SIEVERS)

COMPREHENSIVE DESIGN PLAN (Inquiries call 301-952-3530)

5.       **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**

**NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM @  
(PGCPB NO. @).**

**CDP-9705-04 CAMERON GROVE (JOHNSON  
SUNROOM)**  
(TCP)

Council District: 06   Municipality: Bowie  
Location: Southeast of the intersection of MD 214 (Central  
Avenue) and Church Road.  
Planning Area: 74A       Zone:  
Gross Acreage: 200.30   Date Accepted: 11/16/2021  
Applicant: Michelle Clancy

**Request: Single-family dwelling unit with proposed sunroom  
within setbacks.**

Planning Board Action Limit: 2/10/2022

STAFF RECOMMENDATION: @  
(BUTLER)

PGCPB AGENDA  
2/10/2022

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

BOARD ACTION AND VOTE

COMPREHENSIVE DESIGN PLAN (Inquiries call 301-952-3530)

6. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM @ (CDP-9705-04).**

**DRAFT RESOLUTION – CASE HEARD ON  
FEBRUARY 10, 2022**

PGCPB NO. @ - CDP-9705-04 CAMERON GROVE  
(JOHNSON SUNROOM)

STAFF RECOMMENDATION: APPROVAL  
(BUTLER)

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

7. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM @ (PGCPB NO. @).**

**DSP-07057-05 WOODMORE TOWN CENTER, LOT 14  
BLOCK J (GIBBS POOL)**

(TCP)

Council District: 05 Municipality: Glenarden

Location: On the north side of Sir Michael Place,  
approximately 200 feet west of Glenarden Parkway.

Planning Area: 73 Zone: M-X-T

Gross Acreage: 0.14 Date Accepted: 11/16/2021

Applicant: Livewell Outdoors

**Request: Construction of a pool and a hot tub within the  
rear setback of Lot 14 Block J.**

Planning Board Action Limit: 2/10/2022

STAFF RECOMMENDATION: @  
(BISHOP)



PGCPB AGENDA  
2/10/2022

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

BOARD ACTION AND VOTE

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

8. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM @ (DSP-07057-05).**

**DRAFT RESOLUTION – CASE HEARD ON  
FEBRUARY 10, 2022**

PGCPB NO. @ - DSP-07057-05 WOODMORE TOWN  
CENTER, LOT 14 BLOCK J (GIBBS POOL)

STAFF RECOMMENDATION: APPROVAL  
(BISHOP)

SECONDARY AMENDMENT (Inquiries call 301-952-3530)

9. **SA-130001-03 CAFRITZ PROPERTY AT RIVERDALE  
PARK (STATION FOOD HALL)**

Council District: 03 Municipality: Edmonston  
Location: Northwest quadrant of the intersection of Van  
Buren Street and 45<sup>th</sup> Street.

Planning Area: 79 Zone: M-U-TC

Gross Acreage: 37.37 Date Accepted: 12/10/2021

Applicant: CT Building 4 LLC.

**Request: Secondary Amendment to Cafritz property at  
Riverdale Park development plan to allow a food hall  
within the M-U-TC table of uses.**

Planning Board Action Limit: @

STAFF RECOMMENDATION: @  
(SIEVERS)

PGCPB AGENDA

2/10/2022

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

BOARD ACTION AND VOTE

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

10. **MR-2023F TPE MARYLAND SOLAR HOLDINGS, LLC**  
Council District: 09 Municipality: None  
Location: 11211 Tippet Road Clinton  
Planning Area: 81B Zone: R-E  
Gross Acreage: 16.87 Date Accepted: 12/15/2021  
Applicant: TPE Maryland Solar Holdings, LLC  
**Request: Development of a community solar project with solar array**  
Planning Board Action Limit: 2/10/2022

STAFF RECOMMENDATION: Transmit Recommendation to Applicant  
(OSEI)

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

11. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 2, 2021.**

**4-20035 RIDGES AT OLD CHAPEL**  
(TCP) (VARIANCE)  
Council District: 04 Municipality: None  
Location: On the south side of Old Chapel Road approximately 400 feet east of its intersection with High Bridge Road.  
Planning Area: 71A Zone: R-R  
Gross Acreage: 12.67 Date Accepted: 9/24/2021  
Applicant: Maryland Fine Homes, LLC  
**Request: A conservation subdivision of 16 lots and 3 parcels for the development of 16 single-family detached dwellings.**

Planning Board Action Limit: 2/26/2022

STAFF RECOMMENDATION:  
• 4-20035 – DISAPPROVAL  
• TCP1-017-2021 – DISAPPROVAL  
• VARIANCE – DISAPPROVAL  
(DIAZ-CAMPBELL)

PGCPB AGENDA  
2/17/2022

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**

**SE-4846 ROYAL FARMS #393**

Council District: 02 Municipality: Hyattsville  
Location: At the southwest quadrant of MD 410 (East West Highway) and Riggs Road.  
Planning Area: 65 Zone: C-S-C  
Gross Acreage: 1.90 Date Accepted: 11/18/2021  
Applicant: RF East West Hyattsville, LLC  
**Request: Special exception for food and beverage store in combination with a gas station.**

STAFF RECOMMENDATION: @  
(SIEVERS)

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

**SDP-0519-01 BRANDYWINE VILLAGE**

(TCP2-126-98)  
Council District: 09 Municipality: None  
Location: In the southwestern quadrant of the intersection of Crain Highway and Chadds Ford Drive.  
Planning Area: 85A Zone: L-A-C  
Gross Acreage: 18.37 Date Accepted: 11/30/2021  
Applicant: ZP No. 140, LLC.  
**Request: Construction of approximately 97,597 square feet of office and retail uses in an integrated shopping center.**

Action must be taken on or before 2/23/2022.

STAFF RECOMMENDATION: @  
(BISHOP)

PGCPB AGENDA

2/17/2022

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)

**4-21023 BRINKLEY ROAD APARTMENTS**

(TCP)

Council District: 08 Municipality: None

Location: On the north side of Brinkley Road,  
approximately .20 mile east of its intersection with MD 414  
and I-495.

Planning Area: 76B Zone: R-10/R-30C

Gross Acreage: 5.18 Date Accepted: 10/29/2021

Applicant: David Shaool

**Request: One parcel for the development of 105  
multifamily dwelling units.**

Planning Board Action Limit: 04/01/2022

STAFF RECOMMENDATION:

- 4-21023 – @
- TCP1-018-2021 – @

(HEATH)

RECONSIDERATION OF A PRELIMINARY PLAN (Inquiries call  
(301) 952-3530)

**NOTE: This Preliminary Plan was APPROVED by the  
Planning Board on October 2, 2014, and the Resolution was  
mailed out on October 28, 2014. Edward C. Gibbs, Jr.  
requests a reconsideration of Conditions 10, 11, 15, 16, and  
33. The request was granted at the Planning Board  
meeting of December 16, 2021. This hearing is on the merits  
of that request.**

**4-11004 STEPHEN'S CROSSING AT BRANDYWINE**

(TCP1-007-12-01) (VARIATIONS) (VARIANCE)

Council District: 09 Municipality: None

Location: At the southeast corner of Crain Highway (US 301)  
and Brandywine Road (MD 381)

Planning Area: 85A Zone: M-X-T/M-I-O

Gross Acreage: 169.34 Date Received: 11/22/2021

Applicant: Route 301 Industrial CPI Limited Partnership

STAFF RECOMMENDATION: @

(DIAZ-CAMPBELL)

PGCPB AGENDA

2/17/2021

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

BOARD ACTION AND VOTE

RECONSIDERATION OF A PRELIMINARY PLAN (Inquiries call (301) 952-3530)

**NOTE: This Preliminary Plan was APPROVED by the Planning Board on December 3, 2015, and the Resolution was mailed out on January 12, 2016. Edward C. Gibbs, Jr. requests a reconsideration of Conditions 3, 4, 8, and 9. The request was granted at the Planning Board meeting of December 16, 2021. This hearing is on the merits of that request.**

**4-15011 STEPHEN'S CROSSING AT BRANDYWINE, OUTLOT W**

(TCP1-007-12-02) (VARIATIONS) (VARIANCE)

Council District: 09 Municipality: None

Location: At the southwest corner of Missouri Avenue and Cattail Way.

Planning Area: 85A Zone: M-X-T

Gross Acreage: 7.12 Date Received: 11/22/2021

Applicant: Route 301 Industrial CPI Limited Partnership

STAFF RECOMMENDATION: @  
(DIAZ-CAMPBELL)

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

**NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on April 8, 2010, and is valid through December 31, 2021. Thomas H. Haller, by letter dated December 28, 2021, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2022.**

**4-08060 GRANDE VISTA**

Council District: 08 Municipality: None.

Location: On the west side of Clay Drive, approximately 500 feet north

of its intersection with Potomac Valley Drive.

Planning Area: 80 Zone: R-R Zone

Gross Acreage: 18.36 Extension File Date:

Applicant: Grande Vista, LLC

STAFF RECOMMENDATION: @ of a @-year extension  
(DIAZ-CAMPBELL)