



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

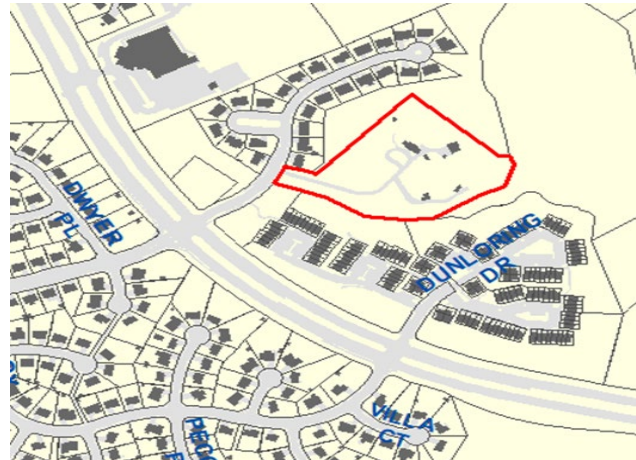
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

# Departure from Design Standards Wellspring Manor and Spa

## DDS-674

REQUEST	STAFF RECOMMENDATION
A departure from design standards pursuant to Section 27-239.01, to allow an 8-foot reduction in driveway width for a bed and breakfast inn.	APPROVAL with conditions

<b>Location:</b> On the east side of Drumsheugh Lane and about 400 feet north of the intersection of Largo Road (MD 202) and Mount Lubentia Way.	
Gross Acreage:	7.35
Zone:	R-R/R-S
Gross Floor Area:	N/A
Lots:	1
Parcels:	0
Planning Area:	73
Council District:	06
Election District:	07
Municipality:	N/A
200-Scale Base Map:	201SE10
<b>Applicant/Address:</b> Wellspring Manor & Spa 1311 Drumsheugh Lane Upper Marlboro, MD 20774	
<b>Staff Reviewer:</b> Sam Braden IV <b>Phone Number:</b> 301-952-3411 <b>Email:</b> Sam.BradenIV@ppd.mncppc.org	



Planning Board Date:	04/01/2021
Planning Board Action Limit:	N/A
Staff Report Date:	03/17/2021
Date Accepted:	01/26/2021
Informational Mailing:	08/03/2020
Acceptance Mailing:	01/25/2021
Sign Posting Deadline:	03/02/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Departure from Design Standards DDS-674  
Wellspring Manor and Spa

The Zoning staff has reviewed the departure from design standards for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

**EVALUATION**

This departure from design standards was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of prior approvals;
- b. The requirements of the Prince George's County Zoning Ordinance;
- c. The requirements of the 2010 Prince George's County Landscape Manual;
- d. The requirements of the Tree Canopy Coverage Ordinance;
- e. Referral comments

**FINDINGS**

1. **Request:** The applicant requests a departure from design standards to allow a driveway width reduction of eight feet for a bed and breakfast inn, pursuant to Section 27-239.01 of the Prince George's County Zoning Ordinance.

Pursuant to Section 27-560 of the Zoning Ordinance, a 22-foot width is the normal requirement for two-way driveway traffic. However, the applicant is proposing a variable width driveway that measures 14 to 22 feet wide. The applicant plans to install ground-level signage (speed and yield), as well as widening the driveway 18 to 20 feet at the natural curve of the driveway, to facilitate the safety of all visitors and guests.

2. **Development Data Summary:** The following chart summarizes the approved development for the subject property.

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-R	R-R
Use(s)	Residential	Commercial
Total Acreage	7.35	7.35
Lot	1	1
Dwelling units	1	1
Suites	0	6
Gross Floor Area	320,695 sq. ft.	320,695 sq. ft.
Parking		
	Required	Proposed
Number of Parking Spaces Required	6	7 (including 1 ADA accessible)

3. **Location:** The subject site, known as Lot 27, is dual zoned in the Rural Residential Zone, located east of Drumsheugh Lane and about 400 feet north of the intersection of Largo Road (MD 202) and Mount Lubentia Way. The site is accessed by an existing driveway for ingress/egress from Drumsheugh Lane.
4. **Surrounding Uses:** Specifically, the subject site is located at 11311 Drumsheugh Lane, and is surrounded by one-family detached dwelling units to the north and beyond Drumsheugh Lane to the west, one-family attached dwellings to the south, and undeveloped property to the east all in the in the Residential Suburban Development Zone.
5. **Previous Approvals:** Special Exception SE-4585 was filed for a funeral parlor for the property in conjunction with a Departure of Design Standards, DDS-574, for setback for access to a loading space, and Alternative Compliance application, AC-06023, for buffering incompatible uses. This application was dismissed on March 20, 2013 and is not applicable to the subject application.
6. **Design Features:** The applicant proposes a conversion of the single-family residence to a commercial use, specifically, a bed and breakfast inn with a spa. The bed and breakfast inn will be in the existing residence located in the central portion of the site. The subject property will be owner occupied and managed. There will be 5 suites available for a maximum occupancy of 12 guests. The submitted site plan also shows a parking compound with six parking spaces and one Americans with Disabilities Act accessible space.

The subject site's current site plan indicates that the driveway width ranges from 14 to 22 feet. The site has a single access point off Drumsheugh Lane, a residential roadway that is not a through street. The site has an existing two-way vehicular residential driveway with no existing pedestrian (sidewalks) or bicycle facilities. There are no proposed sidewalks. The driveway connects to a 16-foot-wide vehicular turn around in front of the bed and breakfast inn.

7. **Prince George's County Zoning Ordinance Requirements:** The criteria for approval of a departure from design standards is set forth in Section 27-239.01(7) of the Zoning Ordinance, which states:

**(A) In order for the Planning Board to grant the departure, it shall make the following findings:**

**(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;**

The applicant is proposing to convert the legally existing single-family dwelling to an owner occupied and managed bed and breakfast inn. The existing driveway on the property is 14 to 22 feet wide and is sufficient for a residential driveway. The applicant intends to comply with specific use requirements of Section 27-445.13(a), for a bed and breakfast inn, which requires that such a use of property shall be residential in nature and all that entails. However, with the conversion of the residential home to a bed and breakfast inn, the requirement for access to the property for two-way traffic is 22 feet in width. The code does allow for 20-foot-wide driveways when not adjacent to parking. The applicant has indicated that the bed and breakfast inn will have five suites available for occupancy, and there will be a minimal number of cars on the premises at one time. The applicant states that even though the driveway does not meet requirements, the existing driveway easily satisfies the intended use, a bed and breakfast inn. The applicant's request for an eight-foot variance in the width requirement for the driveway meets the goal of maintaining a residential appearance. As such, although the business expects low volumes of traffic, to ensure low speeds, the applicant will:

- Install easily seen alternating ground-level signage, including one 9"x12" sign that denotes "10 MPH" and another that denotes "Caution: Drive Slowly" every 20 to 25 feet along the entire driveway.
- In addition, the applicant will install a "Yield Proceed Slowly" sign at the site access to remind exiting vehicles to yield to any oncoming traffic from Drumsheugh Lane. It has been noted that Drumsheugh Lane is a residential road that is not a through street and therefore, a low traffic road.
- Widen the driveway, at its curve, to 19 feet. This will allow for bi-directional traffic to have room to pass and would retain the residential character and use of the driveway.

**(ii) The departure is the minimum necessary, given the specific circumstances of the request.**

A bed and breakfast inn is permitted on the site and subject to additional requirements for specific uses, as described in Section 27.445.13. The requirements for a bed and breakfast inn are designed to limit the appearance of the commercial operation. Maintaining a narrow drive will help meet these requirements. The requested eight-foot departure is the minimum necessary, as the applicant will provide signs and widen the driveway at the curve to ensure safety and functionality for two-way traffic. Maintaining the existing driveway width will be

more compatible with the surrounding neighborhood as it will maintain a more residential feel and appearance. Staff finds that these measures will allow the applicant to retain the residential character and use of the driveway, while addressing the functionality issues of a 14 to 15-foot-wide driveway that has to accommodate two-way traffic. It is also noted that before approval of any Use and Occupancy or grading permit, the applicant shall comply with the Prince George's County Department of Public Works and Transportation (DPW&T) standards for commercial driveway curb cuts at the vehicular entrance from Drumsheugh Lane. The standard commercial curb cut is 30 feet wide unless a waiver from DPW&T is approved.

Staff finds access, circulation, and the parking area within the subject site appropriate and consistent with requirements.

The applicant has indicated that the proposed bed and breakfast inn will comply with access, circulation, and parking standards, and the approval of this departure to allow for a reduction in the driveway width is the minimum necessary to facilitate the proposed use. However, given the driveway is comparably longer than the adjacent properties and turns in direction, staff recommends widening the small middle portion of the driveway, where the curve is located, to 18 to 20 feet, in order to avoid any possible accidents at the turn. It is also noted that at time of permit, the applicant shall follow DPW&T standards for commercial driveways and provide a minimum driveway width of 30 feet at Drumsheugh Lane or obtain a waiver.

**(iii) The departure is necessary in order to alleviate circumstances, which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;**

The single-family dwelling and existing driveway were built circa 1953, and the proposed uses will maintain the existing open space, landscaping, and tree lines on the property without changing its residential appearance. The departure from design standards for the driveway width is necessary to preserve this landscaping and enhance its historic footprint and significant visual appeal within the community.

**(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.**

This departure will not impair the visual, functional, or environmental quality or integrity of the site. The widening of the entire asphalt driveway would require the removal of the current landscaping and would detract from the scenic and aesthetic appeal, which are unique to this property. The existing driveway will remain, with only widening at the curve, and the residential appearance and integrity of the site will be maintained while also maintaining the functionality.

- 8. 2010 Prince George's County Landscape Manual:** In accordance with Section 27-450, Landscaping, screening, and buffering, of the Zoning Ordinance, the proposed development is subject to the 2010 *Prince George's County Landscape Manual*. Specifically, Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape

Requirements, apply to this site. Conformance with the applicable landscaping requirements will be reviewed at the time of permit application.

9. **Tree Canopy Coverage Ordinance:** This application is exempt from the requirements of the Tree Canopy Coverage Ordinance because the project proposes less than 5,000 square feet of site disturbance.
10. **Referrals:** The relevant comments submitted for this application were included in this technical staff report. The following referral memorandums were received, and are incorporated by reference herein:
  - Subdivision Section dated February 26, 2021 (Diaz-Campbell to Braden)
  - Environmental Planning Section dated February 26, 2021 (Nichols to Braden)
  - Prince George’s County Department of Permitting, Inspections and Enforcement dated March 1, 2021 (Giles to Braden)
  - Community Planning Section dated March 1, 2021 (Garnaas-Holmes to Braden)
  - Historic Preservation Section dated March 1, 2021 (Stabler to Braden)
  - Urban Design Section dated March 2, 2021 (Bishop to Braden)
  - Transportation Planning Section dated March 5, 2021 (Howerton to Braden)

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Zoning staff recommends that the Planning Board adopt the findings of this report and APPROVE Departure from Design Standards DDS-674 for Wellspring Manor and Spa, subject to the following condition:

1. Prior to certification of the departure site plans, the plans shall be revised to:
  - a. Install easily seen alternating ground-level signage, including one 9”x12” sign that denotes “10 MPH” and another that denotes “Caution: Drive Slowly” every 20 to 25 feet along the entire driveway.
  - b. In addition, the applicant will install a “Yield Proceed Slowly” sign at the site access to remind exiting vehicles to yield to any oncoming traffic from Drumsheugh Lane. It has been noted that Drumsheugh Lane is a residential road that is not a through street and therefore, a low traffic road.
  - c. Widen the driveway, at its curve, to 19 feet. This will allow for bi-directional traffic to have room to pass and would retain the residential character and use of the driveway.

ITEM: 5

CASE: DDS-674

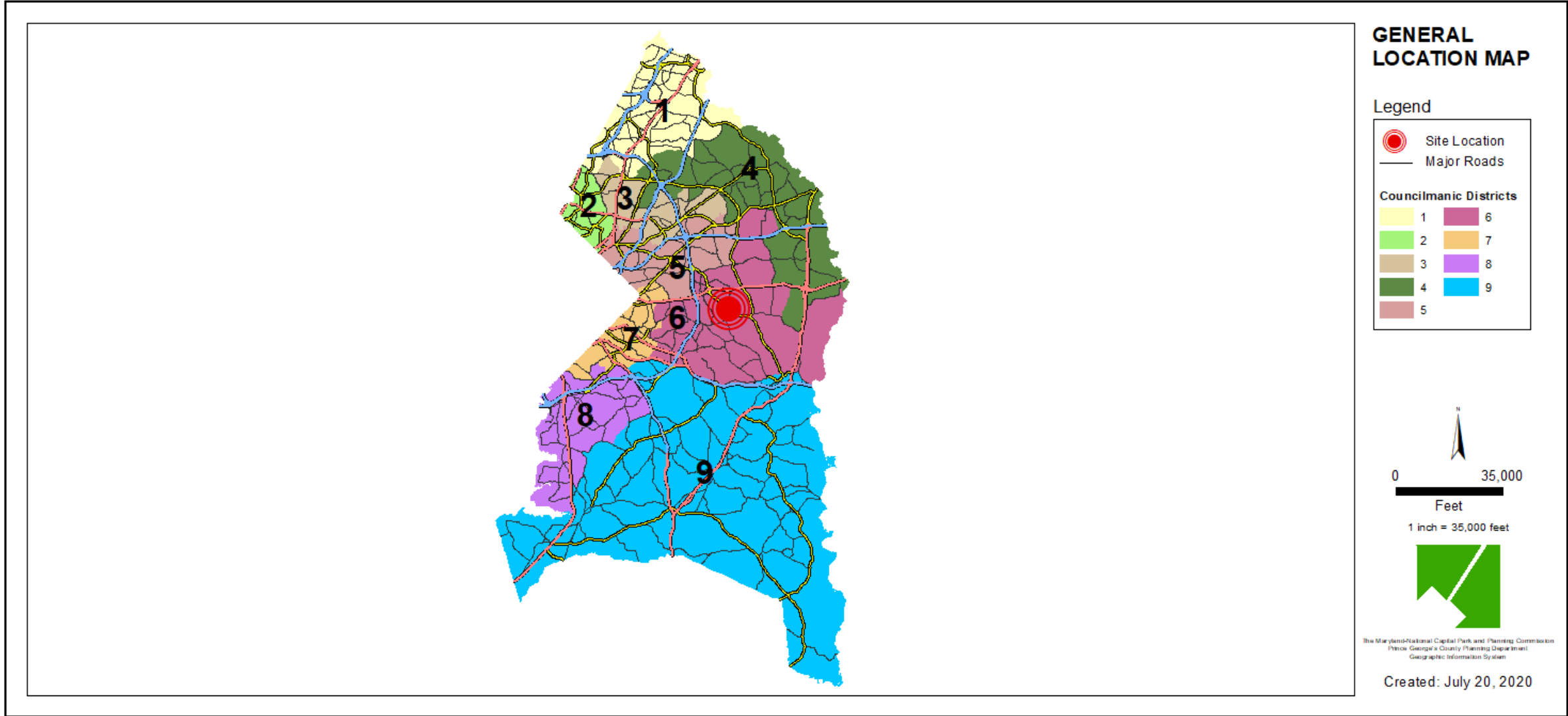
# WELLSPRING MANOR & SPA

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

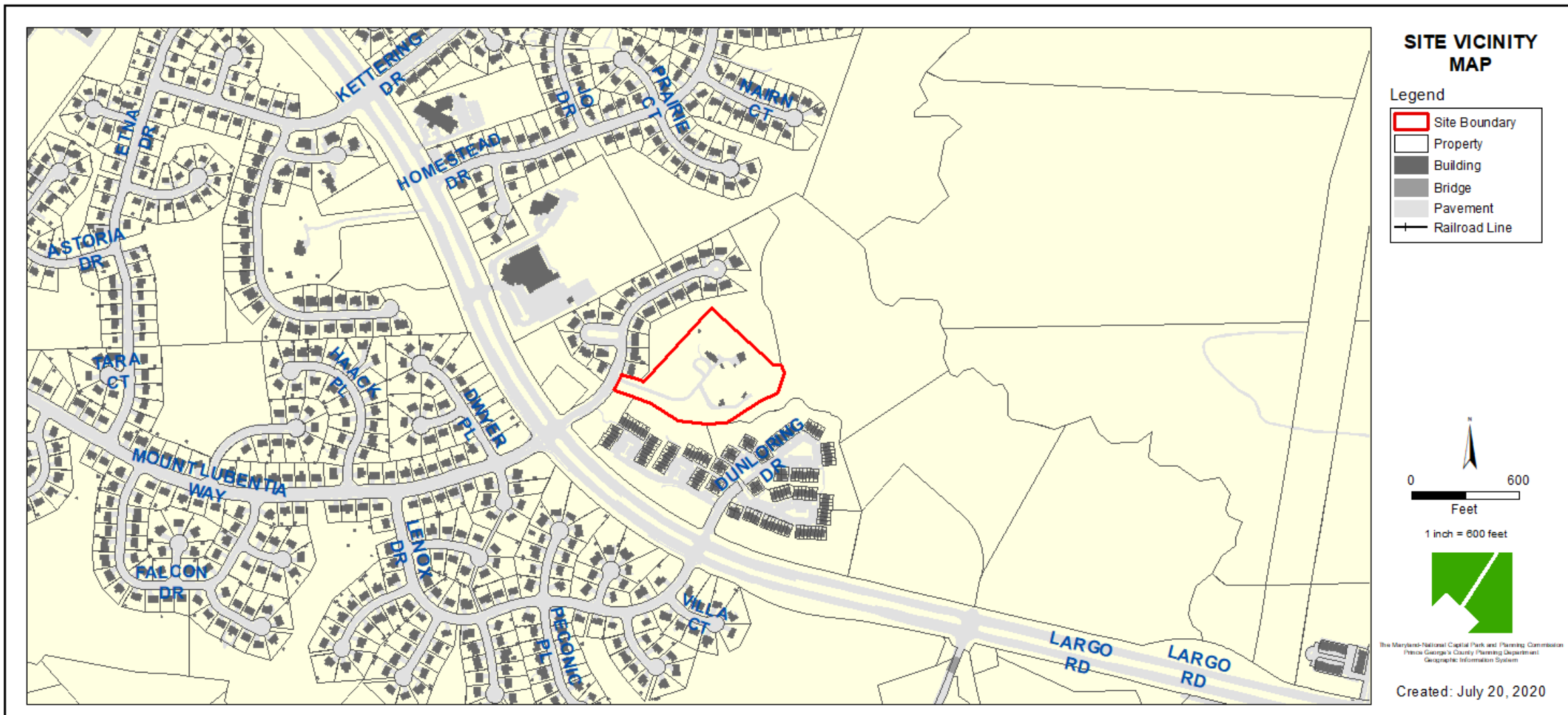




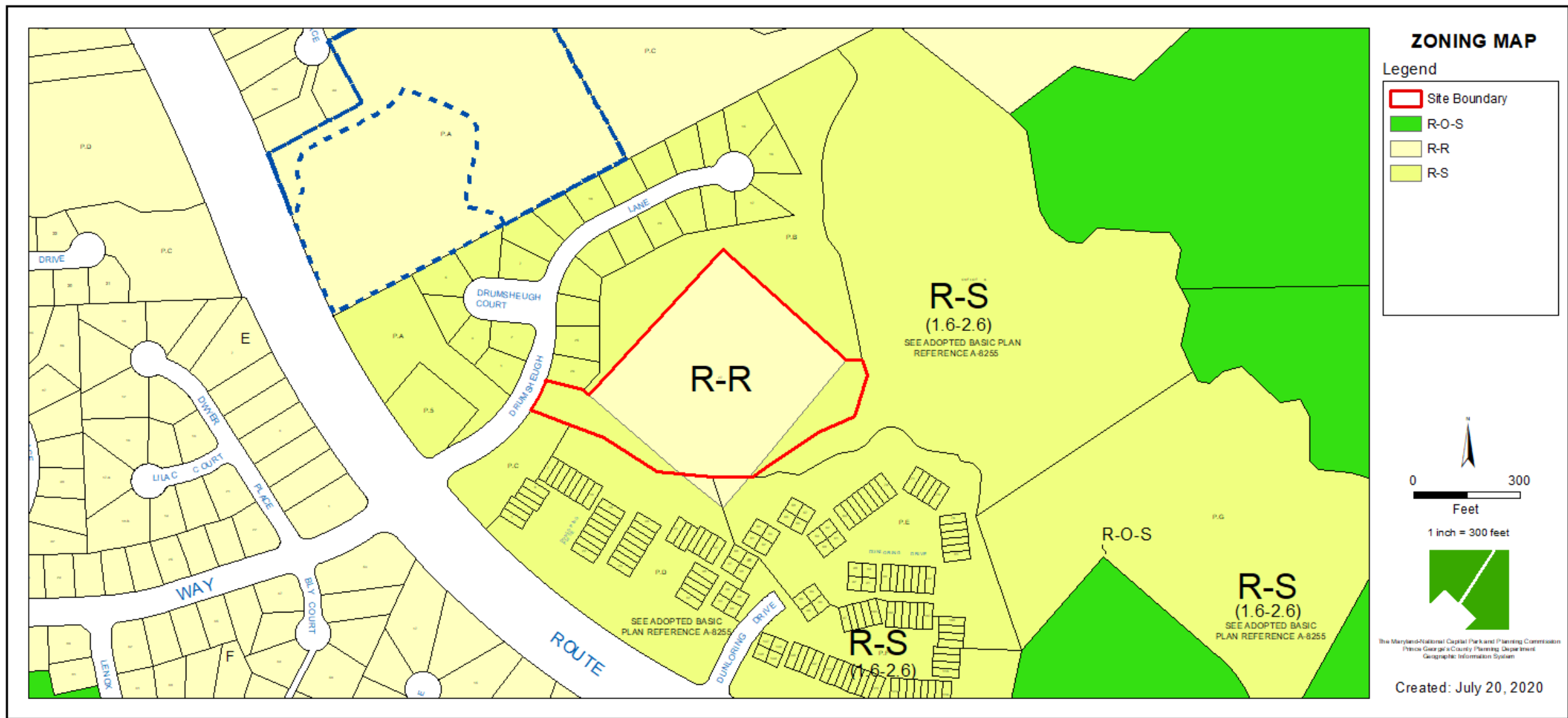
# GENERAL LOCATION MAP



# SITE VICINITY



# ZONING MAP





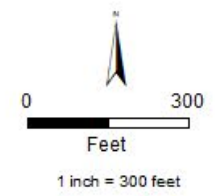
# AERIAL MAP



## AERIAL MAP

### Legend

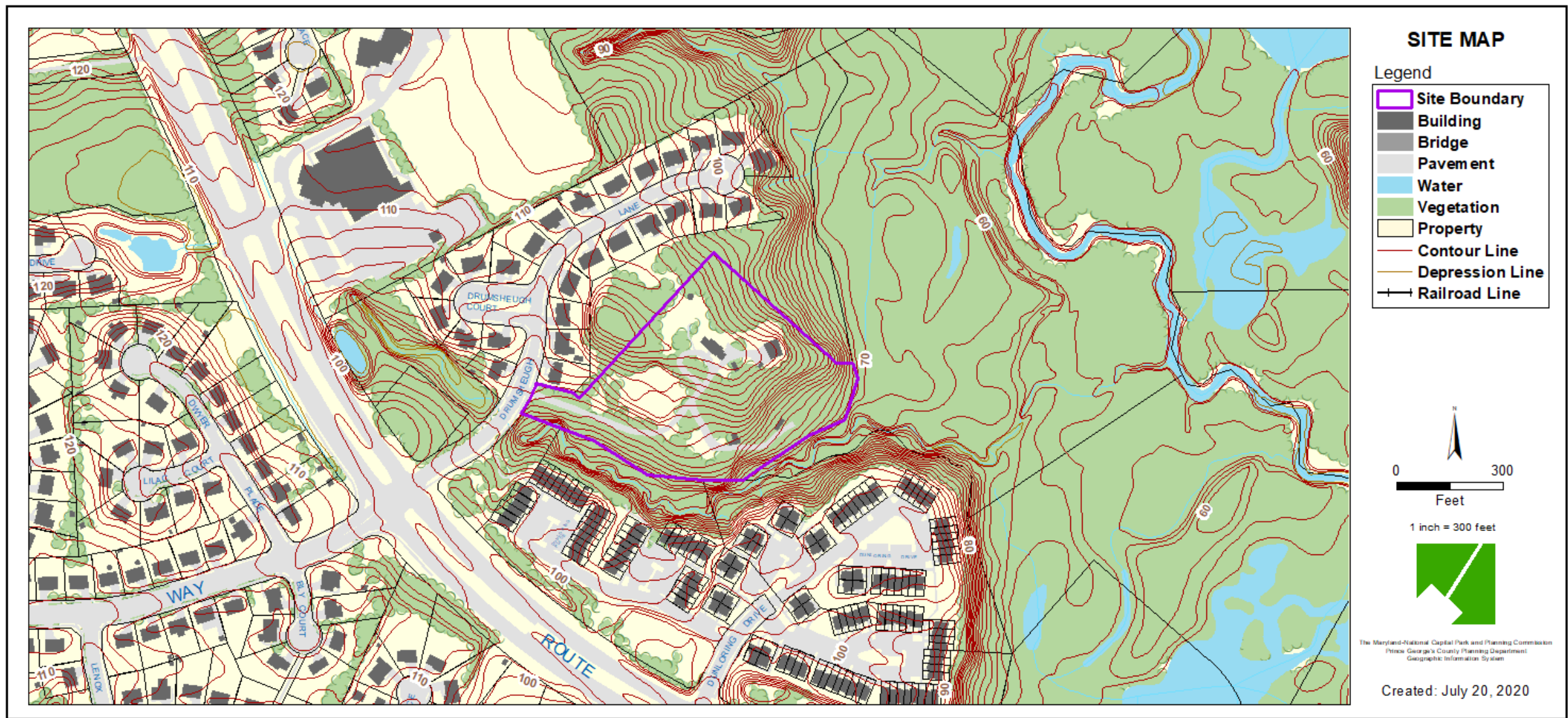
-  Site Boundary
  -  Property
- IMAGERY FROM  
EARLY 2020



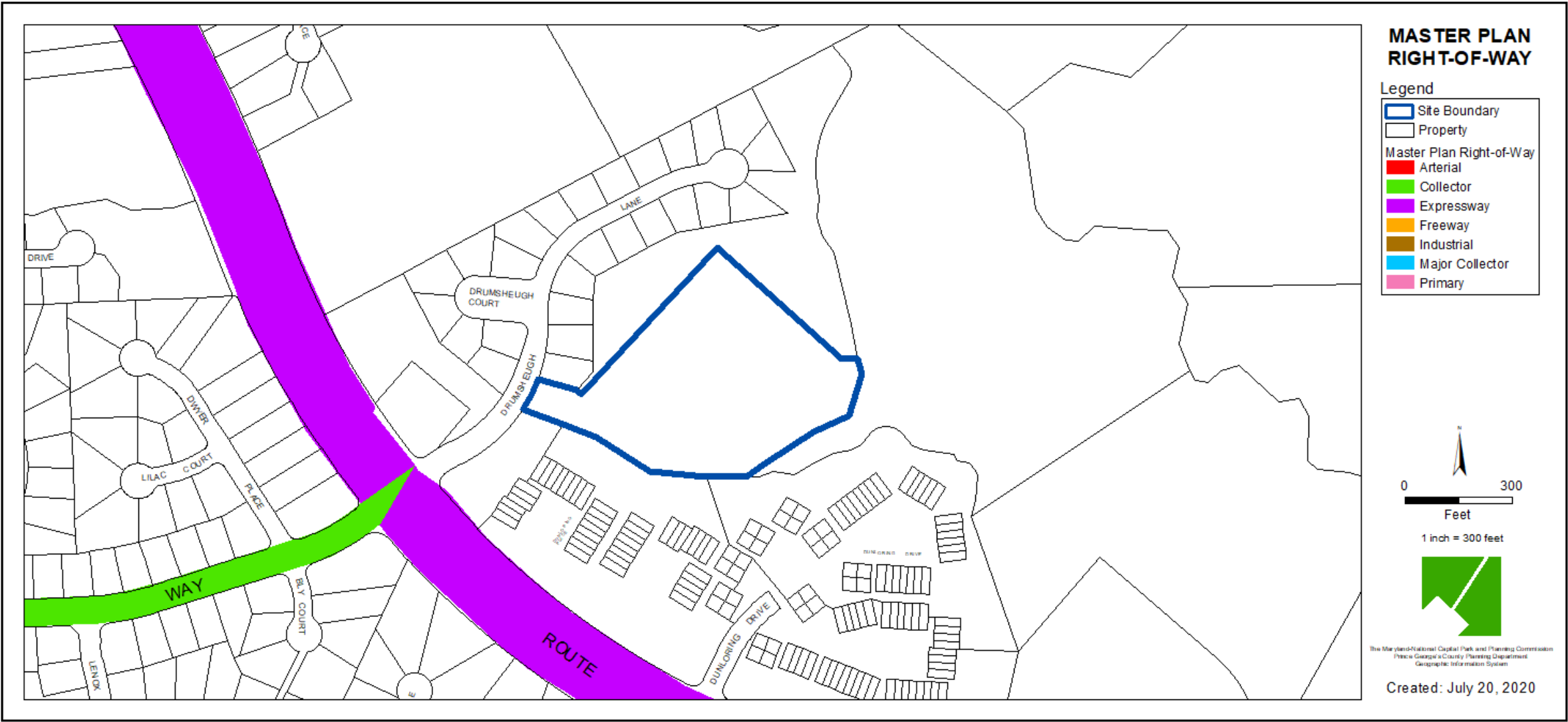
  
The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Geographic Information System

Created: July 20, 2020

# SITE MAP



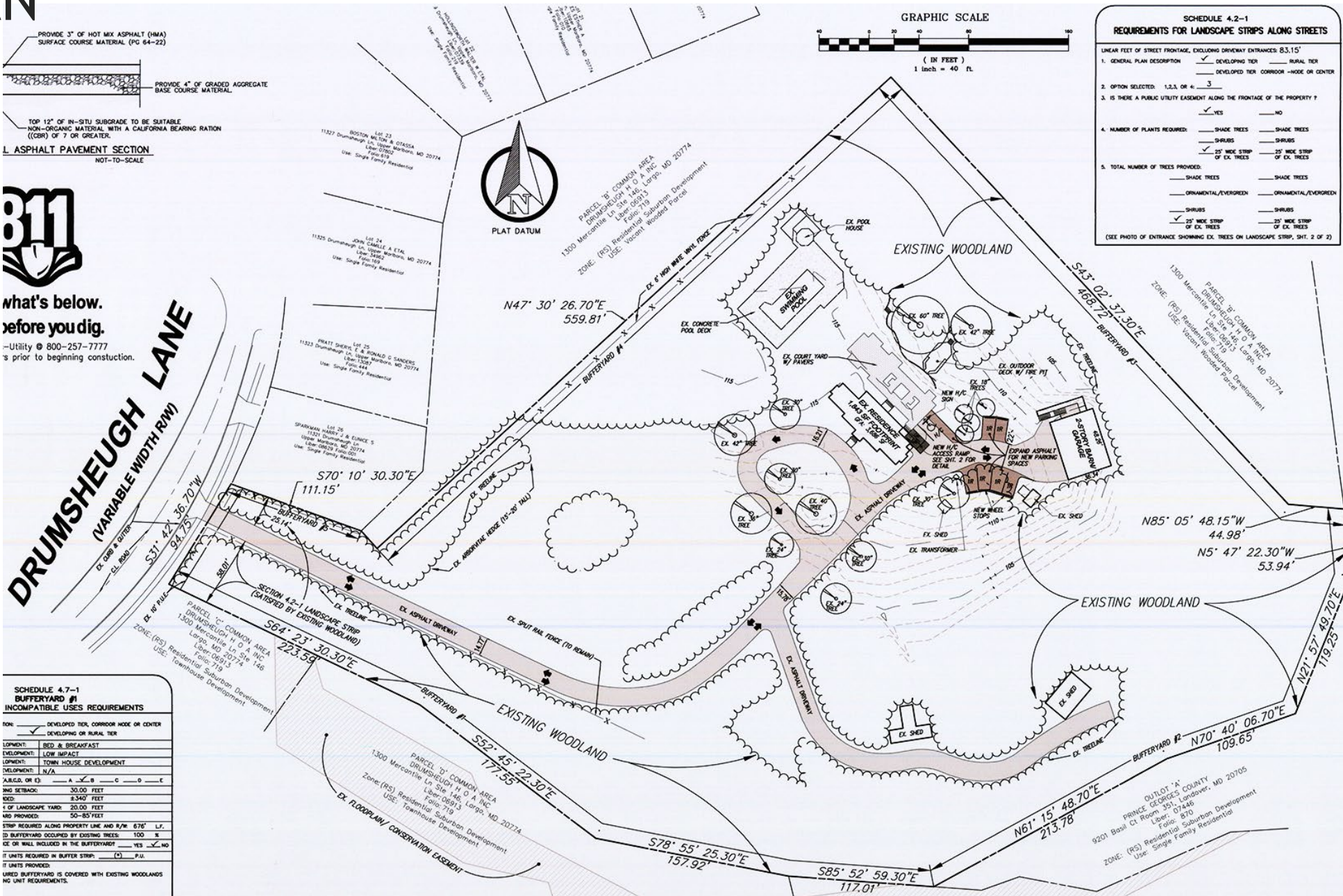
# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# SITE PLAN







**IN RE:** Application & Statement of Justification for  
Departure from Design Standards

**APPLICANT:** Lisa Alexander & Kevin Alexander

**PROPERTY ADDRESS:** 11311 Drumsheugh Lane, Upper Marlboro, MD 20774

**OCCUPANCY PERMIT:** 18355-2018-U

**AGENT:** Scudder Legal

**STATEMENT OF JUSTIFICATION FOR A  
DEPARTURE FROM DESIGN STANDARDS  
(DDS-674)**

This application is a request for a Departure from Design Standards (hereinafter referred to as “DDS”) pursuant to Prince George’s County Zoning Ordinance Section 27-239.01 for a property located at 11311 Drumsheugh Lane, Upper Marlboro, MD 20774. Lisa and Kevin Alexander (hereinafter referred to as the “Applicants”) are the property owners and they seek approval of a DDS to operate a Bed and Breakfast with a spa at the above-mentioned property. The Applicants have satisfied a majority of the building plan requirements identified in the “Maryland National Capital Park and Planning Commission Permit Review Section” Memorandum, (hereinafter referred to as “MNCPPC Permit Review”) dated May 10, 2018, but now seek a departure from design standards to resolve the remaining items indicated.

The subject property can be described as Lot 27, “Part Resub of Outlot A”, in the Subdivision known as “Drumshugh Plat 6”. The property consists of 7.35 acres in the R-R Zone (Residential Rural Zone). The property is located in Councilmanic District 6 and is within the boundaries of approved 1990 Master Plan and adopted SMA for Largo-Lottsford, Planning Area 73. It appears that a previous DDS-574 was approved for the property in conjunction with SE-4485 which was ultimately dismissed. AC-06023 was also approved relating to this property.

The Zoning Ordinance at Section 27-239.01 addresses the requirements for a Departure from Design Standards. Section 27-239.01(a)(1) states in pertinent part: “A *departure from the design standards contained in Part 11 or Part 12 of this Subtitle or contained in the Landscape Manual may be permitted by the Planning Board or Planning Director, if authorized, in accordance with the provisions of this Section.*”

Pursuant to the authority granted to the Planning Board or Planning Director in the Zoning Ordinance Section 27-239.01, the Applicants now seek the approval of a Departure from Design Standards contained in the Zoning Ordinance. An approval of this Departure from Design Standards will satisfy the Applicants’ outstanding M-NCPPC Permit Review comments. The Applicants are requesting a departure relative to the property’s driveway width. The property is currently zoned R-R for Rural Residential and R-S for Residential Suburban Development.

The Zoning Ordinance Section 27-239.01(7)(A) further states the required findings for the Planning Board’s granting of a departure. (See the below mentioned requirements.)

**(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal; and (ii) The departure is the minimum necessary, given the specific circumstances of the request;**

The driveways for residential neighborhoods must be constructed where they are offset to the side of the house pursuant to the Zoning Ordinance 27-560. The requirement under Zoning Ordinance 27-560 is a width between 11’ - 22’ for a one-way driveway depending on if it’s parallel, 30 degrees, 45 degrees, 60 degrees, or 90 degrees. The Ordinance further indicates that the requirement for a two-way traffic driveway is 22’ width. The Applicants’ current site plan indicates that the driveway on the property will be 14’-15’ wide but will not allow for two-way traffic. Irrespective of the driveway’s failure to meet those requirements, the intended use of this property

as a Bed and Breakfast can easily be satisfied with a one-way driveway that measures 14'-15' feet in width for use by guests. The Applicants' DDS request for an 8' variance in the width requirement for the driveway and use of a one-way traffic driveway is the minimum necessary, given the specific circumstances of this request.

As previously noted, the Applicants are proposing to utilize the property as a Bed & Breakfast which will be owner occupied and managed. It should be noted that the bed and breakfast will have 5 suites available for a maximum occupancy of 12 guests and there will be an insignificant number of cars on the premises at one time. Widening the driveway for two-way traffic would detract from the residential feel and create a more commercialized feel on the property. Hence, the surrounding community and the Applicant's goal to maintain a residential appearance would be better served by the Applicants' proposal in the requested DDS to maintain a one-way driveway that is between 14'-15' wide.

### **Additional Relevant Operational Considerations**

As noted, the proposed Bed and Breakfast will accommodate a maximum of 12 overnight patrons with guests typically arriving in parties of two or more; therefore the anticipated number of guest vehicles is expected to consistently be less than 12 and closer to an average of 5-6 cars at any given time and deemed "low traffic." Given the anticipated on-site amenities aimed at encouraging guest relaxation and disconnection from external distractions, it is also expected that guests will specifically seek out this property with the goal of remaining on the grounds rather than seeking out amenities elsewhere (off property). This factor will further contribute to minimal traffic flowing on and off of the property on a consistent basis. Furthermore, guests are expected to arrive/check-in and exit/check-out at consistent times (12 noon – 2:00 pm) thereby reducing the

frequency and likelihood of bi-directional traffic on the driveway. Notwithstanding the minimal likelihood of bi-directional traffic on a regular or consistent basis, the Applicants are prepared to take the following actions to facilitate the safety of all visitors and guests:

- Install easily-seen, alternating ground-level signage (9"x12") every 20-25 feet along the entire length of the driveway denoting "10 MPH" and instructing drivers to "Caution: Drive Slowly" (as shown on Exhibits B & C);
- Install a "Yield Proceed Slowly" (Exhibit D) sign at end of the driveway to remind exiting vehicles to yield and await any possible oncoming traffic on Drumsheugh Lane. It should be noted that Drumsheugh Lane is not a through street and is, in and of itself, a low-traffic roadway largely driven on by residents and their guests; and
- Widen the driveway to 18-20 feet at the natural curve of the driveway (marked on Exhibit A) to: 1) allow for the safe, albeit unlikely occurrence of bi-directional traffic; 2) retain the residential character and use of the driveway, and; 3) limit the disturbance and removal of existing landscaping.

It should also be noted that, with respect to a Bed and Breakfast, the Zoning Ordinance includes additional requirements for specific uses, and this is one such use. According to Section 27-445.13(a), a bed-and-breakfast inn is permitted subject to the following:

- (1) The primary use of the structure and property shall be residential, and the property shall be owner-occupied and managed. No more than two nonresident persons may be employed on the premises.
- (2) Interior residential features shall be retained in a manner that will allow re-conversion to a residential use, and the maximum number of guest rooms shall be eight (8).

- (3) Meals shall be served only to customers who are actually using the bed-and-breakfast inn accommodations overnight, nonpaying residents, or their bona fide guests.
- (4) Parking shall be provided on site with one additional space required for each room that is available to be rented.
- (5) A bed-and-breakfast inn shall not have any sign or other evidence of its use except one (1) sign not exceeding 2 feet by 3 feet in area, which may be double-faced and illuminated but no internally illuminated or back-lit signs are permitted. Other than an authorized sign, the bed-and-breakfast inn shall be maintained and landscaped to eliminate outward signs of transient use, and shall be compatible with the neighborhood surroundings.

The proposed bed and breakfast will comply with all the above standards.

**(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;**

The subject property's structure has been in existence since 1953 which is likely around the same time that the driveway was constructed. The property also maintains several grassy areas. Applicants' "Site and Landscape Plan for Bed & Breakfast" indicates several hedges and tree lines, trees and woodlands that will be or are already incorporated on the property. (See attached Site and Landscape Plan). Additionally, the Applicants indicate on the Handicap Access Plan & Details Sheet an example of the landscape strip with a photo which will be located at the edge of the driveway on Drumsheugh Lane. Given the property's historic nature and years of maintaining its residential appearance and detailed landscaping plan, the approval of the requested departure from design standards for the driveway is necessary to preserve its historic footprint and significant visual appeal within the community.

**(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.**

As previously mentioned, the Applicants' have detailed landscape plans and driveway widths identified on the site/landscape plan. Accordingly, the development and proposed use of the property will not impair the visual, functional or environmental quality or integrity of the site. In addition, the proposed development will be compatible with the neighborhood surroundings and will maintain a residential appearance.

**(B) The Planning Board shall find...that there is no feasible proposal for alternative compliance, as defined in the Landscape Manual, which would exhibit equally effective design characteristics."**

The widening of the asphalt driveway would require the removal of the current landscaping and would detract from the scenic beauty and aesthetic appeal of this property. A departure from the two-way traffic driveway requirement would be necessary to alleviate the aforementioned issues relating to a reconstruction of the current landscaping, residential character and use which are unique to this property. Furthermore, there is no feasible proposal for alternative compliance that would exhibit equally effective design characteristics for this property that is being used as a classy and historic looking residential Bed and Breakfast.

It should be noted that to ensure compliance with the remainder of the M-NCPPC Permit Review's outstanding item number 10, the Applicants will be applying for permit to extend the parking lot which is indicated on the site plan. The Board's approval of this permit to extend the parking lot will ensure the Applicants' compliance with the Zoning Ordinance's Section 27-445.13(a)(4) requirement that a bed and breakfast "provid[e] parking on site with one additional

space required for each room that is available to be rented”. (See, attached Site and Landscape Plan).

For all of the above stated reasons, the Applicant hereby respectfully requests approval of this Departure from Design Standards and approval of the updated site plan as satisfaction of the outstanding landscape requirements.

Respectfully Submitted,

*Traci Scudder*

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Traci R. Scudder  
Attorney for the Applicant





**Statement of Justification For A Departure from Design Standards**

**Property Address: 11311 Drumsheugh Lane, Upper Marlboro, MD, 20774**

**Applicant: Lisa Alexander & Kevin Alexander**

**“Exhibit B”**



Statement of Justification For A Departure from Design Standards

Property Address: 11311 Drumsheugh Lane, Upper Marlboro, MD, 20774

Applicant: Lisa Alexander & Kevin Alexander

“Exhibit C”



**Statement of Justification For A Departure from Design Standards**

**Property Address: 11311 Drumsheugh Lane, Upper Marlboro, MD, 20774**

**Applicant: Lisa Alexander & Kevin Alexander**

**“Exhibit D”**





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.pgplanning.org

301-952-3530

March 2, 2021

**MEMORANDUM**

TO: Sam Braden, Senior Planner, Subdivision and Zoning Section

VIA: Henry Zhang, Master Planner, Urban Design Section

FROM: Andrew Bishop, Senior Planner, Urban Design Section *NAB*

SUBJECT: **Departure from Design Standards DDS-674  
Wellspring Manor and Spa**

The Urban Design Section has reviewed the package accepted on January 25, 2021 and updated on February 26, 2021, for Departure from Design Standards (DDS) for Wellspring Manor and Spa. The 7.35-acre property is currently improved with an existing single-family dwelling, which was constructed in approximately 1953. The conversion of the single-family residence to a commercial use, specifically a Bed and Breakfast with a spa is proposed with the subject application and will be located in the existing residence in the central portion of the site.

The subject property is dual zoned in the Rural Residential (R-R) and Residential Suburban Development (R-S) Zones and is located on the east side of Drumsheugh Lane, north of its intersection with MD 202 (Landover Road). Specifically, the subject site is located at 11311 Drumsheugh Lane, and is bounded to the north, south, east by residentially developed and vacant property in the R-S Zone, and west by the public rights-of-way of Drumsheugh Lane. Based on the Urban Design Section's review of Departure from Design Standards, DDS-674, we offer the following comments:

**Conformance with the Requirements of the Prince George's County Zoning Ordinance**

1. The criteria for approval of a Departure from Design Standards are set forth in Section 27-239.01(7) of the Zoning Ordinance, which states:
  - (A) **In order for the Planning Board to grant the departure, it shall make the following findings:**
    - (i) **The purposes of this Subtitle will be equally well or better served by the applicant's proposal;**

The applicant is proposing to convert the legally existing single-family dwelling to an owner occupied and managed Bed and Breakfast operation. The existing driveway on the property is 14 to 15-foot wide and is sufficient for a residential driveway. However, with the conversion of the residential home to a Bed and

Breakfast, the requirement for access to the property for two-way traffic is 22 feet in width. The applicant has indicated that the Bed and Breakfast will have five suites available for occupancy and there will be a minimal number of cars on the premises at one time. The existing driveway of 14 to 15 feet in width should be wide enough to safely accommodate two cars traveling in opposite directions, when one car stops while the other one is passing. The applicant's request for an eight-foot variance in the width requirement for the driveway meets the goal of maintaining a residential appearance.

**(ii) The departure is the minimum necessary, given the specific circumstances of the request.**

A Bed and Breakfast inn is permitted on the subject property subject to additional requirements for specific uses as described in Section 27.445.13. The requirements for a Bed and Breakfast in the R-R Zone that are applicable are as follows:

- (1) The primary use of the structure and property shall be residential, and the property shall be owner-occupied and managed. No more than two nonresident persons may be employed on the premises.**
- (2) Interior residential features shall be retained in a manner that will allow re-conversion to a residential use, and the maximum number of guest rooms shall be eight (8).**
- (3) Meals shall be served only to customers who are actually using the bed-and-breakfast inn accommodations overnight, nonpaying residents, or their bona fide guests.**
- (4) Parking shall be provided on site with one additional space required for each room that is available to be rented.**
- (5) A bed-and-breakfast inn shall not have any sign or other evidence of its use except one (1) sign not exceeding 2 feet by 3 feet in area, which may be double-faced and illuminated but no internally illuminated or back-lit signs are permitted. Other than an authorized sign, the bed-and-breakfast inn shall be maintained and landscaped to eliminate outward signs of transient use, and shall be compatible with the neighborhood surroundings.**

The applicant has indicated that the proposed Bed and Breakfast will comply with these standards and the approval of this departure to allow for a reduction in the driveway width is the minimum necessary to facilitate the proposed use. However, given the driveway is comparable longer than the adjacent properties and turns in directions, the applicant should consider widening the small middle portion of the driveway, where the curve is located, to 22 feet, in order to avoid any possible accidents at the turn.

**(iii) The departure is necessary in order to alleviate circumstances, which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;**

The single-family dwelling and existing driveway were built in approximately 1953 and the proposed uses will maintain the existing open space, landscaping and tree lines on the property without changing its residential appearance. The departure from design standards for the driveway width is necessary to preserve this landscaping and enhance its historic footprint and significant visual appeal within the community.

**(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.**

This departure will not impair the visual, functional, or environmental quality or integrity of the site. The widening of the entire asphalt driveway would require the removal of the current landscaping and would detract from the scenic and aesthetic appeal, which are unique to this property. By keeping the existing driveway with only widening the small middle portion at the curve, the residential appearance and integrity of the site will be well maintained.

**Conformance with the Requirements of Previous Approvals**

2. A previous DDS-574 was filed for the property in conjunction with SE-4585 for a funeral parlor and included an Alternative Compliance application AC-06023 for buffering incompatible uses. This application was dismissed and is not applicable to the subject application.

**Conformance with the Requirements of the 2010 Prince George's County Landscape Manual**

3. In accordance with Section 27-450, Landscaping, screening, and buffering, of the Zoning Ordinance, the proposed development is subject to the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements apply to this site. Conformance with the applicable landscaping requirements will be reviewed at the time of permit

**Conformance with the Requirements of Tree Canopy Coverage Ordinance**

4. This application is exempt from the requirements of the Tree Canopy Coverage Ordinance because the project proposes less than 5,000 square feet of site disturbance.

**Urban Design Section Recommendation**

Based on the foregoing analysis, the Urban Design Section has no objections to the approval of Departure from Design Standards, DDS-674, for Wellspring Manor and Spa.



Countywide Planning Division  
Historic Preservation Section

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
[www.mncppc.org/pgco](http://www.mncppc.org/pgco)

301-952-3680

March 1, 2021

MEMORANDUM

TO: Sam Braden, Subdivision and Zoning, DRD  
VIA: Howard Berger, Supervisor, Historic Preservation Section, CWPD HSB  
FROM: Jennifer Stabler, Historic Preservation Section, CWPD JAS  
Tyler Smith, Historic Preservation Section, CWPD TAS

**SUBJECT: DDS-674 Wellspring Manor & Spa**

The subject property comprises 7.35-acres and is located at 11311 Drumsheugh Lane. The subject application proposes a departure from design standards to allow an 8-foot reduction in driveway width for a bed and breakfast. The subject property is zoned R-R.

The house on the subject property was known as "Drumsheugh" when it was constructed in 1953. Drumsheugh was identified in the Prince George's Modern survey as a building that should be documented on a Maryland Inventory of Historic Properties form. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County Historic Sites or resources. This proposal will not impact any historic sites, historic resources or known archeological sites. A Phase I archeology survey is not recommended. Historic Preservation staff recommend approval of DDS-674 Wellspring Manor & Spa with no conditions.



2/25/2021

**MEMORANDUM**

TO: Sam Braden IV, Senior Planner, Zoning Review, Development Review Division  
VIA: David A. Green, MBA, Master Planner, Community Planning Division  
FROM: Erin Garnaas-Holmes, Senior Planner, Neighborhood Revitalization Section,  
Community Planning Division  
SUBJECT: **DDS-674 WELLSRING MANOR & SPA**

**DETERMINATIONS**

Pursuant to Part 27-239.01(b)(7) of the Zoning Ordinance, Master Plan conformance is not required for this application.

**BACKGROUND**

**Application Type:** Departure from Design Standards relative to the property's driveway width.

**Location:** 11311 Drumsheugh Lane, Upper Marlboro, MD 20774

**Size:** 7.35 acres

**Existing Uses:** Bed and Breakfast and Spa

**Proposal:** Bed and Breakfast and Spa

**GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** This application is in the Established Communities. The vision for the Established Communities is context-sensitive infill and low- to medium-density development. (Pg. 20)

**Master Plan:** The 1990 *Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford* recommends rural residential and residential suburban development land uses on the subject property.

**DDS-674 WELLSRING MANOR & SPA**

**Planning Area:** 73

**Community:** Largo-Lottsford

**Aviation/MIOZ:** This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

**SMA/Zoning:** *The 1990 Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford* retained the subject property into both the Rural Residential (R-R) and Residential Suburban Development (R-S) zones.

c: Long-range Agenda Notebook

Frederick Stachura, Supervisor Neighborhood Revitalization Section, Community Planning Division

Countywide Planning Division  
Transportation Planning Section


301-952-3680

March 8, 2021

**MEMORANDUM**

**TO:** Sam Braden IV, Urban Design Section, Development Review Division

**FROM:** Judith Howerton, Transportation Planning Section, Countywide Planning Division

**VIA:** Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division 

**SUBJECT:** **Detailed Site Plan Review for Multimodal Transportation, DDS-674, Wellspring Manor and Spa**

The following departure from design standard (DDS) was reviewed for conformance with the appropriate sections of Subtitle 27, Part 3, Division 5; Subtitle 27, Part 11, Division 2 and; the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*; and the 1990 *Approved Master Plan and Adopted SMA for Largo-Lottsford, Planning Area 73* to provide the appropriate multimodal transportation recommendations.

<b>DEVELOPMENT APPLICATION BACKGROUND</b>	
Building Square Footage (non-residential)	320,695SF
Number of Units (residential)	N/A
Abutting Roadways	Drumsheugh Lane
Abutting or Nearby Master Plan Roadways	Mount Lubentia Way (C-348) Largo Road (E-6)
Abutting or Nearby Master Plan Trails	Side path: Largo Road (Planned)
Proposed Use(s)	Commercial
Zoning	R-R
Number of Parking Spaces Required	6
Number of Parking Spaces Provided	7 (including 1 ADA accessible)
Centers and/or Corridors	N/A
Prior Approvals on Subject Site	NO
Prior Approval Subject to 24-124.01	NO

**Development Proposal**

The applicant seeks a departure from development standards required per section 27-560 of the zoning ordinance, to allow an 8-foot reduction in the property’s required driveway width. The required width for a two-way traffic driveway is 22 feet. The applicant’s current site plan indicates a width of 14-15 feet wide.

**Existing Conditions**

The subject property is a bed and breakfast with a spa and is owner occupied and managed. The subject site's current site plan indicates that the driveway width ranges from 14 – 16 feet and directional arrows show it is used as a two-way driveway. There are five suites available for a maximum occupancy of 12 guests.

**Prior Conditions of Approval**

This application does not have any conditions of approval germane to multimodal transportation.

**Access and Circulation and conformance with Zoning Ordinance**

The site access is off Drumsheugh Lane, a residential roadway that is not a through street. It is on the north east side of Largo Road, and is an existing two-way residential roadway with no pedestrian (sidewalks) or bicycle facilities. The driveway connects to a proposed 12-foot-wide driveway turns around in front of the residential/dwelling structure. There are no proposed sidewalks. The submitted site plan also includes a parking pad with 6 parking spaces and one ADA accessible space. The applicant estimates that an average of 5-6 cars at any given time, deeming it a low traffic area.

Section 27-560 provides design standards for site plans related to interior driveway widths. It provides that the width of a two-way driveway should be 22 feet.

Pursuant to Section 27-239.01(b)(7) of the zoning ordinance, this application for a departure from design standards is required to meet the following findings:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

- (i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;
- (ii) The departure is the minimum necessary, given the specific circumstances of the request;
- (iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;
- (iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

The applicant intends to comply with Section 27-445.13 (a) which permits that such a use of property shall be residential in nature and all that entails. As such, the applicant states that even though the driveway does not meet requirements, the existing driveway easily satisfies the intended use, a bed and breakfast. Although the business expects low volumes of traffic, to ensure low speeds, the applicant will:

1. Install easily seen alternating ground-level signage signs including one 9"x12" sign that denotes "10MPH" and another that denotes "Caution: Drive Slowly" every 20-25 feet along the entire driveway.
2. In addition, the applicant will install a "Yield Proceed Slowly" sign at the site access to remind exiting vehicles to yield to any oncoming traffic from Drumsheugh Lane. It has been noted that Drumsheugh is a residential road that is not a through street and therefore a low traffic road.
3. Widen the driveway, at its curve, to 18-20 feet. This will allow for bi-directional traffic to have room to pass. And would retain the residential character and use of the driveway.

This application for departure will not impair the integrity of or surrounding neighborhood by maintaining its residential feel and appearance.

**Comment:** Staff find that these measures will allow the applicant to retain the residential character and use of the driveway while addressing the functionality issues of a 14 to 15 foot wide driveway that has to accommodate two-way traffic.

Staff find access, circulation, and the parking area within the subject site appropriate and consistent with requirements.

**Master Plan Policies and Recommendations**

This detailed site plan is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 1990 *Approved Master Plan and Adopted SMA for Largo-Lottsford, Planning Area 73*.

**Comment:** This DDS is limited in its review and has no impact on master plan roadways. The submitted plans have no impact on the area plan.

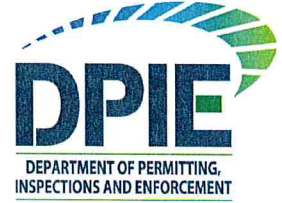
**Conclusion**

Based on the findings presented above, staff conclude that the multimodal transportation site access and circulation of this plan is acceptable, consistent with Section 27-239.01(b)(7) of the zoning ordinance of which this application for a departure from design standards is required to meet.



Angela D. Alsobrooks  
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT  
Department of Permitting, Inspections and Enforcement  
Site/Road Plan Review Division



Melinda Bolling  
Director

MEMORANDUM

March 1, 2021

**TO:** Sam Braden IV, Urban Design Section  
Development Review Division, M-NCPPC

**FROM:** Mary C. Giles, P.E., Associate Director *Mary Giles 03/04/2021*  
Site/Road Plan Review Division, DPIE

**Re:** Wellspring Manor and Spa  
Departure from Design Standards, DDS-674

**CR:** Drumsheugh Lane

This is in response to the Departure from Design Standards, DDS-674, referral for the exemption from the 22-ft wide driveway requirement and associated parking pavement extension in reference to the existing bed and breakfast to utilize the existing driveway for ingress/egress, the Department of Permitting, Inspections, and Enforcement (DPIE) offers the following:

- The property is in Upper Marlboro, Maryland, at 11311 Drumsheugh Lane, located east of Drumsheugh Lane and about 400-ft north of Largo Road (MD Route 202) and Mount Lubentia Way intersection (immediately east of the Drumsheugh Single Family Home subdivision).
- Drumsheugh Lane is a County-maintained urban primary residential roadway to the west of the subject property with variable right-of-way width. The applicant shall provide right-of-way dedications and roadway/frontage improvements as required in accordance to the Department of Public Works and Transportation (DPW&T) Urban Primary Residential Road Standard (Std. 100.06). This work shall be permitted prior to or concurrent with issuance of a fine grading permit.
- The applicant shall follow DPW&T standards for commercial driveways and provide a minimum driveway width of 30' at the right-of-way line.
- Private roads are to be at least 22' wide, bonded and permitted in accordance with applicable County codes, standards and specifications. Existing roadway and driveway widths less than 22' must receive approval from the Fire Marshall.
- Full-width, 2-inch mill-and-overlay for all existing County-maintained roadway frontages are required.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774  
Phone: 301.636.2060 ♦ <http://dpi.e.mypgc.us> ♦ FAX: 301.925.8510

- Compliance with DPW&T's Utility Policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance. Any new sidewalk installation is to match existing sidewalks in the area. In addition, sidewalks must always be kept open for pedestrians.
- Conformance with DPIE street lighting specifications and standards are required. Adjustments to street lighting, to accommodate the proposed plan improvements, are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- Roadside trees will be required along County-maintained roadways within the limits of the permit area.
- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act (ADA).
- Provide the approved Site Development Concept Plan, case number, and Stormwater Management approval letter. Show the limit of disturbance on the DDS Site Plan. The DDS-674 Site Plan must be consistent with the approved Site Development Concept plan.
- A site development fine grading permit approved by the Department of Permitting, Inspections, and Enforcement (DPIE) is required for any proposed development with proposed land disturbance more than 5,000 square feet.
- The proposed development will require a site development permit approved by the Department of Permitting, Inspections and Enforcement (DPIE).

If you have any questions or require additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at 301.883.5710.

MA:TJ:AG

cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE  
Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE  
Salman Babar, CFM, Engineer, S/RPRD, DPIE  
MJ Labban, Engineer, S/RPRD, DPIE  
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE  
Ted Jeong, E.I.T, Engineer, S/RPRD, DPIE  
Wellspring Manor & Spa, 11311 Drumsheugh Lane, Upper Marlboro, MD 20774  
Traci Scudder, 137 National Plaza, Suite 300, Oxon Hill, MD 20745

**Additional Back-up**

**For**

**DDS-674**

**Wellspring Manor And Spa**



**From:** [Braden IV, Sam](#)  
**To:** [Hunt, James](#)  
**Subject:** FW: Your confirmation for Person Of Record Online Registration  
**Date:** Wednesday, March 31, 2021 1:47:20 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

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James,

Here is the first comment.

### Sam Braden IV

Senior Planner | Subdivision and Zoning Section

Development Review Division

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
**Prince George's County Planning Department**

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-3411 | [Sam.BradenIV@ppd.mncppc.org](mailto:Sam.BradenIV@ppd.mncppc.org)



**From:** PPD-POR <[PPD-POR@ppd.mncppc.org](mailto:PPD-POR@ppd.mncppc.org)>  
**Sent:** Tuesday, February 16, 2021 11:38 AM  
**To:** Braden IV, Sam <[Sam.BradenIV@ppd.mncppc.org](mailto:Sam.BradenIV@ppd.mncppc.org)>  
**Subject:** FW: Your confirmation for Person Of Record Online Registration

Message received in the POR mailbox.

Thanks...Retha

**From:** [noreply@ppd.mncppc.org](mailto:noreply@ppd.mncppc.org) <[noreply@ppd.mncppc.org](mailto:noreply@ppd.mncppc.org)>  
**Sent:** Monday, February 15, 2021 6:49 PM  
**To:** noreply <[noreply@ppd.mncppc.org](mailto:noreply@ppd.mncppc.org)>; [milton11327@comcast.net](mailto:milton11327@comcast.net); PPD-POR <[PPD-POR@ppd.mncppc.org](mailto:PPD-POR@ppd.mncppc.org)>  
**Subject:** Your confirmation for Person Of Record Online Registration

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responding.

Development Review Division  
The Maryland-National Capital Park and Planning Commission

## Request to Become Person of Record



\*\*\*\*\*DO NOT REPLY TO THIS  
EMAIL\*\*\*\*\*

Thank you for registering to become a person of record for the subject application. You will be notified when the Planning Board hearing date is scheduled. Please carefully verify that the information you submitted is correct. If you find an error, please forward this email to [Retha.Pompey-Green@ppd.mncppc.org](mailto:Retha.Pompey-Green@ppd.mncppc.org) and note the correction needed. To stay up to date with the Planning Department announcements and scheduled hearings, please favorite <http://www.pgplanning.org> and visit often!

Your request to become of person of record has been submitted successfully on 06:48:32PM Monday 15 February, 2021.

Below is the detail information with your request. Please keep for your record.

---

---

### Application Information

- **Application Number:** DDS-674: WELLSRING MANOR & SPA

---

### Contact Information

- **Your Name:** Mrs. Otassa J Boston
- **Address:** 11327 Drumsheugh Lane, Upper Marlboro, MD 20774
- **Primary Phone:** 301-254-0308
- **Email:** [milton11327@comcast.net](mailto:milton11327@comcast.net)

**Comments** We request; do not grant a departure from design of road widths, Zoning Ordinances, R, R character, serenity life style, and property usages. The aforementioned

changes are not compatible or beneficial to the purposed life style and land usages we have experienced and existed for over 30yrs. We don't charge fees for activities or build revenue from home entertainment, spas, amenities space and ground usages in our community. We urge you; protect the community life style, safety, and security.

---

If you have any problems or questions, please contact the Planning Department.

Thank you

The Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission

STAY CONNECTED:



**From:** [Braden IV, Sam](#)  
**To:** [Hunt, James](#)  
**Subject:** FW: Your confirmation for Person Of Record Online Registration  
**Date:** Wednesday, March 31, 2021 1:48:12 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

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James,

Here is the second comment.

### Sam Braden IV

Senior Planner | Subdivision and Zoning Section

Development Review Division

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
**Prince George's County Planning Department**

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-3411 | [Sam.BradenIV@ppd.mncppc.org](mailto:Sam.BradenIV@ppd.mncppc.org)



**From:** PPD-POR <PPD-POR@ppd.mncppc.org>  
**Sent:** Monday, March 8, 2021 7:35 AM  
**To:** Braden IV, Sam <Sam.BradenIV@ppd.mncppc.org>  
**Subject:** FW: Your confirmation for Person Of Record Online Registration

Message received in the POR mailbox.

Thanks...Retha

**From:** [noreply@ppd.mncppc.org](mailto:noreply@ppd.mncppc.org) <[noreply@ppd.mncppc.org](mailto:noreply@ppd.mncppc.org)>  
**Sent:** Friday, March 5, 2021 4:46 PM  
**To:** noreply <[noreply@ppd.mncppc.org](mailto:noreply@ppd.mncppc.org)>; [greatspringroad@verizon.net](mailto:greatspringroad@verizon.net); PPD-POR <[PPD-POR@ppd.mncppc.org](mailto:PPD-POR@ppd.mncppc.org)>  
**Subject:** Your confirmation for Person Of Record Online Registration



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Development Review Division  
The Maryland-National Capital Park and Planning Commission

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Thank you for registering to become a person of record for the subject application. You will be notified when the Planning Board hearing date is scheduled. Please carefully verify that the information you submitted is correct. If you find an error, please forward this email to [Retha.Pompey-Green@ppd.mnccpc.org](mailto:Retha.Pompey-Green@ppd.mnccpc.org) and note the correction needed. To stay up to date with the Planning Department announcements and scheduled hearings, please favorite <http://www.pgplanning.org> and visit often!

Your request to become of person of record has been submitted successfully on 04:45:50PM Friday 05 March, 2021.

Below is the detail information with your request. Please keep for your record.

---

---

### Application Information

- **Application Number:** DDS-674: WELLSRING MANOR & SPA

---

### Contact Information

- **Your Name:** Mr. Sherman L Addison
- **Address:** 11326 drumsheugh lane Street, Upper Marlboro, MD 20774
- **Primary Phone:** 202-345-1364
- **Email:** [greatspringroad@verizon.net](mailto:greatspringroad@verizon.net)

**Comments** As an original homeowner in Drumsheugh for the past 31 years, we have

enjoyed a very tranquil, stable neighborhood. It has only been since the current owner established what is advertised as a Bed & Breakfast - Spa that we began experiencing a significant increase in vehicular traffic and late night noise. The property in question is located in the truest form of a residential neighborhood. We accordingly object to any variance from the current requirements of subject property.

---

---

If you have any problems or questions, please contact the Planning Department.

Thank you

The Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission

STAY CONNECTED:



Tracy A Tucker

**From:** [PPD-POR](#)  
**To:** [Braden IV, Sam](#)  
**Subject:** FW: Your confirmation for Person Of Record Online Registration  
**Date:** Tuesday, March 30, 2021 11:12:46 AM

Message received in the POR mailbox.

Thanks...Retha

**From:** [noreply@ppd.mncppc.org](mailto:noreply@ppd.mncppc.org) <noreply@ppd.mncppc.org>  
**Sent:** Monday, March 29, 2021 2:41 PM  
**To:** [noreply](mailto:noreply@ppd.mncppc.org) <noreply@ppd.mncppc.org>; [TracyATucker@gmail.com](mailto:TracyATucker@gmail.com); PPD-POR <PPD-POR@ppd.mncppc.org>  
**Subject:** Your confirmation for Person Of Record Online Registration

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Development Review Division  
The Maryland-National Capital Park and Planning Commission

## Request to Become Person of Record



\*\*\*\*\*DO NOT REPLY TO THIS  
EMAIL\*\*\*\*\*

Thank you for registering to become a person of record for the subject application. You will be notified when the Planning Board hearing date is scheduled. Please carefully verify that the information you submitted is correct. If you find an error, please forward this email to [Retha.Pompey-Green@ppd.mncppc.org](mailto:Retha.Pompey-Green@ppd.mncppc.org) and note the correction needed. To stay up to date with the Planning Department announcements and scheduled hearings, please favorite <http://www.pgplanning.org> and visit often!

Your request to become of person of record has been submitted successfully on 02:41:09PM Monday 29 March, 2021.

Below is the detail information with your request. Please keep for your record.

---

---

## Application Information

- **Application Number:** DDS-674: WELLSRING MANOR & SPA
- 

## Contact Information

- **Your Name:** Ms. Tracy A Tucker
- **Your Organization:** Drumsheugh Homeowners Association
- **Address:** 955 Dunloring Court/s, Upper Marlboro , MD 20774
- **Primary Phone:** 240-604-4643
- **Email:** [TracyATucker@gmail.com](mailto:TracyATucker@gmail.com)

**Comments** I am opposed to the exception requested for the purposes of commercial zoning as it will have an adverse effect on the homeowners' current quiet enjoyment of their neighborhood, aesthetics, property value.

---

---

If you have any problems or questions, please contact the Planning Department.

Thank you

The Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission

STAY CONNECTED:





*Email & Aerial*  
*G. Macy Nelson*

**From:** [Proctor, Marie](#)  
**To:** [Spriggs, Maria](#)  
**Subject:** FW: Exhibits for DDS-674, April1, 2021 Email #1  
**Date:** Wednesday, March 31, 2021 12:36:13 PM  
**Importance:** High

---

**From:** G. Macy Nelson <gmacynelson@gmacynelson.com>  
**Sent:** Tuesday, March 30, 2021 10:28 AM  
**To:** PGCPB <PGCPB@MNCPPC.ORG>  
**Subject:** Exhibits for DDS-674, April1, 2021 Email #1

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good morning,

I represent the Citizen-Protestants in DDS-674. I have signed up to speak on their behalf. I am attaching my exhibits to several emails. I will also send them together with a DropBox link because that might be easier for you.

Thanks you.

-Macy Nelson

G. Macy Nelson  
401 Washington Avenue, Suite 803  
Towson, Maryland 21204  
410-296-8166, ex. 290  
Mobile 443-326-8749  
Email [gmacynelson@gmacynelson.com](mailto:gmacynelson@gmacynelson.com)  
[www.gmacynelson.com](http://www.gmacynelson.com)

11335 Drumsheugh Lane

11326 Drumsheugh Lane

11327 Drumsheugh Lane

Wellspring, 11311 Drumsheugh Lane

937 Dunloring Court

Dunloring Ct

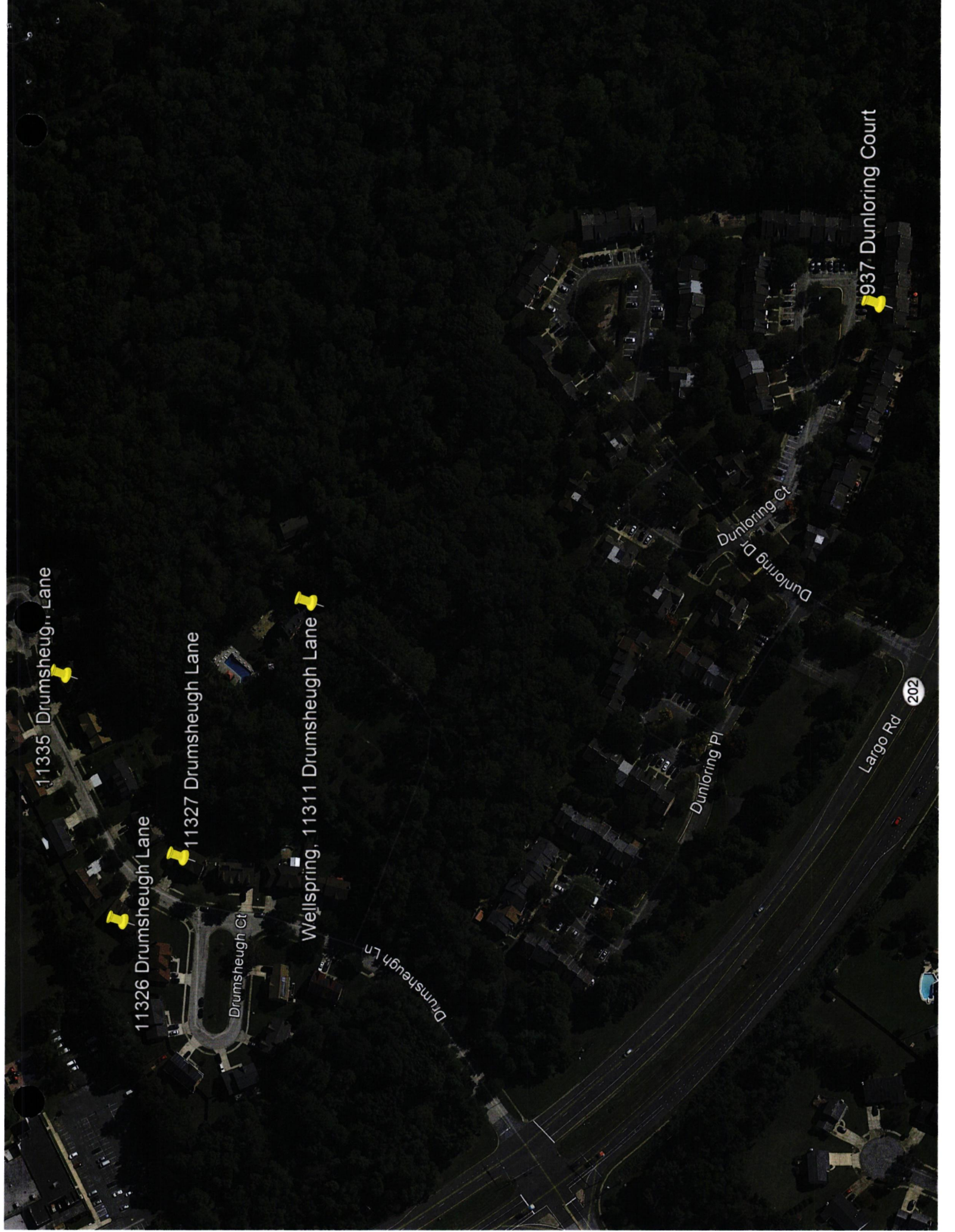
Dunloring Pl

Largo Rd

202

Drumsheugh Ln

Drumsheugh Ct



Video  
High Res.

**From:** [Proctor, Marie](#)  
**To:** [Spriggs, Maria](#)  
**Subject:** FW: Exhibits for DDS-674, April1, 2021 Email #2  
**Date:** Wednesday, March 31, 2021 12:41:38 PM  
**Attachments:** [Ex. 2 Wellspring Manor & Spa Venue Showcase High Resolution.mp4](#)

---

**From:** G. Macy Nelson <[gmacynelson@gmacynelson.com](mailto:gmacynelson@gmacynelson.com)>  
**Sent:** Tuesday, March 30, 2021 10:30 AM  
**To:** PGCPB <[PGCPB@MNCPPC.ORG](mailto:PGCPB@MNCPPC.ORG)>  
**Subject:** RE: Exhibits for DDS-674, April1, 2021 Email #2

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

-Macy Nelson

G. Macy Nelson  
401 Washington Avenue, Suite 803  
Towson, Maryland 21204  
410-296-8166, ex. 290  
Mobile 443-326-8749  
Email [gmacynelson@gmacynelson.com](mailto:gmacynelson@gmacynelson.com)  
[www.gmacynelson.com](http://www.gmacynelson.com)

Video  
Low Res

**From:** [Proctor, Marie](#)  
**To:** [Spriggs, Maria](#)  
**Subject:** FW: Exhibits for DDS-674, April1, 2021 Email #3  
**Date:** Wednesday, March 31, 2021 12:41:09 PM  
**Attachments:** [Ex. 3 Wellspring Manor & Spa Venue Showcase Low Resolution.mp4](#)

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**From:** G. Macy Nelson <[gmacynelson@gmacynelson.com](mailto:gmacynelson@gmacynelson.com)>  
**Sent:** Tuesday, March 30, 2021 10:30 AM  
**To:** PGCPB <[PGCPB@MNCPPC.ORG](mailto:PGCPB@MNCPPC.ORG)>  
**Subject:** RE: Exhibits for DDS-674, April1, 2021 Email #3

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

-Macy Nelson

G. Macy Nelson  
401 Washington Avenue, Suite 803  
Towson, Maryland 21204  
410-296-8166, ex. 290  
Mobile 443-326-8749  
Email [gmacynelson@gmacynelson.com](mailto:gmacynelson@gmacynelson.com)  
[www.gmacynelson.com](http://www.gmacynelson.com)

**From:** [Proctor, Marie](#)  
**To:** [Spriggs, Maria](#)  
**Subject:** FW: Exhibits for DDS-674, April1, 2021 Email #4 - contains Exhibits 4 thru 12  
**Date:** Wednesday, March 31, 2021 12:41:56 PM  
**Attachments:** [Ex. 5 jazz concert.png](#)  
[Ex. 6 Live entertainment.png](#)  
[Ex. 12 Ruth Grover's Resume.pdf](#)

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**From:** G. Macy Nelson <[gmacynelson@gmacynelson.com](mailto:gmacynelson@gmacynelson.com)>  
**Sent:** Tuesday, March 30, 2021 10:31 AM  
**To:** PGCPB <[PGCPB@MNCPPC.ORG](mailto:PGCPB@MNCPPC.ORG)>  
**Subject:** RE: Exhibits for DDS-674, April1, 2021 Email #4

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

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[www.gmacynelson.com](http://www.gmacynelson.com)

**From:** G. Macy Nelson  
**Sent:** Tuesday, March 30, 2021 10:28 AM  
**To:** [PGCPB@mncppc.org](mailto:PGCPB@mncppc.org)  
**Subject:** Exhibits for DDS-674, April1, 2021 Email #1

Good morning,

I represent the Citizen-Protestants in DDS-674. I have signed up to speak on their behalf. I am attaching my exhibits to several emails. I will also send them together with a DropBox link because that might be easier for you.

Thanks you.

-Macy Nelson

G. Macy Nelson  
401 Washington Avenue, Suite 803  
Towson, Maryland 21204  
410-296-8166, ex. 290  
Mobile 443-326-8749  
Email [gmacynelson@gmacynelson.com](mailto:gmacynelson@gmacynelson.com)

[www.gmacynelson.com](http://www.gmacynelson.com)



Looking for a unique, non-traditional setting to host your next event? Consider Wellspring Manor & Spa for your small, intimate celebrations.

Conveniently located in Upper Marlboro, MD, less than 3 miles from Watkins Regional Park, 15 miles from The White House and just minutes off the Capital Beltway, Wellspring Manor & Spa is an ideal venue for birthdays, anniversaries, micro-weddings, bridal and corporate retreats, fundraising dinners, holiday parties and special events.

Wellspring offers sweeping lawns and terraces along with spacious, light-filled rooms on a 7+-acre property with beautifully appointed indoor and wooded outdoor meeting spaces, and walking trails to enjoy during breaks. Weather permitting, events can also be held outdoors.

Preview our space here or you may contact us for details, guidelines, and available dates.

From time to time, we also host gatherings featuring local and national artists, authors, business and community leaders. We invite you to join us as your schedule permits.

**DESCRIPTION**

Join the Prince George's Cultural Arts Foundation, producer of the annual Lake Arbor Jazz Festival as they host an elegant afternoon and evening of jazz, art and wine. Enjoy a musical tribute to America's jazz traditions featuring local smooth jazz artist, Brian Lenair and classically trained trumpeter Freddie Dunn. Take in our growing collection of art by local and nationally recognized artists Donnette Cooper, Laurence Chandler and Sharon Fox-Mould. Awaken your culinary senses with delectable hors d'oeuvres by Washington, DC-based chef, Danielle Harris, and sip on wines from regional winemakers.

Advance ticket purchase only. No tickets will be available at the door.

Event location: [Wellspring Manor & Spa of Upper Marlboro, MD](#)

**TAGS**

[Things To Do in Upper Marlboro, MD](#) [Party](#) [Arts](#)

**SHARE WITH FRIENDS**

**DATE AND TIME**

Sun, September 30, 2018

3:00 PM - 8:00 PM EDT

[Add to Calendar](#)

**LOCATION**

Wellspring Manor & Spa  
Upper Marlboro, MD 20774

[View Map](#)

**REFUND POLICY**

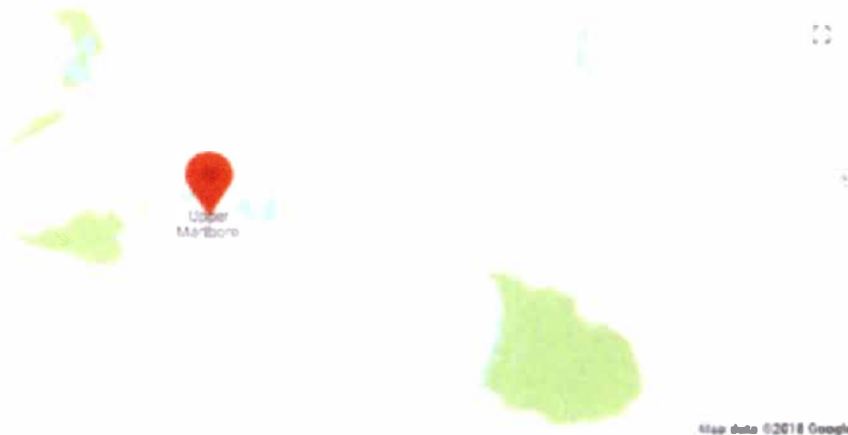
Returns up to 7 days before event.

**PRINCE GEORGES CULTURAL ARTS FOUNDATION**

Organizer of An Afternoon & Evening of Jazz, Art & Wine

[FOLLOW](#)

[CONTACT](#)



**An Afternoon & Evening of Jazz, Art & Wine**

at

**Wellspring Manor & Spa**

Upper Marlboro, MD 20774



# Wellspring

## MANOR & SPA

room service and personal chef services upon request.

Our property also includes a fully equipped, gourmet kitchen and formal dining room complete with fireplace. Savor a glass of wine to the soothing sounds of contemporary and traditional jazz in our private wine cellar or entertainment gallery, The Coltrane Room.\* If you feel nature beckoning you, step outside into our outdoor entertainment space complete with patio, grilling facilities, sound system, in-ground pool.

While at Wellspring, take in the beautifully landscaped grounds to connect you to the splendors only the nature can provide. Explore the wooded trails to deepen your connection to nature and ground your restorative experience. Reflect on your journey in the detoxifying splendor of *The Spa Sanctuary*. Afterwards, head to any one of our Tranquility Zones expertly designed for meditation and reflection.

At Wellspring Manor & Spa, we have committed ourselves to creating a unique space where comfort and every luxury is at your fingertips. Our guest amenities are yours to discover and experience. Visit Wellspring Manor & Spa, Prince George's County's hidden gem, and escape into a haven of simple elegance, restored balance and total rejuvenation.

*\*Live entertainment is offered with our Jazz & Wine package and regularly throughout the year. Visit our Packages page for additional details.*

Wellspring Manor & Spa prides itself on offering an array of culinary options to delight any palate or dietary preference. From traditional, American-style fare to flavorful morning inspirations hailing from the Caribbean and Latin America, enjoy freshly prepared breakfasts and healthy afternoon snacks as part of your stay. We gladly serve traditional, organic, vegan, vegetarian, and gluten-free options full of invention and flavor.

If you're looking to take your culinary experience to the next level, consider hiring one of our expert chefs specializing in African American, Caribbean, Latin American, Middle Eastern, and Asian cuisine.\* They can prepare a romantic dinner for two in your suite (Alexander Suite only) or a movable feast anywhere on our grounds, weather permitting, of course. Your culinary options are limitless at Wellspring Manor & Spa.

*\*Personal chef services are available for dinner for parties of 6 or more at an additional fee and must be reserved a minimum of one week prior to arrival. Contact us for more details.*

## Body Treatments

### Deep River Deep Tissue Massage

(60 minutes - \$149 / 90 minutes - \$199)

Your stresses run deep and so must your treatment to chase them away. Enjoy our deep tissue signature massage designed to release muscle tensions and toxins from your body and restore you to a place of balance and restoration.

### Wellspring Manor Signature Massage

(60 minutes - \$149 / 90 minutes - \$199)

Keenly designed with the goal of bringing your mind, body and spirit back in harmony with each other, let your cares be whisked away with our special, aromatherapy-based massage. Focused on relaxation and restoration, choose from lavender, eucalyptus and citrus infused oils to soothe your soul.

### Hot Stone Massage

(60 minutes - \$169 / 90 minutes - \$209)

Melt away tension and soothe muscle stiffness with deluxe hot stones. This therapeutic treatment is designed specifically to relax your muscles and soothe your soul. Accented with warm towel treatments, this treatment allows the serenity of the experience to liberate your body and spirit from all that seeks to disturb and disrupt. Leave with the glow of sublime peace and euphoria.

### Poolside Couples Massage (May - September only, weather permitting)

(60 minutes - \$289 / 75 minutes - \$349)

Bring all of your senses to life with our outdoor poolside couples massage. You'll enjoy the beauty of nature and be comforted by the sounds of water while still having privacy to share a special moment with that special someone. You and your partner can choose to enjoy the same treatments or customize them to your personal preferences. Whatever you choose, know that this nature-infused experience has been designed to soothe your minds, bodies and souls.

*Please note that our spa amenities are reserved for exclusive use by overnight guests and are available for an additional fee based on services selected. To book an overnight reservation, please click here.*

*Customized spa retreat packages are available for groups of 6 or more. For details, contact us at [info@wellspringmanor.com](mailto:info@wellspringmanor.com).*

*We strongly encourage you to book your spa reservations at the time of booking your overnight stay. Spa appointments must be made a minimum of 72 hours in advance; cancellations must also be made 48 hours in advance to avoid being charged the full amount of the service.*

**BOOK YOUR APPOINTMENT NOW!**





### **Guest Passes**

If you wish to have outside guests visit with you during your stay at Wellspring, day passes are available at the rate of \$150 per person. (Limited to a maximum of two people per overnight guest and are available for one-time use.) Day passes grant outside guests with access to Wellspring Manor & Spa's amenities including complimentary parking, afternoon snack and beverage service, access to our entertainment amenities, and use of the pool. Spa services are reserved exclusively for overnight guests and not available for guest pass holders. Guests passes do not include breakfast service and may only be used during the hours of 3 pm to 7 pm. Day pass guests must vacate the premises after 7 pm. Day passes must be purchased a minimum of 24 hours in advance of arrival and do not include refunds for no-shows.

**Ruth E. Grover, M.U.P., A.I.C.P.**

**Experience**

***Senior Planner/Planner Coordinator*** (November 2002-August 2018)

Maryland-National Planning and Parks Commission, Upper Marlboro, Maryland

Reviewed site plan applications for landscaping, hardscape, architecture and site design for the Urban Design Section; Compiled extensive technical staff reports incorporating comments from other sections of M-NCPPC and outside agencies; Presented cases before the Planning Board and the District Council; Interfaced and negotiated with and provided information to applicants, developers, their representatives; and Supervised the preparation of urban design referrals on zoning cases and mandatory referrals prepared as required by law for entities otherwise exempt from site plan review.

***Deputy Director of Planning and Zoning*** (November 1999-November 2002)

St. Mary's Office of Planning and Zoning, Leonardtown, Maryland

Assisted the Director with the management of the Office of Planning and Zoning; Supervised the development review section in the processing of plat, subdivision and site plan approvals; Regularly presented applications before and provided staff support to the Planning Commission and Board of Appeals; Participated in the creation of a new zoning ordinance for the County; Reviewed and edited written materials issued by the Office and issued all written decisions on staff level cases.

***Planner*** (November 1996-November 1999)

Spotsylvania County Department of Planning, Spotsylvania County, Virginia

Processed rezoning, special use, historic board and replatting applications; Presented applications before the Spotsylvania Planning Commission, Board of Supervisors and Historic Preservation Commission; Acted as staff liaison to the telecommunications industry, implementing a newly adopted policy to control the proliferation of telecommunications towers; and Assisted in the expansion of the Courthouse Historic District, the National Register Nomination Process and in developing an appropriate and effective sign ordinance for the Historic District.

***Environmental Program Planner*** (August 1992-May 1994)

Department of Environmental Quality, Richmond, Virginia

Ensured financial accountability of petroleum storage tank owners; Drafted financial responsibility regulations; Evaluated and processed applications for reimbursement from the Virginia Petroleum Storage Tank Fund; Reviewed demonstrations of financial responsibility for tank vessels; and Provided information to the public on the telephone, through the preparation and distribution of detailed explanatory materials, and by participating in presentations in various locations in Virginia on behalf of the Department.

***Planner*** (April 1987-June 1989)

Monroe County Growth Management Division, Key West, Florida

Helped to implement newly implemented land development regulations; Managed the vested rights program; Reviewed development applications for compliance; Worked on amending the comprehensive plan; Prepared various plans; Presented before the Planning Commission; Acted as public information officer in the Building Department; and Represented the Department on the Development Review Committee and the Keys Council for the Disabled.

***Planner*** (April 1986-June 1987)

AKRF, Inc., New York, NY

Prepared land use, economic and historic sections of environmental impact statements; Supervised the preparation and inclusion of graphics, maps and photographs; Conducted site and market analyses for development proposals; and Negotiated the terms of development proposals as necessary.

***Planner*** (October 1984-December 1985)

Mayo, Lunch & Associates, Inc. Hoboken, NJ

Prepared master plans for local governments, utilities and various Boards of Education; Analyzed development plans for compliance with local requirements; Wrote planning analysis reports; Prepared site plan, rezoning and variance applications; Presented client's cases before planning and zoning boards; Acted in a planning advisory capacity for local governments; and Prepared grant applications.

***Paralegal*** (October 1981-October 1984)

Sullivan and Cromwell, New York, NY

Provided support to the mergers and acquisitions and real estate sections of the firm while clerking for the bar exam; Proofread and checked citations; Did legal research in case and statutory law as well as periodicals; Completed incorporations; Conducted serial closings for construction loans; Proofread; Reviewed and drafted legal documents; and Completed incorporations.

**Internships:** **Law Clerk** for Judge Henry Bramwell (June 1981-July 1981); **Research Assistant** at the American Civil Liberties Union (February 1981-May 1981); **Urban Planning and Legal Intern** for the Public Development Corporation (September 1980-December 1980); and **Liaison** to Community Planning Board for the Queens Office of the New York City Planning Department.

**Education:**

Hunter College, **Master of Urban Planning, 1981**; Brooklyn Law School, **Legal Studies, 1978-1981**; Kirkland College, **Bachelor of Arts in Architectural Studies, 1978**; University of Virginia, **Architectural and Art History Studies, 1975-1977**

**Professional Affiliations:**

**American Planning Association**, since 1981 and **American Institute of Certified Planners**, since 1991.