

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

WESTPHALIA TOWN CENTER NORTH
Preliminary Plan, DSP-19062

T R A N S C R I P T
O F
P R O C E E D I N G S

COUNTY ADMINISTRATION BUILDING
Upper Marlboro, Maryland

January 21, 2021

VOLUME 1 of 1

BEFORE:

- ELIZABETH M. HEWLETT, Chair
- DOROTHY F. BAILEY, Vice-Chair (Absent)
- A. SHUANISE WASHINGTON, Commissioner
- MANUEL R. GERALDO, Commissioner
- WILLIAM M. DOERNER, Commissioner

Deposition Services, Inc.
12321 Middlebrook Road, Suite 210
Germantown, MD 20874
Tel: (301) 881-3344 Fax: (301) 881-3338
info@DepositionServices.com www.DepositionServices.com

OTHERS PRESENT:

JEREMY HURLBUTT, Staff Reviewer

MATTHEW TEDESCO, Senior Counsel

SEAN BRUCE, Westphalia M L.P.

GRIFFIN BURNS, D.R. Horton, Inc.

NAT BALLARD, Rodgers Consulting, Inc.

ALEX VILLEGAS, Rodgers Consulting, Inc.

MICHAEL LENHART, Lenhart Traffic Consulting, Inc.

STEVEN ALLISON, Rodgers Consulting, Inc.

DANIEL SMIGELSKI, Wade Architecture

MATTHEW LEAKAN, Rodgers Consulting, Inc.

MIKE MILLER, Walton Development & Management

CINDY HUNTZBERRY, D. R. Horton, Inc.

SHERYL FISHEL, Rodgers Consulting, Inc.

C O N T E N T S

SPEAKER

PAGE

Jeremy Hurlbutt

5

Matt Tedesco

19

Sean Bruce

35

1

P R O C E E D I N G S

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

MADAM CHAIR: This County Planning Board is back in session. As I indicated, we plan to take Item 9, followed by Item 7. Item 9 is detailed Site Plan 19062, Westphalia Town Center North. I just want to make sure that we have everyone.

So, I see the full Board. We see Mr. Tedesco. Mr. Tedesco, you were very good this morning, no changes, no exhibits; and here we have a different story. That's okay.

Let's see, Griffin Burns, are you on?

MR. BURNS: (No audible response.)

MADAM CHAIR: I see, we see you signed up. Mr. Burns?

UNIDENTIFIED SPEAKER: He just stepped away for a moment, for a moment.

MADAM CHAIR: Oh, okay. See, your work is never done. I understand. Okay. Nat Ballard?

MR. BALLARD: Present, Madam Chair.

MADAM CHAIR: Mr. Villegas?

MR. VILLEGAS: Present, Madam Chair.

MADAM CHAIR: Mr. Lenhart?

MR. LENHART: Present.

MADAM CHAIR: Mr. Allison?

MR. ALLISON: Present, Madam Chair.

MADAM CHAIR: Uh-oh. Mr. Smigelski?

1 MR. SMIGELSKI: Present, Madam Chair.

2 MADAM CHAIR: Am I close?

3 MR. SMIGELSKI: You are, you have it right on.

4 Thank you.

5 MADAM CHAIR: Okay. Now I got to remember. Okay.

6 Mr. Leakan, or Leakan?

7 MR. LEAKAN: Leakan, perfect.

8 MADAM CHAIR: Leakan? Okay.

9 MR. LEAKAN: Present.

10 MADAM CHAIR: Thank you. Mr. Miller? Mike

11 Miller?

12 MR. MILLER: (No audible response.)

13 THE COURT: Okay. We see you there. We see you,
14 that you're signed in, but we don't hear anything.

15 Ms. Huntzberry?

16 MS. HUNTZBERRY: (No audible response.)

17 MADAM CHAIR: Well, Ms., I don't hear Ms.
18 Huntzberry, but Mr. Burns, you got it covered, right?

19 MS. HUNTZBERRY: I'm here, Madam Chair.

20 MADAM CHAIR: Oh, you are? Okay. Thank you.

21 MR. BURNS: Hello. This is Griffin Burns. Sorry
22 about that.

23 MADAM CHAIR: Okay. No worries. Okay. And, Mr.
24 Miller is signed on. Okay. And we also have Mr. Hurlbutt,
25 who I can, we can see. Good to see you. Mr. Bruce, Sean

1 Bruce?

2 MR. BRUCE: Yes, ma'am, I'm here.

3 MADAM CHAIR: Okay. And Sheryl Fishel?

4 MS. FISHEL: Present, Madam Chair.

5 THE COURT: Did I pronounce that correctly? No?

6 MS. FISHEL: You did, ma'am.

7 MADAM CHAIR: Okay. Okay. Thank you. That
8 concludes the sign-up list. We have, I can't even begin to
9 tell you how many exhibits we have. I think we have 18
10 exhibits, and I'll let Mr. Hurlbutt go through those, okay?
11 All right. So, with that, Mr. Hurlbutt, you are on.

12 MR. HURLBUTT: Good morning, Madam Chair, and
13 members of the Planning Board. For the record, Jeremy
14 Hurlbutt with the Urban Design Section. The project before
15 you is detailed Site Plan DSP-19062, Westphalia Town Center
16 North. As, as a matter of housekeeping, I would like to
17 advise of the additional back-up which includes Applicant's
18 Revised Conditions, as well as an additional 17 exhibits,
19 which are primarily for architecture and demonstrating
20 community outreach from the applicant.

21 Additionally, staff has provided one staff
22 exhibit, a memo with additional findings regarding, with
23 regards to the CSP amendment proposed with this DSP. The,
24 with that, the applicant has requested, requests for this
25 applicant's request is for the development of 605 single-

1 family attached dwelling units and 34 single-family detached
2 dwelling units within Phase 4 of the Westphalia Town Center
3 development.

4 Next slide. The site is located in Prince
5 George's County in Planning Area 78 in Council District 6.

6 Next slide. More specifically, the subject property is on
7 the south side of Melwood Road, approximately 2,500 feet
8 north of its intersection with Maryland Route 4. Next
9 slide. The zoning of the subject property is zoned mixed
10 use transportation oriented, or MXT zone. Next slide. And
11 the subject property is located within the surface area of
12 the right runway and the noise intensity zone of the
13 military installation overlay zone.

14 Next slide. Aerial photo illustrates the existing
15 conditions of the vacant property, which is 88 acres in
16 size, and is located just north of the existing townhomes in
17 Westphalia Town Center; and to the west, a single-family,
18 detached existing homes on the right of the screen. Next
19 slide. The site map reflects the original varied topography
20 of the site, which has since been graded. Next slide. The
21 master plan road map shows Woodyard Road, or master
22 collector road 632 in blue; and Water Lily Way, or collector
23 636 in green, which will both run north-south through the
24 development, connecting Westphalia Town Center and the
25 Parkside developments.

1 Next slide. The birds eye further illustrates the
2 exiting conditions with the regional stormwater pond in the
3 northeast corner of the site, and the existing residential
4 that surrounds the property. Next slide. The site is
5 within the 2007 approved Westphalia Sector Plan and
6 represented, its location is represented by the star in this
7 graphic, which is just outside the Town Center. Next slide.
8 This subject application, which is approximately 88 acres
9 covers the northeast portion of the overall Westphalia Town
10 Center project, which has a total land area of 478 acres.
11 This will be Phase 4 of the overall development that was
12 approved by CSP07004-01.

13 Next slide. The applicant proposes to construct
14 34 single-family detached, and 605 single-family attached
15 townhouses, and a 5,597 square foot community center with a
16 pool. The illustrative plan shows the grade of streets will
17 provide activity throughout the development with the large
18 pond in the northeast corner of the site and recreational
19 facilities spread throughout.

20 Next slide. You were given a staff memo dated
21 January 19th, which speaks to additional findings for them
22 amendment for conceptual Site Plan CSP07004-01; and,
23 specifically, condition 1(i) of this approval. The
24 applicant is requesting to amend the CSP via this DSP as
25 allowed by Section 27-282(g) of the Prince George's County

1 zoning ordinance. In this instance, the amendments are
2 requested to modify the CSP to increase the maximum number
3 of front-loaded garage townhouse units. The subject
4 DSP19009 for Westphalia East was approved with 46 front-
5 loaded townhouses in conformance with this condition. This
6 DSP proposes 246 front-loaded townhouses for a total of 292
7 front-loaded townhouses. The units will be mainly located
8 on the west side of Woodbury Road and near the community
9 building as shown in the graphic blue and green in terms of
10 the model breakout.

11 The units will provide greater variety and product
12 offerings in the development, and rear-loaded units will
13 screen these units from existing developments and master
14 plan right-of-ways. Staff supports the applicant's request
15 to modify parts 1 and 4 of this condition as highlighted in
16 the memo. In addition, the applicant is proposing 506 lots
17 and 34 parcels as shown in the exhibited graphic with a
18 large condo parcel in the northwest corner of the property
19 outlined in red.

20 Next slide. This graphic highlights the location
21 of 2-story townhouses outlined in blue. The edges, as
22 previously stated, of these units will be scripting by rear-
23 loaded 3-story townhouses along the perimeter in master plan
24 right-of-ways.

25 Next slide. The one-story community center

1 building will have a large, very hipped roof, a copula to
2 top off the building, and the building will be composed of
3 stone veneer base and gray siding; broken up with windows
4 and columned porches and front entrances as shown here with
5 the front elevation, west elevation; next slide, and the
6 east elevation; next slide, the south elevation; next slide,
7 and the north elevation.

8 Next slide. The detailed plan shows the 2,200
9 square-foot pool and playground A, as well as the entry
10 plaza, open lawn and other amenities as required by the
11 special purpose DSP, will also be located adjacent to the
12 community center on the south end of the regional stormwater
13 pond.

14 Next slide. The proposed single-family detached
15 house types will range in size from a base finish of 1,906
16 square feet to 2,804 square feet.

17 MADAM CHAIR: Excuse me. Can you repeat --

18 MR. HURLBUTT: And --

19 MADAM CHAIR: -- Mr. Hurlbutt, can you repeat
20 that please, the square footage?

21 MR. HURLBUTT: Yes. The, the detached units will
22 range in size from 1,906 square feet to 2,804 square feet --

23 MADAM CHAIR: Thank you.

24 MR. HURLBUTT: -- with varying heights of 22 to 30
25 feet. The units feature gable rooflines, dormers, cross-

1 gables, high-quality details such as metal roofs, brick
2 accents on the windows, and entries defined by brick rows
3 and columns. The proposed front façades offer optional
4 finishes, including vinyl, single-shake, brick, stone,
5 cement board siding and other, with shutters, specialty
6 windows, metal railings, balconies and front porches, and
7 options of two to three-car garages.

8 Next slide. The Deerfield model would be the
9 smallest model at 1,906 square feet and two examples of the
10 options are shown here. Next slide. This slide, the rear,
11 I mean the side elevations of this model. Next slide. Here
12 is the Eastover, which will be 2,169 square feet base, and
13 elevation. Next slide shows the side elevations with added
14 architectural details.

15 Next slide. Here is the Galen at 2,340 square
16 feet with the two of the five options shown. Next slide.
17 And the Hanover, next slide; and the Hayden as well.

18 Next slide. These units are two-story townhouses.
19 The proposed single-family attached housing types as a whole
20 will range in size from a base finish of 1,500 square feet
21 to 2,471 square feet, and a height of approximately 24 feet
22 for the 2-story units which includes the Andrews, shown
23 here; next slide, the Delmar; next, or the Andrews site
24 elevations; next slide, the Delmar, which is a front-loaded;
25 next slide, and the Delmar, or side elevations for the

1 Delmar; next slide, and the Delmar II; next slide, and the
2 Delmar side elevation.

3 Next slide. The units feature gabled rooflines,
4 dormers, cross-gables, and high-quality details such as
5 brick accents on the windows and front entry defined by
6 brick rows or columns, and proposed front facades; offer
7 optional finishes, including vinyl brick and cement boarding
8 sidings with shutters, specialty windows and front porches.

9 Next slide. The 3-story units, including the
10 Columbus, as shown here will be approximately 40 to 44 feet
11 in height, and three stories with similar finishes as those
12 of the rest of the community. Next slide. The other units
13 include the Lafayette, with front-loaded garages as shown
14 here; next slide, the Royal; and, next slide, or and the
15 Royal; next slide, and this shows the side and rear
16 elevations of the Royal as well.

17 Next slide. This graphic shows the brick
18 frontages with --

19 MADAM CHAIR: Wait, wait --

20 MR. HURLBUTT: -- the semi --

21 MADAM CHAIR: -- no, no, no, no. What slide are
22 you on? This says --

23 MR. HURLBUTT: 40.

24 MADAM CHAIR: But the one where -- that doesn't
25 show brick frontages.

1 MR. HURLBUTT: It, it, this exhibit --

2 MADAM CHAIR: Oh, shows where they are?

3 MR. HURLBUTT: -- shows that the --

4 MADAM CHAIR: Okay.

5 MR. HURLBUTT: -- percentages.

6 MADAM CHAIR: Okay. Got it.

7 MR. HURLBUTT: And it as, as detailed in pink with
8 70 percent of those frontages along the perimeter and master
9 plan right-of-ways having 70 percent brick.

10 MADAM CHAIR: Okay.

11 MR. HURLBUTT: And out of 50 and 30 percent.

12 MADAM CHAIR: Okay.

13 MR. HURLBUTT: Next slide. The bike path exhibit,
14 which shows sidewalks on both sides of all streets and trail
15 connections, as well as bike facilities within the
16 development, including a trail within master, or collection
17 636 right-of-way in the northwest corner of the project,
18 which will be unimproved with this project, but dedicated,
19 will house a trail that will connect to Melwood Legacy Trail
20 to the north.

21 Next slide. This slide shows the varying buffer
22 that will be retained along the existing single-family
23 development, or single-family homes to the east of this
24 project. Next slide. The public roads, or this map shows
25 public roads, private roads and alleys with public roads

1 being shown in blue, private in red and alleys shown in
2 purple.

3 Next slide. The vehicle overlay shows the
4 preliminary plan of subdivision 4-08002 street layout in
5 gray with the proposed layout shown on top as the applicant
6 proposes modifications to what was originally approved at
7 preliminary plan supervision through this DSP.

8 Next slide. The public use, utility exhibit shows
9 that the development had public utility easements everywhere
10 shown in yellow, except for those areas highlighted in red.

11 Next slide. The recreational facility map shows the
12 distribution of recreational facilities throughout the
13 development for this phase. Next slide. Recreational
14 facility details for area two is for, on the south side of
15 the, of the stormwater pond and includes the aforementioned
16 pool, playground A, entry plaza, open lawn and other
17 amenities that will be located between the community center
18 and the pond. The park on this, on the north of the pool
19 will be called the Ripple Park, and that will include a pond
20 overlook seating area with a firepit.

21 Next slide. Recreational area 3 will house
22 playground B within a park named Bullfrog Park, which is
23 located on the south end of the site between Bullfrog Lane
24 and Water Color Way. Additionally, this slide shows Pastel
25 Park, which will provide a central green with a gathering

1 space with benches at the intersection of Blue Stone Way and
2 Manor Park Drive on the west side of the development.

3 Next slide. Recreational facility number five
4 will be called Snapping Turtle Park on the, and it's located
5 on the north end of the property near the intersection of
6 Snapping Turtle Lane and Water Rock Way, and will be home to
7 playground C as detailed here.

8 Recreational, next slide. Recreational facility
9 six is a 13,720 square foot dog park that will be located on
10 the west side of the stormwater management pond adjacent to
11 Woodyard Road. Next slide. A TCP, the TCP proposed this to
12 retain a buffer on Section 5, consisting of 3.10 acres of
13 onsite preservation and 1.86 acres of offsite afforestation,
14 or reforestation. This is consistent with the TCP-1, and
15 responds to adjacent property owners who have expressed
16 their concerns about the adequacy of the buffering provided,
17 and the size of trees proposed.

18 Prior to the certification of the DSP, the TCP-2
19 shall be revised to address the conditions reflected in the
20 Staff Report. The urban design staff recommends the
21 Planning Board adopt the findings of this report and approve
22 Detail Site Plan DSP19062 and Pre-Conservation Plan TCP2-
23 029-1213 for Westphalia Town Center North.

24 The applicant has proposed revised revisions to
25 the staff conditions, which staff is in support of.

1 Additionally, staff has submitted a memo dated January 19th
2 with additional findings with regards to amendment, with
3 regards to the amendment proposed for CSP-07004-01 that may
4 be amended via this DSP in order to modify the CSP to
5 increase the maximum number of front-loaded garage
6 townhouses.

7 Staff further wishes to read into, an additional
8 condition into the record as the applicant did not provide
9 complete architecture before this hearing. The recommended
10 conditions, the new recommended condition would be Condition
11 1(y), and reads as follows: "Provide height and road
12 elevations for all architectural models for review before
13 certification by the Urban Design Section as designated by
14 the Planning Board." Staff believes the applicant is in
15 agreement with this condition and this concludes Staff's
16 presentation. Thank you.

17 MADAM CHAIR: Thank you, Mr. Hurlbutt. Can you
18 repeat what you said just before the new proposed condition
19 1(y) regarding the front-loaded garages, because I'm
20 specifically looking at the Andrews, I think it's Andrews 2.
21 My, my, my physical, my hard copy of the PowerPoint, the
22 pages are different. Yeah, I'm looking at, yeah, Andrews
23 model, the 2-story townhome. So, my pages are different.
24 For me, it's page 29; and it looks like the doors are
25 recessed there. So, what did you say about the front-

1 loaded?

2 MR. HURLBUTT: Yes, so Staff, the applicant is
3 requesting to amend the CSP through the DSP, which is
4 permitted; and within the CSP, there is a condition that
5 essentially sets a cap on the number of front-loaded units
6 within the Westphalia Town Center Development; and the
7 applicant is seeking to exceed that cap; modify the, the
8 conditions to essentially read that unless determined by the
9 Planning Board that, and so in this case, they are asking
10 you to determine that they may go above the 68 limit for the
11 Westphalia Town Center development.

12 MADAM CHAIR: Okay. Okay. Well, we'll see; but
13 I'm looking at this one. You know, it just, the, so for
14 this one, the Andrews model, the door is recessed, and so
15 the prominent part that's sticking out is the garage,
16 correct, unless I'm --

17 MR. HURLBUTT: Correct.

18 MADAM CHAIR: -- misinterpreting that. Okay. And
19 I had another question. On mine at slide 19, and which is
20 the clubhouse, the pool, the pool house, is a fireplace
21 that's strictly on the external, or is it something that's,
22 that can be seen from indoors and outdoors? Do we know, or
23 is, Mr. Tedesco can answer that, I guess when we get to him?

24 MR. HURLBUTT: Yeah, I think that would be better
25 for the applicant to answer about the viewing of that, but

1 my understanding is it's within the pool area, but --

2 MADAM CHAIR: Yeah. Okay. Mr. Tedesco, I'm
3 looking at the Andrews model. The Delmar two-story, you
4 know, it's, because it looks to be a one-car garage as
5 opposed to the two-car garage, I don't know, they're not
6 speaking to me. Let me just give you fair notice here.
7 Okay. Let's see if there are any other questions of you.
8 Commissioner Washington?

9 COMMISSIONER WASHINGTON: No questions.

10 MADAM CHAIR: Commissioner Doerner?

11 COMMISSIONER DOERNER: I have a couple of minor
12 questions. So, I think I know the answer or, I guess, one
13 suggestion real quick, if you can upload the notes version
14 of the slides to the website afterwards, that would be
15 helpful because the, the slides that you're, the slide
16 numbers that you referenced in the audio don't correspond
17 with the ones that are on the website. There's, there's
18 three extra slides that were used in the, in the
19 presentation today, so just the newest copy can be uploaded.
20 That would be helpful.

21 MADAM CHAIR: That's what I was saying, too. They
22 don't correspond with mine. Okay.

23 COMMISSIONER DOERNER: Yeah. So, my, my question
24 on staff condition 1(y), is that because when you're looking
25 at some of the, the single family homes, there are no side

1 window treatments on the sides, but they, they are those
2 pictures in the back-up?

3 MR. HURLBUTT: Yes, and so, essentially, we would,
4 we're not given foresight at architecture for all the model
5 types. As we work with the applicant to modify the layout
6 of, and also the architectural through a number of
7 iterations, they were responsive to those requests, but the
8 final architecture was never provided. So, we would be
9 looking to do that. There's also additional conditions to
10 increase brick and ensure that there are three architectural
11 features on all sides of the building.

12 COMMISSIONER DOERNER: Okay. Great. Yeah,
13 because I did not see those architectural features on some
14 of the slides, on some of the sides of the house that's in
15 the slides themselves that you presented today; but I did
16 see them in the back-up, so okay. I'm fine with that. And
17 that's it. That's was the only exhibit I wanted to ask
18 about.

19 THE COURT: Okay. Thank you. Commissioner
20 Geraldo.

21 COMMISSIONER GERALDO: No questions.

22 MADAM CHAIR: Thank you. And for these single-
23 family homes that range from 1,906 to 2,804 square feet, and
24 there's a possibility of a 3-car garage as well you said,
25 Mr. Hurlbutt, correct?

1 MR. HURLBUTT: Correct.

2 MADAM CHAIR: Okay. All right. Mr. Tedesco,
3 you're on.

4 MR. TEDESCO: Good afternoon, Madam Chair, members
5 of the Planning Board. For the record, Matthew Tedesco,
6 with the law firm of McNamee Hosea. Extremely excited and
7 privileged to be before you this afternoon on behalf of DR
8 Horton, America's builder, the number one builder in the
9 country; and I know you went through the roll call with
10 respect to those who have registered, but just to add some
11 color of the, to the names of folks that you introduced
12 because we have a number of people signed up with us today.
13 I did want to just take a moment to just introduce them so
14 you knew who everybody was.

15 Griffin Burns and Cindy Huntzberry are with DR
16 Horton, and with us this afternoon. As you know, Alex
17 Villegas, Nat Ballard, Steve Allison, Sheryl Fishel and Matt
18 Leakan are all with Rodgers Consulting. They are the civil
19 engineers, land planners and landscape architects for the
20 project. Mike Lenhart is with us with Lenhart Traffic and
21 Consulting. Dan Smigelski is with Wade Architecture and we
22 also are joined by Mike Miller, who is with the Walton
23 Company. They are the master developer, current property
24 owner for this Phase 4.

25 I want to thank Mr. Hurlbutt for his presentation.

1 Although --

2 THE COURT: Mr. Tedesco, I'm going to stop you for
3 a quick second because I need to make this announcement.
4 So, we will be breaking somewhere around, ideally 12:45, but
5 we can probably push it to maybe 1 o'clock. So, that means
6 whatever we're not done in this case, or the next case, will
7 be taken after our lunch break. I just want to put everyone
8 on notice. Thank you.

9 I'm sorry. Go ahead.

10 MR. TEDESCO: My, I will endeavor to have this one
11 wrapped up before the break.

12 THE COURT: Okay.

13 MR. TEDESCO: With that being said, I do want to
14 thank staff, Mr. Hurlbutt, Ms. Kosack, as well as staff from
15 Transportation Planning, Environmental Planning. We worked
16 quite extensively for a very long time to get this
17 application processed and to you all.

18 You may notice on the Staff Report, this detailed
19 Site Plan was accepted in June; I think it was June 30th;
20 so, some six or seven months ago it was accepted. As you
21 know, you have a 70-day review period. We extended and
22 waived the 70-day action period, I think, at least three
23 times in order to continuously respond and address not only
24 staff's comments, but also comments that we heard in our
25 virtual community meetings for which we hosted two of them;

1 but with that being said, I think what you have before you
2 in those efforts, and not only from the applicant's
3 concessions and improving upon not only the layout, the
4 street layout, but also the architecture, the rec amenities
5 and so forth, I think we have a much better product and
6 project from where we started back in June when, June 30th
7 when this application was accepted. And for that, I want to
8 publicly thank your staff and the community, and I think
9 that's indicative of the fact that we do not have any
10 community members signed up here today, which I think is a
11 huge compliment to this applicant and to this development
12 team given the Westphalia project nature that exists.

13 With that also being said, part of my
14 presentation, I do want to maybe kind of revisit some things
15 that I know that the Board is probably all too familiar
16 with, but I think it bears a little bit repeating and I'll
17 try to be fairly brief; but as you know, the Westphalia
18 area, the vision of the 2002 General Plan recognized
19 development at centers and corridors. The Maryland four
20 corridor was identified as a place where growth was to be
21 concentrated, in particular, the Westphalia area, and that
22 General Plan was designated as a potential regional center.
23 That was in 2002.

24 Fast-forward to 2007, the Westphalia Sector Plan
25 and sectional map amendment was adopted; and the crux of

1 that plan was to implement the vision of the 2002 General
2 Plan. The Westphalia Town Center was designated as a
3 regional center with a possibility as a metro center in the
4 Sector Plan. That plan envisioned the development to be
5 served by Metrorail, which we all know now is not coming to
6 the Westphalia area based upon the WMATA plans; but,
7 nevertheless, that was that, that was the vision in the plan
8 in 2007. It recommended very high density, especially in
9 the core of the Town Center, you know, upwards of over a
10 million square feet in office/commercial retail. This
11 property is not in the core, it's in the edge to the north,
12 Phase 4, as shown on one of the slides that Mr. Hurlbutt
13 went through with you.

14 Seven years after the Sector Plan came forward,
15 and in between that time, it's been 2007 and 2014, this,
16 this Planning Board approved various development
17 applications consisting of conceptual Site Plans,
18 preliminary plans, detailed Site Plans for infrastructure
19 and detailed Site Plans for special purposes, which were
20 really the rec amenities, and then some amendments thereto;
21 but in 2014, the game changed a little bit. The Plan 2035
22 for the County, the County's new General Plan was adopted
23 and that changed the direction for the Town Center and the
24 Westphalia area, but primarily for the Town Center.

25 This plan, unlike the General Plan, focused on

1 development on existing transit centers and not the corridor
2 development areas. It redesignated the Town Center as a
3 local center and no longer a regional center; and, further,
4 will not remove the possibility of Metro extending out to
5 the Westphalia Plan area.

6 After 2014, in 2019, the County underwent a
7 comprehensive housing strategy for housing opportunities for
8 all; and in particular as it relates to this application, I
9 would highlight targeted strategy number one of that plan,
10 which is to encourage new context-sensitive development that
11 expands housing types to serve the County's diverse
12 population and distinct graphic, geographic character,
13 excuse me.

14 The plan, that strategy also sought, seeks to
15 right-sized housing investment to meet the needs of the
16 County's very diverse population. The strategy recognizes
17 that a wider range of housing opportunity should be
18 implemented, and that's critical; a wider range of housing
19 opportunity should be implemented. The strategy accounts
20 for the unique urban, suburban and rural characteristics of
21 the County, and those characteristics can be seen in the
22 Westphalia Town area with respect to a very targeted core
23 area that is neo-urban, block-type development. As you move
24 towards the edge, which is this, you start transitioning
25 more to a more suburban medium density type; and then as you

1 extend further north into Parkside, which is on the fringe,
2 it becomes even more suburban and it surrounds the
3 Commission's regional park.

4 So, this team's approach to this detailed Site
5 Plan was very thoughtful, very intentional to not continue
6 with the same neo-urban block type approach that really is
7 focused around the core of the Westphalia Town Center, and
8 really come up with different planning development
9 strategies as you radiate, radiate out towards the core into
10 Phase 4, and ultimately into Parkside.

11 Again, this was very thoughtful transition that we
12 undertook; and that is indicative of what you saw in some of
13 the slides with respect to the redesign of the roads,
14 although we worked very closely with your Transportation
15 Planning Section to make sure that all the, their needs
16 were, and issues were addressed. The grid is much more
17 fluid. It provides curves, it provides windows, it provides
18 many opportunities which I will show in one of our exhibits.

19 The other key point was the diversity of product
20 type. Although this is within the Town Center area, we do
21 want these areas as being developed by not must one master
22 developer, but subsequent builders and multiple builders as
23 we are seeing as the Westphalia Town Center continues
24 through the development process, we don't want everything
25 to, at least we don't, we don't think, and we would contend

1 that we don't want everything to look the same. We want
2 consistency and I think you see that through the
3 architectural elevations that you have regardless of two-
4 story or three-story units, and the single-family
5 detachment. We do want some consistency and our architect
6 is with us today to speak to the elements that they pooled
7 from the architectural DSP to include into these elevations
8 that you see to provide that sense of consistency, but also,
9 we don't want a situation where we had over 2,000, a total
10 of 2,000 townhouse units all looking the same.

11 That also goes to really the ability to provide
12 different products for multiple different buyers. A lot of
13 people like townhouses. Not everyone liked, or want three-
14 story townhouses where, with a lot of steps. Some people
15 want front-loaded versus rear-loaded because they want a
16 little bit of a backyard. All of the townhouse, townhouses
17 that we have were, either have standard or optional deck
18 sizes; and the front-loaded certainly have the ability to
19 have backyards, which don't exist with rear-loaded
20 townhouses.

21 The other, the other point I wanted to highlight,
22 and I don't know if this is a good time to have all of our -
23 - I should have probably set out by having all of our
24 exhibits marked, Madam Chair. Forgive me for --

25 MADAM CHAIR: Yeah, you know --

1 MR. TEDESCO: -- (indiscernible).

2 MADAM CHAIR: -- what, they, we, they are, we marked
3 them, so I, let me just go in order. The first is Applicant's
4 Exhibit No 1, is the amendment memo. No, that's Staff Exhibit
5 No. 1. I'm sorry. Applicant's Exhibit No. 1 is the revised
6 conditions, and then it goes on in the sequence. Applicant's
7 Exhibit No. 2 is the rendered DSP. Exhibit No. 3 is the Site
8 Plan Amenity Package. Four is a watermark branding. Is this
9 the way you have it, too? I'm --

10 MR. TEDESCO: I'm one number off because I have
11 Staff's Exhibit as my Exhibit 2, but I can adjust.

12 MADAM CHAIR: Okay.

13 MR. TEDESCO: If I could have Mr. Flanagan go to
14 our back-up, which you have marked as Exhibit 4, I believe,
15 which is the watermarked planning and branding?

16 MADAM CHAIR: Yes. Yes.

17 MR. TEDESCO: I do want to highlight that just
18 briefly, if I may?

19 MADAM CHAIR: Okay.

20 MR. TEDESCO: Because that, that exhibit, your
21 Exhibit 4 --

22 THE COURT: And they go on down sequentially to,
23 to a No. 18, by the way.

24 MR. TEDESCO: Yeah, and I, I didn't break down all
25 the architecture elevations as separate exhibits. I just

1 put them in as one.

2 MADAM CHAIR: Oh.

3 MR. TEDESCO: Those were additional slides that we
4 provided to staff, you know, the 3D rendered, colored slides
5 of the, of all the elevations. All right. If we could get
6 to, it's loading, I think it's page 8. Yeah.

7 So, Madam Chair and members of the Board, what
8 you, what that exhibit was intention, was provided so that
9 the Board could get a flavor of kind of getting inside the
10 design head of the development team with respect to the
11 theming and branding of this project, and that was carried
12 forward, as Mr. Hurlbutt referenced, with respect to the
13 naming of the streets. They all have this, this, this, what
14 we have referred to as a watermark theme with respect to --
15 and that, that's planning off the very substantially sized
16 stormwater facility in the northeast quadrant of the
17 property.

18 So, we've, we've tried to take that as a branding
19 and theming element, and we provided those exhibits and
20 slides as far as the design so that when you enter from
21 Phase 1, which is the current, currently existing
22 development out of Westphalia Town Center and you travel
23 north on Woodyard Road, you, you know you're entering into a
24 different neighborhood, although that neighborhood will have
25 consistency with certain elements of architecture, street,

1 street trees, and amenities and sort; but we wanted it to,
2 we wanted people to know that they are in a different,
3 somewhat of a different neighborhood as they go through each
4 of these phased development areas of Westphalia.

5 Turning, if Mr. Flannagan could go to page 7, I
6 guess maybe it's page 6 of 7, that's right, page 7? It's
7 the smaller one, yeah. It's, unfortunately, it's --

8 MADAM CHAIR: Okay.

9 MR. TEDESCO: That, yeah, I hope you can see that.
10 So, that is --

11 MADAM CHAIR: Well, which -- hold on. Can you
12 direct the cursor so we know, because our screen is split,
13 so I have two things on it? So, which one is --

14 MR. TEDESCO: Yeah. So, it's the one, it's the
15 one, it's the smaller plan toward the bottom of that screen.

16 MADAM CHAIR: Okay. So, that?

17 MR. TEDESCO: I'd like you, no.

18 MADAM CHAIR: Okay. We're trying to get there.

19 Hold tight.

20 MR. TEDESCO: That's it.

21 MADAM CHAIR: Okay. Thank you.

22 MR. TEDESCO: So, as part of the special purpose
23 DSP, this, this Phase 4, which we call Westphalia Town
24 Center North, was included in, in what's called C-1; and you
25 can see the C-1 recreational amenities from the special

1 purpose DSP bulleted on the top righthand corner of that
2 slide. The recreational amenities package that's proposed
3 with this detailed Site Plan, which is below that and
4 bulleted, you can see the, the consistency, although with
5 some improved changes to what was originally envisioned in
6 the C-1 area are provided.

7 And of significance that I want to highlight for
8 this slide is where the clubhouse and pool gathering space,
9 everything which is kind of centered in the slide that you
10 see, kind of south of the, of the, of the stormwater
11 facility, which is a fairly large pond right where Mr.
12 Flannagan is pointing, a little to the clubhouse, okay, to
13 the left a little bit. Yeah. So, a little to the left.
14 So, all that area is, is associated with the clubhouse that
15 Mr. Hurlbutt went through.

16 As originally envisioned, or provided for,
17 although the special purpose DSP provides language that
18 allows for modifications at the time of each DSP, that
19 community, that clubhouse was originally designed, or
20 planned, or intended to be towards the north center of the
21 site, kind of to the left of Woodyard Road, where you see
22 the kids' play area, open lawn gathering space, and open
23 lawn area, it was generally in that north, to the top, okay?
24 Right there. It was generally in that location there. That
25 is on the tail end of our phased development for this, for

1 this phase, for this particular development pod.

2 So, what the applicant, in understanding and
3 listening to the community, realized and not only for its
4 own benefit, but for the benefit of all of Westphalia
5 because all of Westphalia gets to use these amenities, was
6 we wanted that clubhouse and those features to be early in
7 the development in Phase 1. So, if you look at, and I don't
8 want to jump around, but one of your slides in Mr.
9 Hurlbutt's presentation, we don't need to go through it per
10 se, but I'll just reference it for the record. It was --
11 your indulgence, Madam Chair -- it's slide 41. That's the,
12 it shows the rec facilities in the phased plan.

13 We moved that amenity, that's a very significant
14 amenity, to Phase 1. So, that would be built on the front-
15 end of this project with Phase 1. That was a huge benefit
16 not only to this future community, but the existing
17 community to get that facility constructed sooner rather
18 than later.

19 We also provided the other amenity features, which
20 you see, which were contemplated, the dog park; the kids'
21 play area; open lawns, et cetera; so, the trail system
22 around the, the stormwater facility. So, we felt that that
23 was significantly important. This facility will have a
24 clubhouse. We did amend the size of the clubhouse
25 throughout those six months that we were working with staff

1 and the community. We increased the clubhouse size to over
2 5,000 square feet. The pool itself is over 2,200 square
3 feet and the deck area around the pool is over 8,000 square
4 feet as you can see there.

5 We've dimensioned out all the other amenity
6 features that, that co-exist with, with this proposal. So,
7 we're very pleased and excited with the planning that
8 Rodgers did, and the willingness of D.R. Horton to
9 accommodate those very significant rec facilities and
10 amenities.

11 Briefly, I'll conclude with just the architecture
12 itself. I think Mr. Hurlbutt did a fantastic job as far as
13 articulating those in the Staff Report, as well as
14 summarizing them to the Board this morning, but just to kind
15 of make it a little bit more simpler, there are a total of
16 11 house type models that are proposed, 11 in total. There
17 are three two-story. Those are the Andrews, which is a
18 front-loaded, two-car; the Delmar, which is a front-loaded
19 one-car garage, I should say two-car garage; and then the
20 Delmar is a front-loaded one-car garage. The Delmar II is a
21 rear-loaded, one-car garage. So, those make up the proposed
22 two stories.

23 The three-story townhouses are made up of the
24 Columbus, which is a rear-loaded, two-car garage with deck.
25 The deck on that one is a standard 6-foot deck. I know the

1 case before this, they had mentioned the deck was four feet.
2 These decks are standard on the Columbus at six feet with an
3 optional 10-foot deck.

4 The Lafayette is a front-loaded, three-story, one-
5 car garage, with an optional 10-foot deck; and the Royal,
6 three-story, is a front-loaded, two-car with an optional 10-
7 foot deck. The single-family detached, there are five
8 elevations that you saw, the Deerfield, the Eastover, the
9 Galen, the Hanover and the Hayden. All of those are two-car
10 garages and all of them offer amenities off the back, the
11 rear, inclusive of either a deck or a patio, a covered
12 screen or porch, or a covered patio on those, with the
13 exception of the Eastover.

14 As far as the rear elevations for the single-
15 family detached, unfortunately, the only thing in the record
16 which you don't have before you on the PowerPoint with
17 respect to the rear elevations, the ones that were not
18 provided were for the single-family detached for the
19 Deerfield, the Galen, the Hanover and the Hayden. There are
20 black and white elevations of the Eastover.

21 I will say that we are in agreement with staff's
22 requested additional condition to make sure that all of
23 those are provided at the time of certification; but,
24 nevertheless, all of those rear elevations are fairly
25 consistent, consisting of high-quality siding to match the

1 siding on the front and the sides; as well as they all have
2 sliding glass doors with trim; and they all on the rears
3 have at least four, upwards of six or more windows with 4-
4 inch trim consistent, consistently among the models.

5 My final, and I'll just conclude, Madam Chair, my
6 final items just to go through quickly, is I guess it would
7 be your Exhibit 17 and 18, but those were the community
8 outreach efforts we made, understanding the sensitivity of
9 the Westphalia Town Center and, and just prior history. We
10 did post two virtual meetings and we provided the list of
11 where, of those that that notices went out to as basically
12 all the prior parties of record in any, any, any prior
13 parties of record of any prior DSPs, the most recent one
14 being the, the not to be mentioned Snapper Detailed Site
15 Plan, which was withdrawn. So, a lot of those same
16 individuals from (indiscernible) of that case were notified
17 of this case; and that's provided for in your Exhibit 17, 18
18 and the back-up.

19 And we did host those meetings. They were very
20 well-attended. They resulted in us having to push this
21 hearing a few months so that we could continue to address
22 and respond to those comments; and I'm pleased to, before,
23 be before you this morning, or this afternoon now, with,
24 with no community residents signed up or taking opposition
25 to this application; which I think, again, as I mentioned

1 earlier, hopefully is indicative of the efforts that this
2 applicant and this development team have gone through to
3 address and satisfy all the concerns.

4 So, with that, Madam Chair, you know, we would
5 humbly and respectfully request the approval as staff
6 recommended with the revisions to conditions in Applicant's
7 Exhibit 1, which I can go through if needed; and would
8 request your approval of this DSP and, and a minor amendment
9 to provide some flexibility in the front-loaded, or
10 limitations for townhouses in the Westphalia area subject to
11 DSP review and approval by this Board.

12 MADAM CHAIR: Okay. Let me --

13 MR. TEDESCO: I need to take a brief --

14 MADAM CHAIR: Let me -- okay. So, let me see if
15 there are any questions of the Planning Board. Let me go
16 back to Mr. Hurlbutt first. So, we have Applicant's Exhibit
17 No. 1, which are the proposed revised conditions. They seem
18 to be self-explanatory, including 1(i), which is unless
19 modified by DPI, so regarding the curb ramps with ADA
20 accessible, perpendicular style curb ramps.

21 Yeah, they all seem to be pretty self-explanatory.
22 Mr. Hurlbutt, again, you said you're in agreement, right?

23 MR. HURLBUTT: Yes, ma'am.

24 MADAM CHAIR: Okay. Thank you. Okay. Let's see
25 if there are any questions of you, Mr. Tedesco.

1 Commissioner Washington?

2 COMMISSIONER WASHINGTON: No questions.

3 MADAM CHAIR: Commissioner Doerner:

4 COMMISSIONER DOERNER: No questions. Something
5 that I was going to mention that, that I thought was a nice
6 feature is the ADA swing seat. It's like super, very in all
7 the, the playground stuff; but having a child who has
8 special needs and just doesn't have as much muscle tone,
9 those are not very common to find on playgrounds and that's,
10 that's nice to see.

11 MADAM CHAIR: Wonderful. Commissioner Geraldo?

12 COMMISSIONER GERALDO: No questions, but I want,
13 in sequential order, I just want to wish happy birthday to
14 Mr. Hunt.

15 MADAM CHAIR: All righty. Okay. Thank you. So,
16 we have no questions. There's no one else signed up, oh,
17 except for Mr. Bruce. Did you have something to add? I
18 think he might have signed off, though. Mr. Bruce, did you
19 come back on?

20 MR. BRUCE: I'm here.

21 MADAM CHAIR: Do you, do you have, do you wish to
22 speak?

23 MR. BRUCE: Yes, ma'am.

24 MADAM CHAIR: Okay. You're on.

25 MR. BRUCE: All right. Thank you. Good morning.

1 This is Sean Bruce representing the adjacent property owner,
2 Westphalia Development, so which is the previously approved
3 site east.

4 I don't have any general opposition. We're not
5 opposing it by any means. Our only concern is, is the
6 lateness of the effort to raise the cap level of the front-
7 loaded out here in the entire Westphalia sector. It's one
8 thing to do it within your own property, but to then go and
9 change at this moment without any review or, or discuss with
10 our existing builders how it affects us is just, we just had
11 some concerns about, about that process.

12 MADAM CHAIR: Did you have conversations with Mr.
13 Tedesco or the applicant?

14 MR. BRUCE: There were early-on conversations
15 about the, the concern of the amount of front-loaded when
16 the original DSP was presented, and then we were told they
17 were going to, had to revise it, which is what you see in
18 front of you; but we received that plan a week or two ago;
19 but we were unaware of how the process was going to go to
20 allow that many front-loaded products in this area. That
21 was, and originally it tended to be a much more urban alley-
22 loaded as the original preliminary plans and approvals went
23 as our approvals were. So, it was just, we were waiting to
24 see how today was and Tuesday, I guess, the additional back-
25 up showing that they were going to, or try and change the

1 condition to allow the cap rate, I guess, so to speak, which
2 I don't remember there ever being a cap; it was just flat-
3 out 48 total, or 68 total. To change that to 200 over
4 almost 300 units, we were just, it just raised a little
5 concern that our builder were not available to look through
6 it yet. We're not in opposition to it. It was just a
7 process.

8 MADAM CHAIR: Okay. Well, we'll, I'm going to
9 have Mr. Tedesco respond to that. The other, this may be a
10 mistake on, on somebody's part. It could be our ours; or it
11 could -- but most of the Rodgers Consulting folks are signed
12 up as proponent. I have Ms. Fishel signed up as an other
13 with Mr. Bruce. Is that a mistake?

14 MR. BRUCE: Yes. She's a proponent.

15 MADAM CHAIR: Okay. Thank you. Okay. So, then,
16 Mr. Tedesco, do you, do you wish to respond to Mr. Bruce?

17 MR. TEDESCO: Yeah. Thank you. And I want to
18 thank Mr. Bruce for his comments; and, and we have, this
19 development team has worked with his development team, and I
20 think we all can acknowledge and recognize we all know each
21 other extremely well; we worked on projects together. We
22 have, you know, expressed desires to continue dialogue and
23 communication to and include probably every day this week
24 with, with that development team; and those efforts extend
25 back to a year ago, if not longer, with respect to just

1 working together and collaborating because, you know, we all
2 have our own responsibilities with respect to the special
3 purpose DSP; and so, you know, working together is always in
4 everyone's best interest and we have sought, and will
5 continue to do that.

6 I had conversations this week with Mr. Bruce's
7 attorney that went very well. I know my client has spoken
8 to representatives of Mr. Bruce's company, and as I
9 understand, those conversations have gone well. So, I don't
10 think there's a, there's a lack of communication here, for
11 one; second, let me just say with respect to the request to
12 increase the percentage of the front-loaded townhouses,
13 that's been part of this application since day one. We had
14 provided way back -- I know I, at least I did provide it
15 back in September, the PowerPoint presentations that we
16 share with community to Mr. Bruce's attorneys and vice
17 versa. It varies. They provided their PowerPoint
18 presentations of their proposals to us at the same time; and
19 so, at that time, in actuality, the number of front-loaded
20 units from what you see today was, was even greater. In
21 working over the last five months, I would say with staff,
22 and also being responsive to those community meetings in
23 September and October, we've actually reduced the number of
24 front-loaded, proposed front-loaded townhomes from what was
25 originally part of the package when it was accepted back in

1 June. So, that number has actually come down.

2 Moreover, we have redesigned the location of those
3 front-loaded units, which is provided on slide, forgive me,
4 it's provided on, on staff's PowerPoint slide 15. We have,
5 we have, we relocated the location of the front-loaded to
6 all be what I'll, what I'll, my lack of planning knowledge
7 to be internal. We, we turned all the previously proposed
8 front-loaded townhouses that were along Woodyard Road, which
9 is MC636 and Water Lily Way. We flipped those to be rear-
10 loaded similar to what Mr. Bruce had just indicated with
11 respect to service by alleys so that there is consistency
12 with the core; and as you, as you move towards the north
13 along Woodyard Road, the first, and along the entirety of
14 Woodyard Road all you see are rear-loaded homes. You won't
15 see any of the front-loaded homes because those are buried
16 within the project.

17 And, finally, the third point I just want -- and
18 so we feel like that was, and obviously supported by staff,
19 we feel like that was the, the concession with respect to
20 providing diversity of product type, which I think is a
21 critical strategy of the, of the housing initiative plan
22 that was done.

23 And I just want to say one other thing. With
24 respect to going through the history of the planning
25 documents, the theme of that, I hope you all got, which I

1 didn't really say, but the theme that I was trying to convey
2 to you all is since 2002 to today, one common theme of
3 Westphalia Town Center has been change; and this is just
4 another example of change, but it's not change that is for
5 the, for, that is, is denigrating any component of the plan;
6 it's not denigrating any component of existing development;
7 it's actually improving upon the County's goals and
8 strategies.

9 And, and to summarize, and just to conclude on
10 that point to Mr. Bruce's point, the amendment to the CSP
11 that staff has put in Staff's Exhibit 1, which we agree
12 with, will allow the percentage of front-loaded townhouses
13 to be modified for this DSP area. It also facilitates on a
14 case-by-case basis future DSPs, for them to come and make a,
15 make a case for additional front-loaded or not. Again,
16 we've, we've tried to address that through product type,
17 diversity of product type, and design and layout of the
18 project. If other projects, including phases that are
19 approved, want to come in and amend, they have that ability
20 to do that; so, we don't see how the Board's consideration
21 and hopeful approval of staff's recommendation in Staff's
22 Exhibit 1 either burdens or prejudices any existing or
23 future developers, or builders in the Westphalia Town Center
24 area.

25 So, with that, Madam Chair, I, again, want to

1 thank Mr. Bruce and just publicly, you know, I will
2 represent for our entire team, we are absolutely amendable,
3 and open, and happy to meet and discuss, and work together
4 as both these projects develop; and wish nothing but success
5 for both.

6 MADAM CHAIR: Okay. Thank you, Mr. Tedesco, for
7 your response; and one of the things that we took from your
8 response is that, that there was ample notice to Mr. Bruce's
9 team and whether, whether everyone was aware of it or not
10 remains to be seen.

11 But, Mr. Bruce, did you have anything in response?
12 He wasn't opposed, but he just wanted to -- it was a process
13 issue. Okay.

14 MR. BRUCE: No, ma'am, and Mr. Tedesco is correct.
15 We, we have been working together for, for a long time now
16 on this project and others; but, again, I don't have any
17 opposition, it was just a, just wanted to point out that,
18 that the, the vehicle for making what Mr. Tedesco says are
19 not detrimental changes to the plan was just unknown until
20 Tuesday.

21 MADAM CHAIR: But, okay.

22 MR. BRUCE: Or so that, that vehicle, the DRA
23 will, will understand that vehicle and, and our other people
24 who have a vested interest in this project are also able to
25 understand it as it goes forward.

1 MADAM CHAIR: Okay. Okay. So, Mr. Tedesco
2 indicated that they're willing to continue talking with you
3 separate and apart from this specific application. So, let
4 me see. Mr. Tedesco, you have the opportunity to close out,
5 which hopefully you just did; but if you have anything else
6 to add, you can; and then, and I'm going to see if Mr.
7 Hurlbutt has anything else to add and if not, we'll
8 entertain a motion.

9 COMMISSIONER WASHINGTON: Madam Chair, I move --

10 MADAM CHAIR: Well, wait a minute. Mr. Tedesco,
11 are you saying something? Hold on -- okay, okay, go ahead,
12 Commissioner Washington.

13 COMMISSIONER WASHINGTON: Okay. So, nothing else,
14 Mr. Hurlbutt? Just, yeah, is that what he said?

15 MR. HURLBUTT: No, ma'am.

16 MADAM CHAIR: Yeah, nothing --

17 COMMISSIONER WASHINGTON: Okay. Thank --

18 MADAM CHAIR: -- both of them are saying nothing
19 else. Okay.

20 COMMISSIONER WASHINGTON: Our virtual queues get,
21 you know, not in tandem always.

22 MADAM CHAIR: Yeah.

23 COMMISSIONER WASHINGTON: But in any event, Madam
24 Chair, I move that we adopt the findings of staff as
25 outlined in the Technical Staff Report and as further

1 amended by Staff Exhibit No. 1, an approved DSP-19062, AND
2 TCP2-029-12-13, along with the associated conditions as
3 outlined in Staff's Report; in addition to new condition
4 1(y), which was read into record by Mr. Hurlbutt, and as
5 further amended by Applicant Exhibit No. 1.

6 MADAM CHAIR: We have a motion from Commissioner
7 Washington. Who seconded it?

8 COMMISSIONER DOERNER: Doerner, second.

9 MADAM CHAIR: Seconded by Commissioner Doerner.
10 Is there any discussion?

11 (No affirmative response.)

12 MADAM CHAIR: Hearing none, Commissioner
13 Washington?

14 COMMISSIONER WASHINGTON: Aye.

15 MADAM CHAIR: Commissioner Doerner?

16 COMMISSIONER DOERNER: Aye.

17 MADAM CHAIR: Commissioner, I was getting ready to
18 say Hunt. Commissioner Geraldo?

19 COMMISSIONER GERALDO: It's his birthday. Not --

20 MADAM CHAIR: Yes? Okay. So, is that aye, did
21 you say?

22 COMMISSIONER GERALDO: I said aye.

23 MADAM CHAIR: Okay. Thank you.

24 COMMISSIONER GERALDO: Yes, I, I approve of the
25 motion.

1 MADAM CHAIR: Okay. The ayes have it 4-0. Thank
2 you very much.

3 The Planning Board is going to recess for a lunch
4 break. We will be, resume at 1:40. Okay. Thank you.

5 COMMISSIONER GERALDO: Thank you.

6 (Recess.)

7 (Whereupon, the proceedings were concluded.)

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

DIGITALLY SIGNED CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

WESTPHALIA TOWN CENTER NORTH

Preliminary Plan, DSP-19062

By: 

Date: March 1, 2021

Tracy Hahn, Transcriber