



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-22028 **Councilmanic District:** 6
Meeting Date: 7/5/2023 **Zone(s):** RE
Case Name: Fairwood Square
Applicant: Timberlake Homes
Location: Located on the southeast quadrant of the intersection of MD 450 (Annapolis Road) and MD 193 (Enterprise Road) (22.29 Acres; RE Zone).
Request: Requesting approval of a Detailed Site Plan (DSP) for the development of 200 single-family attached (townhouse) dwelling units.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with conditions

Planning Board: Approval with conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 5/25/2023

Review date: 5/25/2023

Action date: 7/14/2023

Comments:

Staff: Andrew Shelly

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	03/08/2023	approval with conditions
M-NCPPC Planning Board	04/20/2023	approval with conditions
Sitting as the District Council	05/15/2023	elected to review
Notes: Council elected to review this item (Vote: 8-0; Absent: Council Members Fisher, Franklin, Hawkins and Oriadha).		
Aye:	8	Olson, Watson, Harrison, Ivey, Burroughs, Fisher, Dernoga and Blegay
Absent:	3	Hawkins, Franklin and Oriadha
Clerk of the Council	05/19/2023	mailed
Notes: Notice of Oral Argument Hearing was mailed to Persons of Record.		
Sitting as the District Council	06/05/2023	announced hearing date

- Applicant 06/13/2023 filed
Notes: *Matthew C. Tedesco Esq., Attorney for applicant, filed a request for Continuance of the Oral Argument Hearing scheduled for June 20, 2023.*
- Clerk of the Council 06/14/2023 mailed
Notes: *Notice of Request for Continuance of Oral Argument Hearing was mailed to Persons of Record.*
- Sitting as the District Council 06/20/2023 continued at a later date
Notes: *After a preliminary procedural discussion by Rajesh Kumar, Principal Counsel to the District Council, Council voted to grant the Applicants request for a continuance and the Oral Argument hearing was continued to July 5, 2023. (Vote: 9-0; Absent: Council Member Fisher and Franklin).*
 Aye: 9 Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs, Dernoga and Blegay
 Absent: 2 Franklin and Fisher
- Clerk of the Council 06/21/2023 mailed
Notes: *Notice of Oral Argument Hearing Continuance was mailed to Persons of Record.*
- Applicant 06/27/2023 filed
Notes: *Matthew C. Tedesco Esq., Attorney for applicant, filed a response to PGCPB Resolution No.: 2023-44; Condition 1.u.*
- M-NCPPC Planning Board 06/30/2023 transmitted a letter
Notes: *James Hunt, Planning Division Chief, DRD, M-NCPPC, transmitted a letter confirming the applicant satisfied Condition 1.u.*
- Sitting as the District Council 07/05/2023 hearing held; referred for document
Notes: *Andrew Shelly and James Hunt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Matthew Tedesco, attorney for applicant spoke in support. Derek J. Baumgardner Esq., Sandy Rinck, Sean E. Suhar, Carol Boyer, Stacy Blake-Davis, Ellica Alsalaam, and Taalib Alsalaam spoke in opposition. Council referred item to staff for preparation of an disapproving document (Vote: 8-0; Absent: Council Members Harrison, Hawkins and Franklin).*
 Aye: 8 Olson, Watson, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay
 Absent: 3 Harrison, Hawkins and Franklin
- Sitting as the District Council 07/06/2023 approval
Notes: *Council adopted the prepared order of disapproval (Vote: 8-0-1; Abstain: Council Member Franklin; Absent: Council Members Fisher and Harrison).*
 Aye: 8 Olson, Watson, Hawkins, Oriadha, Ivey, Burroughs, Dernoga and Blegay

Absent: 2 Harrison and Fisher

Abstain: 1 Franklin

Clerk of the Council 07/11/2023 mailed

Notes: *The Notice of Final Decision of the District Council was mailed to Persons of Record.*

Document(s): DSP-22028 Presentation Slides, DSP-22028 MNCPPC Letter to Council 6-30-2023, DSP-22028 Tedesco to Brown (Response to PGCPB Resolution No 2023-44 Condition 1u) 6-27-2023, DSP-22028 Tedesco to Brown (Request for Continuance) 6-13-2023, DSP-22028 Notice of Oral Argument Hearing Continuance, DSP-22028 Notice of Request for Continuance, DSP-22028 Notice of Oral Argument Hearing, DSP-22028 Planning Board Resolution, DSP-22028 PORL, DSP-22028 Technical Staff Report, DSP-22028 Transcripts 4-13-2023, DSP-22028 Transcripts 3-30-2023, DSP-22028 Transcripts 3-23-2023, DSP-22028 Planning Board Record_, PZC Notice of Intention to Participate July 5, 2023