The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Contact: DRDapplications@ppd.mncppc.org

APPLICATION FORM

APPLICATION TYPE: ZMA-2025-003 ☐Revision of Case # _____

Companion Cases: _____

Payment option: ☐Credit Card ☐Check (payable to M-NCPPC) *Do not submit payment until requested by staff*

PROJECT NAME: Day Property (Formerly Melwood Estates)

Complete address (if applicable) 4816 Melwood Road, Upper Marlboro, MD 20772

Geographic Location (distance related to or near major intersection)
East side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4)

Total Acreage: 27.54	Aviation Policy Area: N/A	Election District: 15
Tax Map/Grid: 94-B4, 100-B1	Current Zone(s): AR	Council District: 6
WSSC Grid: 207SE09	Existing Lots/Blocks/Parcels: L-8, L-11, Outlots A, B	Dev. Review District: n/a
Planning Area: 78	In Municipal Boundary: N/A	Is development exempt from grading permit pursuant to 32-127(a)(6)(A)? ☐ Yes ☑ No
Tax Account #: 1776780, 1718758, 3445335, 3445285, 3394517, 3445343, 1718733, 1718741	Police District #: II	General Plan Growth Policy: Established Communities

Proposed Use of Property and Request of Proposal:
Zoning Map Amendment to rezone the property from the AR Zone to the RSF-A Zone to accommodate the future development of single-family detached dwelling units.

Please list previously approved applications affecting the subject property:
n/a

Applicant Name, Address & Phone:
Day Land Investment, LLC
c/o Olumuyiwa Sobo
7607 Georgian Drive
Upper Marlboro, MD 20772

Owner Name, Address & Phone:
(if same as applicant indicate same/corporation see Disclosure)
Day Family Trust
4816 Melwood Road
Upper Marlboro, MD 20772

Tiana Woolard
4920 Melwood Road
Upper Marlboro, MD 20772

Consultant Name, Address & Phone:
McNamee Hosea, P.A.
6404 Ivy Lane, Suite 820
Greenbelt, MD 20770

Contact Name, Phone & E-mail:
Matthew C. Tedesco, Esq.
(301) 441-2420
MTedesco@mhlawyers.com

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures):

Ralph D. Day — Digitally signed by Ralph D. Day, DN: cn=Ralph D. Day, email=ralphdday@gmail.com, c=US, Date: 2025.05.19 13:33:46 -04'00'

Owner's Signature (signed) _____ Date _____ Applicant's Signature (signed) _____ Date _____

Jenny Lynn Day — Digitally signed by Jenny Lynn Day, DN: cn=Jenny Lynn Day, o, ou, email=jday4816@gmail.com, c=US, Date: 2025.05.19 13:34:59 -04'00'

Contract Purchaser's Signature (signed) _____ Date _____ Applicant's Signature (signed) _____ Date _____

FOR STAFF USE ONLY Application No.(s):

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Contact: DRDapplications@ppd.mncppc.org

APPLICATION FORM

APPLICATION TYPE: ZMA-2025-003 ☐Revision of Case # _____

Companion Cases: _____

Payment option: ☐Credit Card ☐Check (payable to M-NCPPC) *Do not submit payment until requested by staff*

PROJECT NAME: Day Property (Formerly Melwood Estates)

Complete address (if applicable) 4816 Melwood Road, Upper Marlboro, MD 20772

Geographic Location (distance related to or near major intersection)
East side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4)

Total Acreage: 24.95	Aviation Policy Area: N/A	Election District: 15
Tax Map/Grid: 94-B4, 100-B1	Current Zone(s): AR	Council District: 6
WSSC Grid: 207SE09	Existing Lots/Blocks/Parcels: L-8, L-11, Outlots A, B	Dev. Review District: n/a
Planning Area: 78	In Municipal Boundary: N/A	Is development exempt from grading permit pursuant to 32-127(a)(6)(A)? ☐ Yes ☑ No
Tax Account #: 1776780, 1718758, 3445335, 3445285, 3394517, 3445343, 1718733, 1718741	Police District #: II	General Plan Growth Policy: Established Communities

Proposed Use of Property and Request of Proposal:
Zoning Map Amendment to rezone the property from the AR Zone to the RSF-A Zone to accommodate the future development of signle-family detached dwelling units.

Please list previously approved applications affecting the subject property:
n/a

Applicant Name, Address & Phone:
Day Land Investment, LLC
c/o Olumuyiwa Sobo
7607 Georgian Drive
Upper Marlboro, MD 20772

Owner Name, Address & Phone:
(if same as applicant indicate same/corporation see Disclosure)
Day Family Trust
4816 Melwood Road
Upper Marlboro, MD 20772
Tiana Woolard
4920 Melwood Road
Upper Marlboro, MD 20772

Consultant Name, Address & Phone:
McNamee Hosea, P.A.
6404 Ivy Lane, Suite 820
Greenbelt, MD 20770

Contact Name, Phone & E-mail:
Matthew C. Tedesco, Esq.
(301) 441-2420
MTedesco@mhlawyers.com

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures):

Owner's Signature (signed)	Date	Applicant's Signature (signed)	Date
Contract Purchaser's Signature (signed)	05/19/25 Date	Applicant's Signature (signed)	05/19/25 Date

FOR STAFF USE ONLY Application No.(s):

Contact: DRDapplications@ppd.mncppc.org

APPLICATION FORM

APPLICATION TYPE: ZMA-2025-003 ☐Revision of Case # _____

Companion Cases: _____

Payment option: ☐Credit Card ☐Check (payable to M-NCPPC) *Do not submit payment until requested by staff*

PROJECT NAME: Day Property (Formerly Melwood Estates)

Complete address (if applicable) 4816 Melwood Road, Upper Marlboro, MD 20772

Geographic Location (distance related to or near major intersection)

East side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4)

Total Acreage: 27.54	Aviation Policy Area: N/A	Election District: 15
Tax Map/Grid: 94-B4, 100-B1	Current Zone(s): AR	Council District: 6
WSSC Grid: 207SE09	Existing Lots/Blocks/Parcels: L-8, L-11, Outlots A, B	Dev. Review District: n/a
Planning Area: 78	In Municipal Boundary: N/A	Is development exempt from grading permit pursuant to 32-127(a)(6)(A)? ☐ Yes ☑ No
Tax Account #: 1776780, 1718758, 3445335, 3445285, 3394517, 3445343, 1718733, 1718741	Police District #: II	General Plan Growth Policy: Established Communities

Proposed Use of Property and Request of Proposal:

Zoning Map Amendment to rezone the property from the AR Zone to the RSF-A Zone to accommodate the future development of single-family detached dwelling units.

Please list previously approved applications affecting the subject property:

n/a

Applicant Name, Address & Phone:

Day Land Investment, LLC
c/o Olumuyiwa Sobo
7607 Georgian Drive
Upper Marlboro, MD 20772

Owner Name, Address & Phone:

(if same as applicant indicate same/corporation see Disclosure)

Day Family Trust
4816 Melwood Road
Upper Marlboro, MD 20772

Tiana Woolard
4920 Melwood Road
Upper Marlboro, MD 20772

Consultant Name, Address & Phone:

McNamee Hosea, P.A.
6404 Ivy Lane, Suite 820
Greenbelt, MD 20770

Contact Name, Phone & E-mail:

Matthew C. Tedesco, Esq.
(301) 441-2420
MTedesco@mhlawyers.com

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures):

Tiana Woolard 07-16-2025

Owner's Signature (signed) Date

Applicant's Signature (signed) Date

Contract Purchaser's Signature (signed) Date

Applicant's Signature (signed) Date

FOR STAFF USE ONLY Application No.(s):

SUBDIVISION CASES: Preliminary Plan of Subdivision/Conservation Sketch Plan

Type of Application (Check all that apply): ☐Conventional Subdivision ☐Conservation Subdivision
☐ Conservation Sketch Plan ☐ Subdivision Ordinance Interpretation ☐ Vacation Petition

Variation, Variance or Alternative Compliance Request(s): ☐Yes ☐ No	Applicable Zoning/Subdivision Regulation Section(s): _____

Total Number of Proposed:
Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Attached_____ Detached_____ Multifamily_____	Gross Floor Area (Nonresidential portion only): _____

SUBDIVISION CASES: Final Plat

Water/Sewer: ☐DPIE ☐Health Department	Number of Plats: _____
Detailed Site Plan No.: _____	WSSC Authorization No.: _____
Approval Date of Preliminary Plan: _____	Check box if a hearing is requested: ☐

URBAN DESIGN AND ZONING CASES

Type of Application (Check all that apply): ☐Certification of Nonconforming Use ☐ Conservation Plan
☐ Detailed Site Plan ☐ Planned Development ☐ Secondary Amendment ☐ Special Exception
☑ Zoning Map Amendment ☐ Zoning Ordinance Interpretation

Details of Request: Zoning Map Amendment to rezone the property from the AR Zone to the RSF-A Zone to accommodate the future development of single-family detached dwelling units.	Applicable Zoning Ordinance Section(s): Section 27-3601

Total Number of Proposed:
Lots 96 Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Attached_____ Detached 96 Multifamily_____	Gross Floor Area (Nonresidential portion only): _____
Variance Request: ☐Yes ☐No	Applicable Zoning/Subdivision Regulation Section(s): _____
Departure Request: ☐Yes ☐No	Application Filed: ☐Yes ☐No
Alternative Compliance Request: ☐Yes ☐No	Application Filed: ☐Yes ☐No

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property ONLY required for Special Exception and Zoning Map Amendment Applications.

Owner(s) Name (printed)	**Signature and Date**	**Residence Address**
Ralph D. Day	Ralph D. Day Digitally signed by Ralph D. Day DN: cn=Ralph D. Day, email=ralphdday@gmail.com, c=US Date: 2025.05.19 13:36:49 -04'00'	4816 Melwood Road, Upper Marlboro, MD 20772
Jenny Lynn Day	Jenny Lynn Day Digitally signed by Jenny Lynn Day DN: cn=Jenny Lynn Day, o, ou, email=jday4816@gmail.com, c=US Date: 2025.05.19 13:37:50 -04'00'	4816 Melwood Road, Upper Marlboro, MD 20772

If the property is owned by a corporation, please fill in below.

Officers	**Date Assumed Duties**	**Residence Address**	**Business Address**
N/A			

Officers	**Date Assumed Duties**	**Date Term Expires**	**Residence Address**	**Business Address**
N/A				

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Historic Preservation/Archeology Pre-Submittal Checklist for Development Applications

Project Name: Melwood Estates

Applicant's Name: Day Land Investments LLC

Application Type: ZMA

Project Number (if applicable): ZMA-2025-003

Contact/Agent: Matthew C. Tedesco

Phone/Fax: (301) 441-2420

E-mail Address: MTedesco@mhlawyers.com

Associated/Previous Project Numbers:

Property Address - 4816 Melwood Road, Upper Marlboro

- Provide photographs of all standing structures or structural remains, such as foundations or man-made landscape features, on the property.
- Provide chain of title information on the property to at least 1900.
- Provide a list and location of any known historic resources or cemeteries on or adjacent to theproperty.

To be completed by Historic Preservation Section staff.

Required Information	Yes	No	N/A	Requirement for this Applicant
Photographs of all structures or structural remains		✔		If checked Yes or N/A, no further information needed.
Chain of title	✔			If checked Yes or N/A, no further information needed.
List of known historic resources and cemeteries			✔	If checked Yes or N/A, no further information needed.

Additional Information Required: There are many steep slopes on the property.

Phase I archaeology survey will not be recommended.

Jennifer Stabler 4/30/2025

Historic Preservation Staff Signature Date

Jennifer Stabler

Historic Preservation Staff Name (printed)

301-952-5595; jennifer.stabler@ppd.mncppc.org

Historic Preservation Staff Phone and E-mail

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant **Day Land Investment, LLC** Case No. (where applicable) **ZMA-2025-003**

Address of Applicant **c/o Olumuyiwa Sobo, 7607 Georgian Drive, Upper Marlboro, MD 20772**

Identity of the Property/ Subject of Application **4816 Melwood Road, Upper Marlboro, MD and part of Lot 11 and Outlots A & B** Type of Application **Zoning Map Amendment** (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

   If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date
N/A	

   If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A	

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
   _____ Yes __X__ No

   If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor
N/A		

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):
   N/A - LLC has no direcotrs, officers or stockholders

2. __X__Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

_____ 05/21/25

Signature (original to be filed with the Clerk) Date

Olumuyiwa Sobo

Printed Name of Signer

Authorized Member

Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant **Day Family Trust** Case No. (where applicable) **ZMA-2025-003**

Address of Applicant **4816 Melwood Road, Upper Marlboro, MD 20772**

Identity of the Property/ Subject of Application **4816 Melwood Road, Upper Marlboro, MD and part of Lot 11, Outlots A**

Type of Application **Zoning Map Amendment** (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

   If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date
_____	_____
_____	_____
_____	_____
_____	_____

   If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

   _____ _____
   _____ _____

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
   _____ Yes ___X_ No

   If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor
_____	_____	_____
_____	_____	_____
_____	_____	_____

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. ___X_All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):
   Ralph D. Day, Trustee
   Jenny Lynn Day, Trustee
   _____

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

_____ 19 May 2025
Signature (original to be filed with the Clerk) Date

Ralph D. Day
Printed Name of Signer

Trustee
Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Individual Applicant Affidavit

(Form PG 1)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activitics. **In short, this form should be used whenever an individual, rather than a business entity[1], is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf that contains additional filing information, including timing requirements.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

Identifying Information

Name of Applicant **Tiana Woolard** Case No. (where applicable) **ZMA-2025-003**

Address of Applicant **4920 Melwood Road, Upper Marlboro, MD 20772**

Identity of the Property/ Subject of Application **4816 Melwood Road, Upper Marlboro, MD Part of Lot 11**

Type of Application (see §5-833(d)) **Zoning Map Amendment**

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? _____ Yes _____ No

   If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

   If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
   _____ Yes _____ No

   If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ____ Yes _____ No

   If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

Name of Member	Date	Name of Contributor

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Tiana Woolard — 07-16-2025

Signature (original to be filed with the Clerk) — Date

Tiana Woolard

Printed Name of Signer

Title of Signer (if applicable)

STATEMENT OF JUSTIFICATION

MELWOOD ESTATES
ZMA-2025-003

OWNERS:	Day Family Trust 4816 Melwood Road Upper Marlboro, Maryland 20772 Dempsey Tiana 4920 Melwood Road Upper Marlboro, Maryland 20772
APPLICANT:	Day Land Investment, LLC c/o Olumuyiwa Sobo 7607 Georgian Drive Upper Marlboro, Maryland 20772
ATTORNEY/ CORRESPONDENT:	Matthew C. Tedesco, Esq. Carly H. Landolfi, Esq. Dominique A. Lockhart, AICP McNamee Hosea, P.A. 6404 Ivy Lane, Suite 820 Greenbelt, Maryland 20770 (301) 441-2420 Voice (301) 982-9450 Fax mtedesco@mhlawyers.com clandolfi@mhlawyers.com dlockhart@mhlawyers.com
LAND PLANNING	Mark G. L. Ferguson, R.A. Site Design, Inc. 5407 Water Street, Suite 206 Upper Marlboro, Maryland 20772 mglferguson@engsite.tech
CIVIL ENGINEER	Dewberry Daniel Schlegel Mercedes Ward, RLA 4601 Forbes Boulevard Suite 300 Lanham, MD 20706-4825 dschlegel@Dewberry.com mward@Dewberry.com

TRAFFIC ENGINEER	Lenhart Traffic Consulting, Inc. Mike Lenhart, P.E., PTOE 231 Najoles Road, Suite 250 Millersville, MD 21108 mlenhart@LENHARTTRAFFIC.COM
REQUEST:	Zoning Map Amendment (ZMA) to rezone the property from the AR (Agricultural-Residential) Zone to the RSF-A (Residential, Single-Family Attached) Zone, to accommodate the future development of single-family detached dwelling units.

I. DESCRIPTION OF PROPERTY

1. Address – 4816 Melwood Road, Upper Marlboro, Maryland 20772; and Part of Lot 11 and Outlot B, Tax Map 100, Grid B1.

2. Location – East side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4).

3. Tax Account – 1776780, 1718741, 1718758, 3445335, 3445285, 3394517, 3445343 and 1718733.

4. Proposed Use –A Zoning Map Amendment to rezone the property from AR (Agricultural-Residential) Zone to the RSF-A (Residential, Single-Family-Attached) Zone to accommodate single-family detached dwelling units.

5. Election District – 15.

6. Councilmanic District – 6.

7. Record Plat – Plat Book NLP 147, at Plat 100 (5-89212); and Plat Book NLP 118, at Plat 67 (5-83219).

8. Total Gross Acreage – 27.54 Acres.

9. Water/Sewer Category – W4/S4.

10. Tax Map & Grid – 100-B1.

11. Zoning Map – 207SE09.

12. General Plan Growth Policy – Established Communities.

II. NATURE OF REQUEST

Day Land Investment, LLC (hereinafter the "Applicant") is requesting the approval of a Zoning Map Amendment (ZMA) to rezone the property from the AR (Agricultural-Residential) Zone to the RSF-A (Residential, Single-Family-Attached) Zone on the basis of mistake, to accommodate the future development of approximately 96 single-family detached dwelling units, which would equate to 3.5 dwelling units per net lot acre. Single-family detached dwellings are permitted by right in both the existing and requested zoning designations.

On April 1, 2022, the new Countywide Zoning Map became effective, along with the new Zoning Ordinance. Prior to the effectuation of the same, the Subject Property was in the R-A (Residential - Agricultural) Zone of the prior Zoning Ordinance; subsequently, and pursuant to the Countywide Map Amendment (CMA), the property was rezoned to the AR (Agricultural-Residential) Zone. Given the development and zoning of the properties in the immediate area, which consists of higher density single-family attached and detached dwelling units in the TAC-E and RMF-20 Zones (formerly the M-X-T Zone) and the LCD Zone (formerly the R-S Zone), the Applicant contends that the requested RSF-A Zone provides the best comparable zone for development of single-family detached homes that will complement and be consistent with the surrounding Westphalia area. A conceptual plan is included with this submittal, which illustrates the site layout for the proposed residential development. This conceptual layout illustrates approximately 96 single-family detached residential units, within a unified development concept. Access will be via Melwood Road, which is classified as a local roadway. The conceptual layout also includes a significant amount of on-site conservation to preserve any environmental features and provide a natural buffer from surrounding developments.

The requested ZMA will also further the Sector Plan's recommendations for the Subject Property and surrounding area, which serves as a transition between the higher density single-family attached dwellings to the north and south with the single family detached dwellings to the east (beyond the PEPCO transmission lines). As explained in greater detail herein, notwithstanding the requested RSF-A Zone, the applicant will not ultimately propose single-family attached units on the property and proffers a condition to the ZMA that would restrict future development to single-family detached units only.

IV. COMMUNITY

The subject property is in Planning Area 78, and Councilmanic District 6. More specifically, the site is located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4). The Subject Property is comprised of Part of Lot 11 and Outlot B on Tax Map 100, Grid B-1, for a total of approximately 27.54 gross acres of land. The entire Property is located within Water and Sewer Categories W-4 and S-4.

The subject property is surrounded by the following uses:

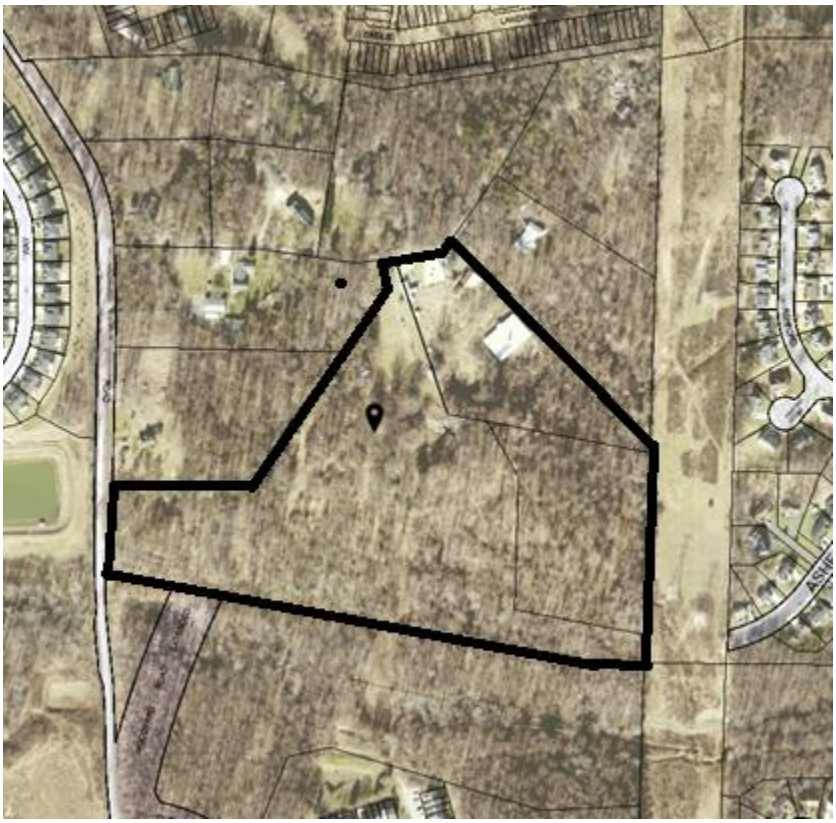
North: Single-family detached dwellings in the AR (Agriculture-Residential) Zone, with undeveloped single-family attached lots in the RMF-20 Zone beyond.

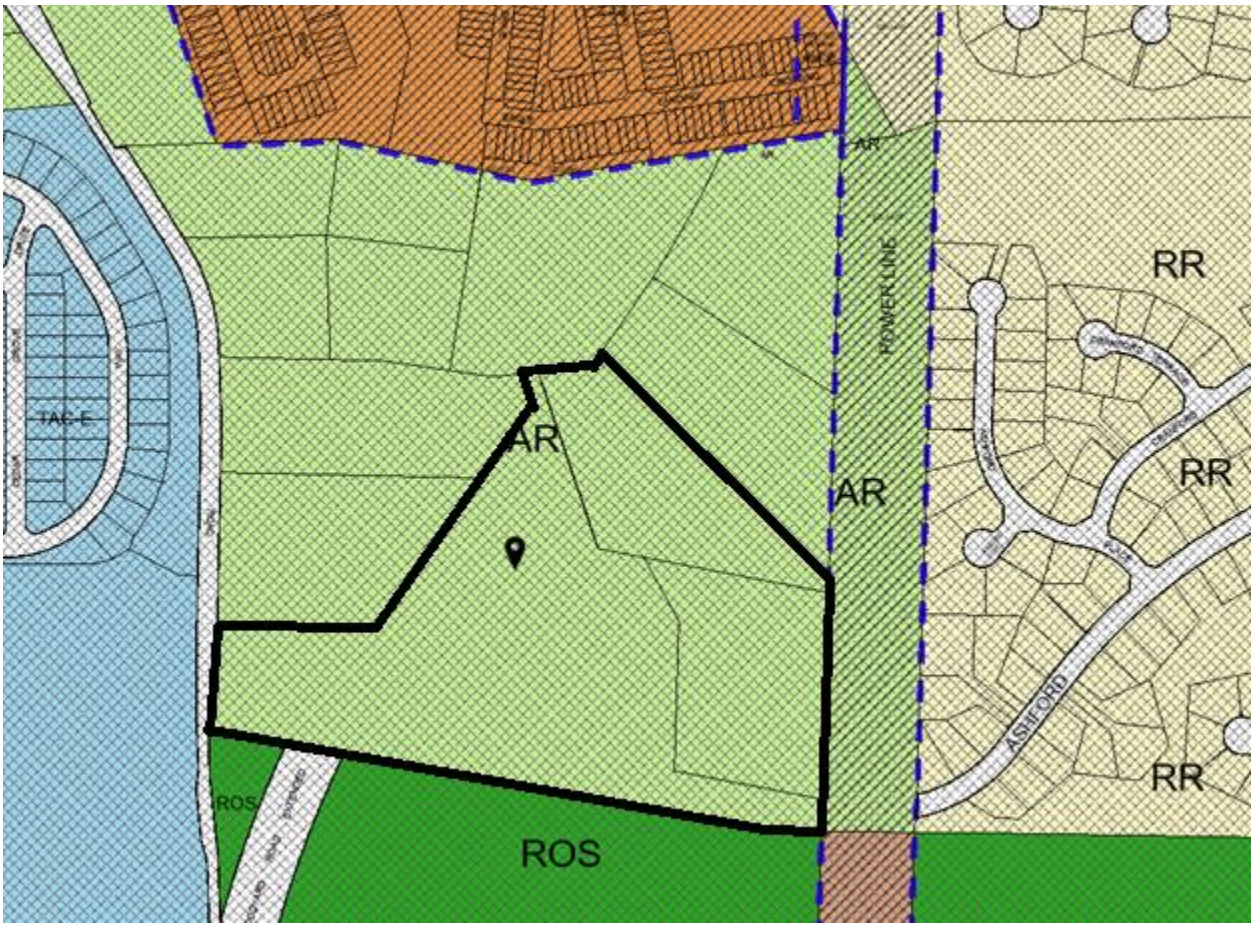
South: Vacant wooded MNCPPC parkland in the ROS Zone with single-family attached dwellings in the LCD Zone beyond.

East: Pepco Transmission line and beyond, single-family detached dwellings on clustered lots in the RR (Residential, Rural) Zone.

West: Single-family detached dwellings in the AR Zone and Melwood Road with single-family detached and single-family attached dwellings beyond in the TAC-E (Town Activity Center-Edge) Zone.

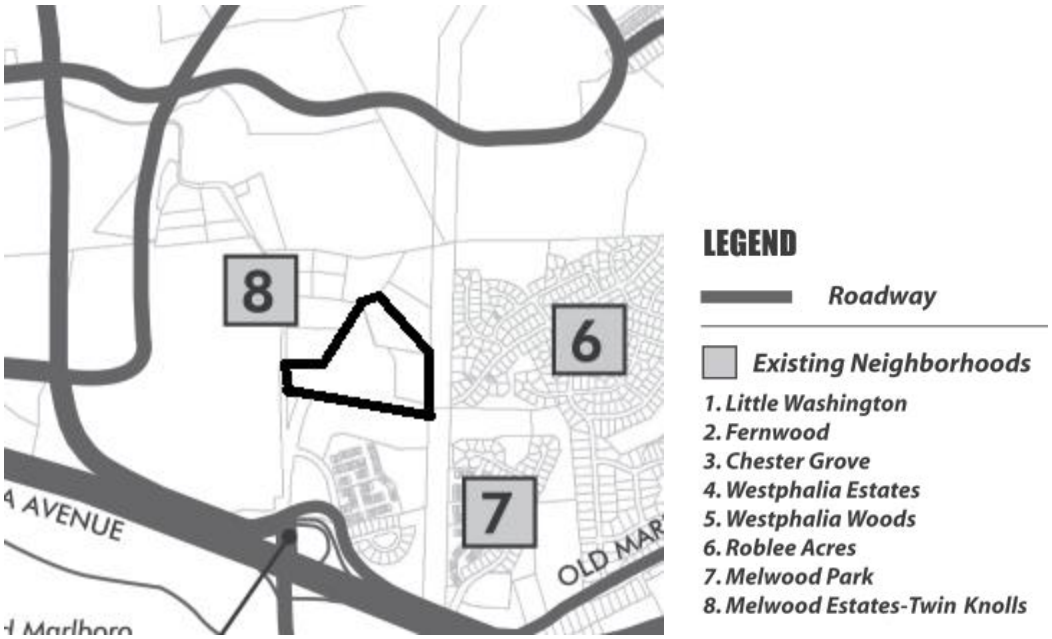
An aerial map and zoning map showing the Subject Property are depicted below.





Neighborhood

Per the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment ("Sector Plan" and "SMA"), the Subject Property is within the Melwood Estates-Twin Knolls neighborhood (p.60). A neighborhood description is not provided, but based upon the map within the Sector Plan, the neighborhood boundary consist of Bridale Vale Road to the north, PEPCO utility easement to the east, Pennsylvania Avenue to the south, and the Westphalia Town Center to the west.



V. SECTOR PLAN RECOMMENDATIONS/CONFORMANCE

The site currently lies within the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* ("Sector Plan" and "SMA"), which retained the Subject Property in the prior R-A (Residential-Agricultural) Zone. The Future Land Use Map (Map 4; p. 19), recommends the Subject Property for "residential low" land use designation. The Westphalia Sector Plan does not specify the density range associated with the various land use recommendations on Map 4, nor did the prior 2002 General Plan which was in effect at the time of the adoption of the Sector Plan. In comparing the "Low-Density Residential" land use recommendation with the previous, 1994 Master Plan for Melwood-Westphalia and Vicinity's land use recommendation of "Large Lot/Alternative Low Density" category, it is clear that the Sector Plan's intent was to increase the density of the desired development character of the Subject Property, and its immediate AR-zoned neighbors. The "Low-Density Residential" land use category of the Westphalia Sector Plan is comparable to the more modern "Residential Low" category, which has been defined by Master Plans since circa 2010 – and in the current Plan Prince George's 2035 General Plan – as, "Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings" with a floor of 0.5 dwelling units per acre."

The Sector Plan was approved with three distinct areas, each with their own personality: the Core, Edge and Fringe areas. The Core Area is to be a transit-oriented, 24-hour center of vertical and horizontal mixed uses in a pedestrian-friendly environment; it is the focal point of the entire Westphalia Town Center. Just beyond the Core Area, the Edge Area is to be "a medium- to high-density urban pattern surrounding the high-density town center core, including medium-density mixed-use commercial and office, and several interconnected residential neighborhoods that have diverse housing styles and a network of open space." (p. 24). This area is meant to complement the core, providing a transition in density to the Fringe Area, which will be a "distinct and cohesive districts of commercial, office, employment, and institutional uses in campus like settings that are separate from the core and have "greener" character…." (p. 27). The Fringe Area is less dense than the Edge, and not characterized by the vertical and horizontal mixed uses of the Core. Finally, the Sector Plan discusses the surrounding "Residential Areas," which the Subject Property is within. These areas are directed to "develop approximately 3,500 acres of new low- to medium-density residential areas in a manner that conserves and is integrated with approximately 1,300 acres of existing residential development in accordance with the overall development pattern concept." (p. 30). Design Principles to implement the quoted Strategy direction include:

- "Incorporate a variety of housing types in single-family projects/subdivisions:
    - Build townhomes and small lot single-family homes to add diversity to neighborhoods or as a transition between higher density units and lower density single-family neighborhoods." (p. 31)
- "Design residential developments that connect and appropriately transition to pre-existing communities and neighboring commercial areas:
    - Develop neighborhoods to reflect the character of their location within Westphalia, with areas closer to the town center being more compact and more urban, and outlying areas more rural." (p. 31)
- "Provide a variety of single-family attached residential lot sizes in and near the Westphalia town center." (p. 31)

In keeping with the Sector Plan's Strategy for its Residential Areas and the quoted Design Principles, the envisioned residential development will be in a compact and distinctly organic form, with lot and block motifs consistent with emerging residential development abutting Westphalia Edge areas, while also preserving and enhancing environmental adaptation of the property. The development will also help to implement the Sector Plan and Master Plan of Transportation (MPOT) by providing roadways in a way that forms a livable and walkable edge to the neighborhood through provision of an extensive interior open space system and internal sidewalks. Designed in an integrated grid of public roads that are integrated with a hierarchy of pedestrian modes: walking, biking, jogging and riding.

Plan 2035

Since the adoption of the Sector Plan and SMA in 2007, the County adopted a new General Plan, known as "Plan Prince George's 2035" (Plan 2035), which recommends residential low as the future land use. Residential Low is further defined as "Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings." (page 100).

VI. GENERAL CRITERIA FOR ZMA APPROVAL

Pursuant to County Council Bills CB-13-2018 and CB-15-2018, the Prince George's County Council adopted a new Zoning Ordinance (Subtitle 27 of the County Code) and new Subdivision Regulations, which were to become effective upon the approval of the Countywide Sectional Map Amendment (CMA). Pursuant to Council Resolution CR-136-2021, the new Zoning Ordinance became effective on April 1, 2022. As a result, the subject property was rezoned from the R-A/M-I-O Zones to the AR/MIO Zones. Pursuant to Section 27-3601(b) of the Zoning Ordinance, an amendment to the Official Zoning Map can be pursued as long as the criteria within this section are met. The Applicant notes that this ZMA application meets these criteria as the Property is not within a Safety Zone of the MIO Zone, does not propose a reclassification to a prohibited zone, and does not request an amendment to more than one zone.

Section 27-3601. Zoning Map Amendment

(c) Zoning Map Submittal Requirements:

(5) A zoning map amendment application shall include the following:

(G) A statement of justification detailing the legal basis by which the requested amendment can be approved, and any factual reasons showing why approval of the request will not be detrimental to the public health, safety, and welfare; and

COMMENT: This statement of justification details herein the legal basis by which the requested amendment can be approved.

Section 27-3601. Zoning Map Amendment

(e) Zoning Map Amendment (ZMA) Decision Standards.

In determining whether to adopt or disapprove a proposed zoning map amendment (ZMA), the District Council may consider many factors. No amendment to the CBCAO Zone shall be granted without the applicant demonstrating conformance with the decision standards in Section 27-3603(d), CBCAO Zoning Map Amendment Decision Standards. No amendment to a Transit-Oriented/Activity Center base zone shall be granted except in accordance with the locational standards of Section 27-4204(b)(2) of this Ordinance. No other zoning map amendment shall be granted without the applicant demonstrating either:

(1) There has been a substantial change in the character of the neighborhood; or

COMMENT: The Applicant is not contending that there has been a substantial change in the character of the neighborhood as the basis for the requested rezoning.

(2) There was a mistake in the original zone for the land subject to the amendment which has never been the subject of an adopted sectional map amendment; or

COMMENT: The Applicant is not contending that there was a mistake in the original zone for land that has never been the subject of an adopted sectional map amendment as the basis for the requested rezoning.

(3) There was a mistake in the current sectional map amendment.

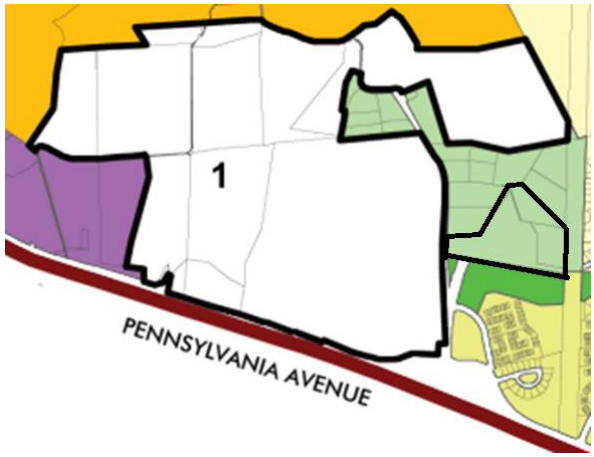
COMMENT: The current AR zoning was put in place through the CMA adopted in November 2021. However, the decision standards for a ZMA outlined in Section 27-3601(e)(3), states "[t]here was a mistake in the current sectional map amendment." The current sectional map amendment for the Subject Property is identified as the 2007 Westphalia SMA, which will be utilized as the most recent zoning, at least with regard to whether there was a "mistake" in the zoning applied to the Subject Property. Therefore, the Applicant contends that retaining the subject property in the prior R-A Zone with the adopted 2007 Westphalia Sector Plan and SMA was a mistake by the District Council. The District Council failed to consider existing facts and trends within the Sector Plan and SMA, which had they been considered, would have resulted in a rezoning of the subject property comparable to the surrounding properties which were rezoned as part of the SMA. An applicant can establish mistake or error by showing that at the time of the rezoning, the zoning authority failed to consider then-existing projects or trends, which were reasonably foreseeable in the future.[1] Finding a mistake is concerned with "the adequacy and

[1] *See Bonnie View County Club, Inc. v. Glass*, 242 Md. 46, 48–49 (1966); *Overton v. Bd. Of Cnty. Comm'rs of Prince George's Cnty.*, 255 Md. 212, 216 (1961).

accuracy of the factual premises that underlie the conclusion-drawing."[2] A conclusion based on a factual predicate that is incomplete or inaccurate may be deemed a mistake or error.[3]

Given that the subject property abuts the Edge area of the Westphalia Town Center, it was a mistake to fail to consider the Subject Property for rezoning to further support this area and to transition between the town center and the residential densities of the surrounding properties – especially considering the adjacent property to the west beyond Melwood Road was rezoned with the SMA.

As part of the SMA, change number 1 consisted of public rezoning requests (numbers 2, 3, and 4 on p. 81) to rezone approximately 468.12 acres of land from the R-A (Residential-Agricultural) and I-3 (Planned Industrial/Employment Park) Zones to the M-X-T (Mixed Use-Transportation Oriented) Zone. At the time, the properties consisted of a farm, institutional use, and mostly vacant wooded land located north of Pennsylvania Avenue (MD 4) on either side of Moore's Way and Melwood Road. This area contemplated a development concept proposed during the plan review process, and aimed to reflect the intended land use and design character approved for that area. The M-X-T Zone was recommended and approved to promote implementation of a mixed-use development within the Westphalia town center area.



Map 20: Approved Zoning Changes – Sector Plan (P.83)

Currently, this area is composed of two major development projects, the Westphalia Town Center and the Enclave at Westphalia. The Westphalia Town Center Conceptual Site Plan application (Left Image - CSP-07004) approved single-family detached dwellings, townhouses, multifamily, office, and retail uses. The Enclave of Westphalia Conceptual Site Plan (Right Image

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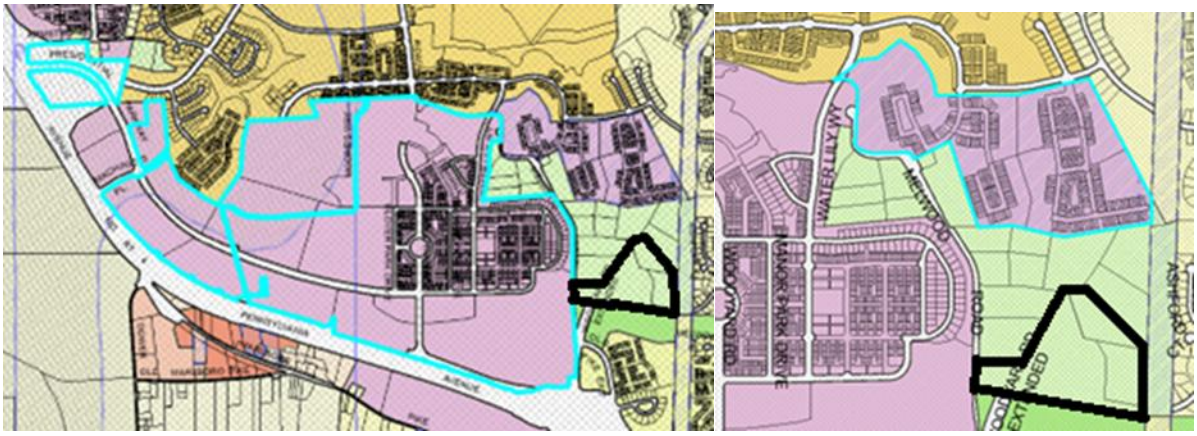
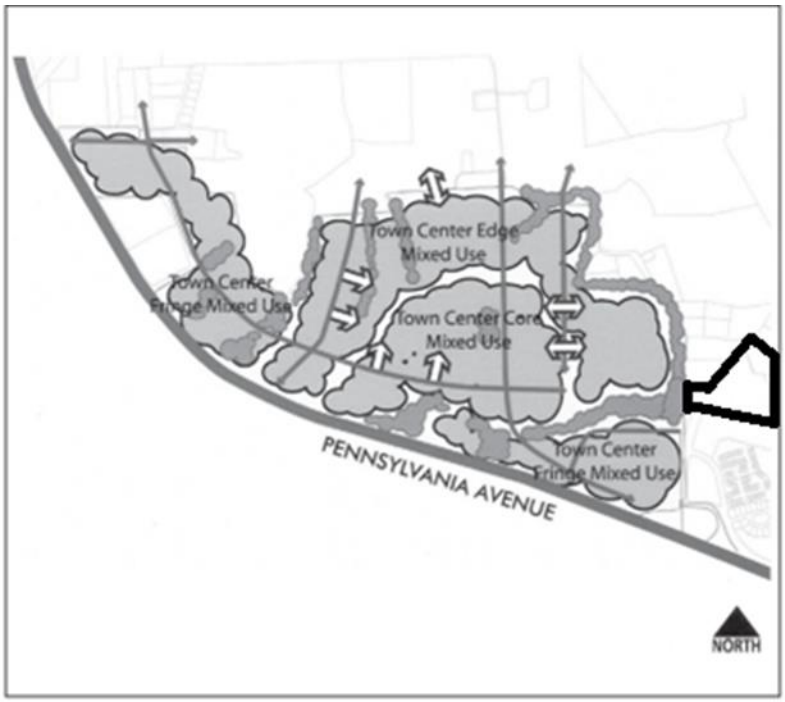
[2] *People's Counsel for Baltimore Cnty. v. Beachwood I Ltd. P'ship*, 107 Md. App. 627, 645 (1995); *People's Counsel for Baltimore Cnty. v. Prosser Co.*, 119 Md. App. 150, 179 (1998) (finding that there was sufficient evidence to support the finding of mistake where the proposed use was consistent with the Master Plan and the zoning authority could not have foreseen future development issues at the time of the rezoning).

[3] *Id.*

- CSP-19004) , located north of the subject property, approved the development of 475 townhomes. A contextual map exhibit was included in the submittal depicting the developments surrounding the Subject Property.



The M-X-T Zone was selected for these two development projects in order to implement the Sector Plan's recommendation for mixed-use development within the Westphalia Town Center Area. The zone allowed "a high-density, urban, pedestrian-oriented character within the center core and edge with supportive development in the fringe area." (p. 85) In line with the Sector Plan recommendations, the proposed town center was divided into Core (77± acres), Edge (260± acres), and Fringe (145± acres) areas.



Sector Plan Development Concept 1 (p.105)

The Subject Property is located adjacent to the Town Center Edge, within what the Sector Plan discusses as the surrounding "Residential Areas." These residential areas are encouraged to

"develop approximately 3,500 acres of new low- to medium-density residential areas in a manner that conserves and is integrated with approximately 1,300 acres of existing residential development in accordance with the overall development pattern concept." (p. 30). According to the SMA's Development Pattern Element, the policy and design principles for Residential Areas also include "incorporation of a variety of housing types in single-family projects/subdivisions [by]: Build[ing] townhomes and small lot single-family homes to add diversity to neighborhoods *or as a transition between higher density units and lower density single-family neighborhoods* . . ." (Emphasis added). The design principles recommend designing residential developments that "connect and appropriately transition to pre-existing communities and neighboring commercial areas . . . to reflect the character of their location within Westphalia, *with areas closer to the town center being more compact and more urban, and outlying areas more rural*." (p.31) (Emphasis added). Given the close proximity to the Town Center Edge, it was a mistake to fail to consider the Subject Property for rezoning to further support the Westphalia Town Center, and to provide a transition area between the residential densities of the surrounding properties. Especially given the Subject Property is in a prime location between M-X-T and R-R Zones. The AR zone is not only inconsistent with the use of the Subject Property, it is inconsistent with the land use recommendation and the policies and goals of the SMA because it fails to facilitate the intended transition from the dense, mixed-use of the Town Center to low-density residential areas. A medium to high density zoning designation—such as the RSF-A Zone—would permit a higher density residential area that would serve as a transition between the higher density single-family attached dwellings to the west, north, and south with the single family detached dwellings to the east. Rezoning the Subject Property to a higher residential zone would have met the intent for transitional areas as stated in the Sector Plan.

In addition to the above argument, given the primary land use of the Subject Property is residential, retaining the subject property as R-A (now AR) was a mistake and inconsistent with the purpose of the zoning designation, inconsistent with the Sector Plan's land use recommendation, and based on an inaccurate factual predicate that there were agricultural uses on the Subject Property. Within the 1994 *Melwood Westphalia Approved Master Plan and Sectional Map Amendment*, the Subject Property was in an area described as "beyond the transmission lines, are nine homes on larger, more rural parcels in the O-S and R-A Zone; stables and horses are as much as part of this neighborhood landscape as are houses and people." (P.52). Pursuant to Section 27-4201(d)(1) of the Zoning Ordinance, "the purposes of the Agricultural-Residential (AR) Zone are: (A) To provide for large-lot single-family detached residential subdivisions, *while encouraging the retention of agriculture as a primary land use*; (B) To encourage the preservation of trees and open spaces; and (C) to prevent soil erosion and stream valley flooding." (Emphasis added).

Notably, the Subject Property is not used for agricultural uses, and with the planned development of the Westphalia Town Center the surrounding neighborhood will no longer primarily be characterized by agricultural uses. Retaining the site's R-A zoning designation at the time of the adoption and implementation of the SMA was more than an error in judgment—it was a mistake of fact as the zoning authority failed to consider the Subject Property's existing use, location, and character within the context of the SMA. The SMA also makes clear that "[t]o implement the sector plan policies and land use recommendations contained in [the SMA], many parcels of land must be rezoned to bring the zoning into conformance with the sector plan." In

other words, it was the goal and purpose of the SMA to bring the zoning into conformance with the stated policies and recommendations of the SMA. After all, general principles of land use dictate that zoning implements that plan, and when there is a mistake in such implementation, a ZMA provides the proper remedy.

Lastly, a search of the transcripts, which are included within this ZMA application submittal package, noted that the previous property owner Ms. Jenny Day testified before the District Council. Based on the verbal information provided during the May 23, 2006 public hearing on the Preliminary Sector Plan and Proposed Sectional Map Amendment for the Westphalia area, the Applicant contends that the decision/outcome to not rezone the Subject Property relied upon only a portion of the owners' testimony versus her stated request to rezone the property to a higher density. Her request was as follows:

> "Another item that's not addressed and this will be my last point, on the SMA, is, could rezoning of our property to R-M be accomplished with the provision that current zoning R-A remain in effect until the sale of the property which would then change with the express desire of the purchaser zoning of the property to R-M. We desire such designation zoning." (full testimony can be found on pages 69-71)

Both such requests were for an impermissible result: The R-M Zone could not be granted without being the subject of a Basic Plan in the record; and, a grant of conditional zoning such as the requested time-deferred grant is not possible as part of an SMA (if a condition such as deferred grant of zoning upon sale is itself ever legally permissible). The Council therefore either simply dismissed both requests as impermissible without considering their underlying merits, or else chose to acknowledge the second request as the substance of Mrs. Day's request, to retain the R-A zoning and did not consider the request for a higher zoning designation, even though adjacent/nearby properties were rezoned to the M-X-T Zone pursuant to the principles laid out in the Sector Plan for similarly-sited land. The Subject Property was not considered for rezoning despite the fact that the R-A (now AR) zoning designation did not conform with the Sector Plan's land use recommendation and the character of other adjacent rezonings the SMA did provide for. The failure to consider the existing facts and circumstances concerning the Subject Property's existing use, location, and character, particularly within the context of the SMA, and given the unusual tenor of the request made by the property owner at the time was a mistake.

VII. REMEDY

Once a finding has been made that there is a mistake in the current Sectional Map Amendment, the issue of the appropriate remedy remains. The language of the Sector Plan, along with the various rezonings in the SMA of surrounding properties to the prior M-X-T Zone (subsequently reclassified to the TAC-E and RMF-20 Zones by the CMA) with a similar situation and a similar land use recommendation, and the existence of an abutting development of single-family attached dwellings to the south, all suggest that a higher achievable density is an appropriate remedy here for the Subject Property. The Applicant, as stated above, desires to create a subdivision of single-family detached dwellings at a density which conforms to a stricter interpretation of the density associated with the Sector Plan's land use recommendation. In order

to achieve this goal, the lot area and width standards of the RSF-A Zone for single-family detached development represents the best way to achieve the goals of the Sector Plan's Strategy for Residential Areas and the associated Design Principles, while simultaneously being able to accommodate the more recent environmental regulations in the County Code, to provide buffering to historic Melwood Road, and to provide buffering to the existing single-family dwellings which abut the Subject Property.

The Applicant understands that the provisions of the RSF-A Zone allow for the development of various types of attached dwelling units and for a higher density of development than proposed/envisioned, neither of which are the Applicant's intent for the development of the Subject Property. Accordingly, the Applicant proffers that conditions be applied pursuant to the provisions of Section 27-3601(d)(9)(A)(ii) to further enhance the coordinated, harmonious, and systematic development of the regional district are an appropriate part of the remedy, as follows:

1. The Net Density of development of the subject property shall not be greater than 3.5 dwelling units per acre; and
2. "Dwelling, single-family detached" units shall be the only Residential Use permitted on the subject property, unless other dwelling units are permitted as part of a planned retirement community.

VIII. CONCLUSION

For all of the above-stated reasons, and based on all of the supporting documents and evidence that has (or will be) submitted into the record for this matter, the Applicant respectfully requests approval of ZMA-2025-003 in conformance with the requirements of Subtitle 27 of the Prince George's County Zoning Ordinance.

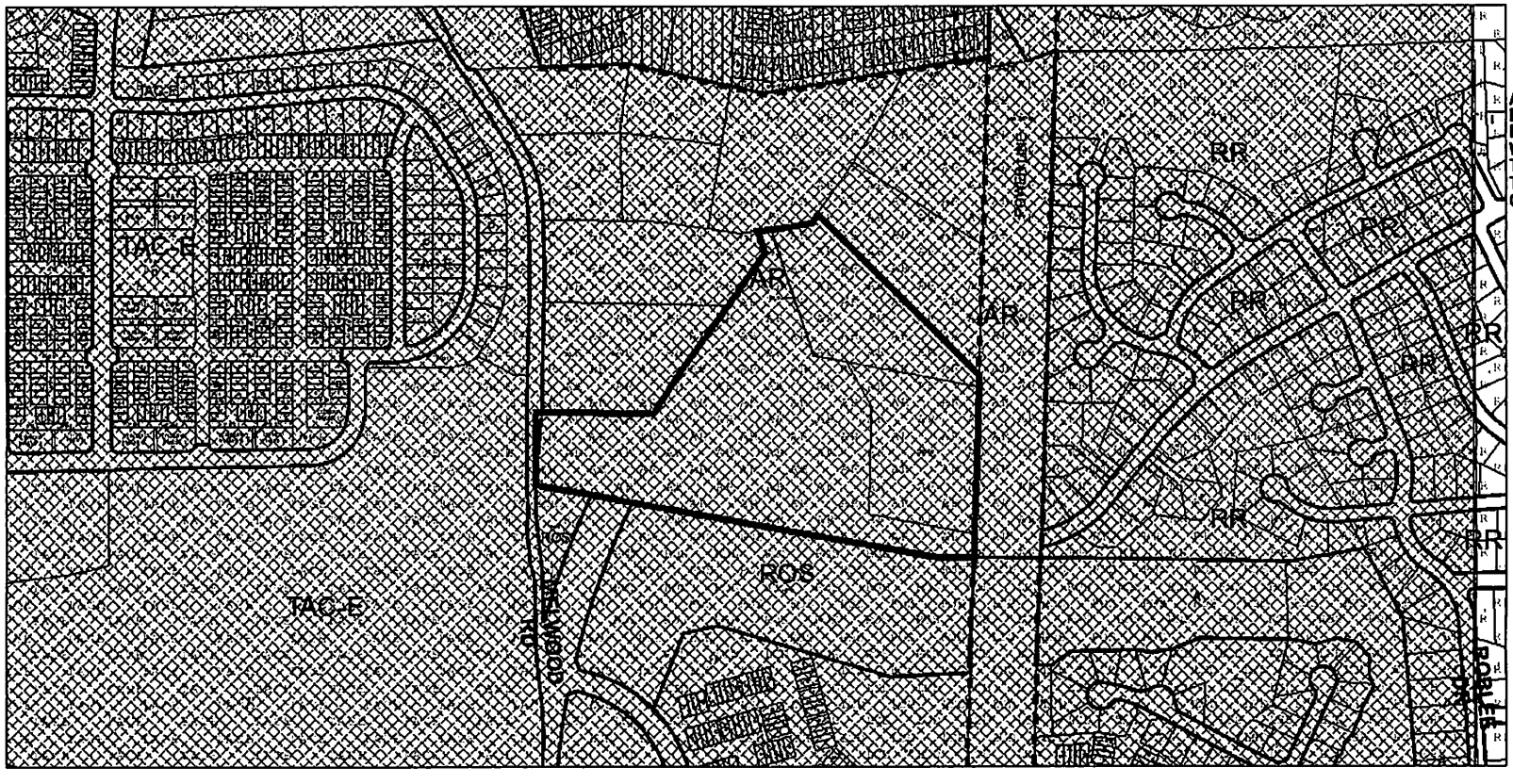
Respectfully submitted,

McNAMEE HOSEA, P.A.

By: _____
Matthew C. Tedesco
Attorney for the Applicant

By: _____
Dominique A. Lockhart, AICP.
Senior Land Use Planner

Date: August 14, 2025
(Third Submittal)



ZONING SKETCH MAP

APP NO: ZMA-2025-003
EXISTING ZONE:
PLANNING AREA: 78
WSSC GRID: 207SE09
TAX MAP: 100
TAX GRID: A1
COUNCIL DISTRICT: 6

0 460
ft
1 inch = 450 feet

Created: 2/28/2025

McNamee Hosea
Attorneys & Advisors

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Greenbelt, Maryland 20770 F 301.982.9450

mhlawyers.com

Bryan Spell
Land Use Coordinator/Law Clerk

E-mail: BSpell@mhlawyers.com
Direct Dial: Extension 267

August 18, 2025

Via Electronic Delivery
Candra Teshome, Planner III
M-NCPPC
Development Review Division
1616 McCormick Drive
Largo, MD 20774

Re: ZMA-2025-003: Day Property (f/k/a Melwood Estates)
Acceptance Submission

Dear Candra:

On behalf of the applicant, please find enclosed herein the following items for acceptance:

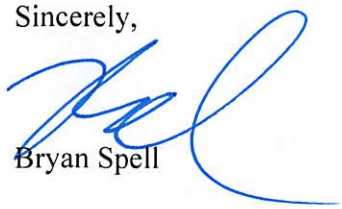
- Acceptance Mailing Documents
- Revised SOJ
- Acceptance Comment Response Letter
- Westphalia Sector Plan and SMA Transcript
- Day Property Zoning Exhibit

And previously submitted documents:

- Informational Mailing Documents
- Application
- Archeology Checklist
- PANM Documents
- State Ethics Affidavits
- Zoning Sketch Map
- Conceptual Layout with Vicinity Map
- Conformance with Sector Plan Memo
- Context Map Exhibit
- Pre Review Comment Response Letter
- Vesting Deed
- PAC Comments
- Property Boundary Survey
- Traffic Impact Analysis
- Traffic Memo

If you have any questions, please do not hesitate to contact me at 301-441-2420.

Sincerely,



Bryan Spell

Enclosures

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Attorneys & Advisors

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Matthew C. Tedesco, Esquire
Admitted in Maryland

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Direct Dial: Extension 222

August 18, 2025

Via Electronic Delivery
Candra Teshome, Reviewer
Development Review Division
M-NCPPC
1616 McCormick Drive
Largo, MD 20774

Re: ZMA-2025-003; Melwood
Acceptance Submission Point-By-Point Comment Response Letter

Dear Candra:

On behalf of the applicant, please find below point-by-point responses to the Pre Review Comments transmitted to the applicant on July 31, 2025.

Supervisor Comments:
~~*Provide a zoning Maps with the subject property outlined. Provide labels properties that you speak to in the justification (i.e. Westphalia, other properties Rezoned by the SMA.*~~ Not Addressed Submit zoning maps that clearly outline the subject property. Label all referenced properties in the justification, including Westphalia and other parcels rezoned through the Sectional Map Amendment (SMA). Also include in the exhibit the existing house within the AR zone and the spatial relationship between the subject property and nearby developments that were rezoned via the SMA.

Response: A zoning exhibit and context map exhibit are included showing the surrounding developments/subdivisions.

~~*Provide documentation and analysis of those properties that Council considered for rezoning and did not. some properties in this area asked not to be rezoned.*~~ Not Addressed. Provide documentation and analysis of properties that were considered for rezoning by the Council but ultimately were not rezoned. While you've included details on the four parcels comprising Westphalia and the enclave, please clarify how many total properties were rezoned through the SMA and how many were excluded or not considered.

Response: Analysis for the properties that Council considered for rezoning is provided in the Westphalia Sector SMA on pages 80-104. The statement of justification includes analysis for the Subject Property, which was not considered for rezoning at the time of the SMA The

Applicant has also included the public transcripts from the Westphalia Sector Plan public hearing.

~~*Provide stronger evidence that support misinformation or overlooking this property that was presented to the council other than SMA policies or recommendations that were developed with the rezoning of property.*~~ Present compelling evidence to support any claims of oversight or misinformation regarding the subject property's exclusion from rezoning. This should go beyond referencing SMA policies or recommendations. The assertion that the property was not considered for rezoning is not necessarily an error. Furthermore, the policies within the Plan explicitly supported the rezoning of the properties that were included the rezoning. Please be more detailed in the error or mistake that was made.

Response: Analysis for the proposed rezoning is within the statement of justification.

Provide point-by-point response.

Response: Acknowledged.

Environmental Planning:
Okay to accept. ANK 7/22/2025
1. An NRI plan is not required at the time of ZMA. Remove the unapproved NRI plan from the submittal or provide an approved NRI plan.

Response: The NRI Plan has been removed from the submittal..

If you have any questions, please do not hesitate to contact me at 301-441-2420.

Sincerely,

Matthew C. Tedesco

Enclosures

McNamee Hosea
Attorneys & Advisors

McNamee Hosea
6404 Ivy Lane, Suite 820
Greenbelt, Maryland 20770
O 301.441.2420
F 301.982.9450

mhlawyers.com

August 4, 2025

Via First Class Mail

TO: Adjoining Property Owners, Abutting Property Owners, Municipalities, Persons of Record and/or Registered Associations

FROM: Matthew C. Tedesco, Esq.

RE: ZMA-2025-003; Melwood Estates

Dear Adjoining Property Owners, Municipalities/Government Contacts, Parties of Record, and/or Registered Associations:

This letter is to inform you that The Maryland-National Capital Park and Planning Commission, ("M-NCPPC") is ready to accept the subject application. The address of the subject property is [4816 Melwood Road, Upper Marlboro, Maryland 20772; and Lot 11 and Outlots A & B, Tax Map 100, Grid B1, which is generally located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4). The nature of the proposed request is for a Zoning Map Amendment to rezone the property from AR (Agricultural-Residential) Zone to RSF-A (Residential, Single-Family-Attached) Zone to accommodate the future development of approximately 96 single-family detached dwelling units.

Once the application is formally accepted, it will be scheduled for a future Planning Board hearing. If you have not already registered to become a person of record, you are encouraged to do so at this time. As a Person of Record, you will be notified of the future Planning Board hearing and may be entitled to certain rights under the Zoning Ordinance, Subdivision Regulations, and Woodland and Wildlife Habitat Conservation Ordinance, but registration is required. You may register online at https://www.mncppcapps.org/planning/Person_of_Record/default.cfm, or you may submit your name, address, and the abovereferenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
Largo, MD 20774

If you have already registered to become a person of record from an earlier mailing for this application, ZMA-2025-003, you do not have to register again. Being a person of record on a separate application on the same property does not make you a person of record for the subject application. You must request to become a person of record for each separate application (separate applications have different application numbers).

If you have any questions about this application, you may contact me at 301-441-2420 or mtedesco@mhlawyers.com or the M-NCPPC 301-952-3530.

Sincerely,

Matthew C. Tedesco

AFFIDAVIT

The purpose of this affidavit is to certify that pursuant to Section 27-3403(g)(2) of the Zoning Ordinance and/or Section 24-3304(f) of the Subdivision Regulations, ***Acceptance Mailing*** letters regarding the application for ZMA-2025-003, Melwood Estates, were mailed to all adjoining property owners, registered associations, municipalities within one mile, and previous parties of record (if applicable) on August 4, 2025.

I, Meagan Evans, solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief.

Meagan Evans

STATE OF MARYLAND *
COUNTY OF PRINCE GEORGE'S * To wit:

On this 7th day of August 2025, before me, the undersigned officer, personally appeared Meagan Evans, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission Expires: 6/5/29

BRYAN SPELL
Notary Public-Maryland
Charles County
My Commission Expires
June 05, 2029

Notary Public

LANHAM STATION AREA CITIZENS ASSOCIATION
5308 LANHAM STATION ROAD,
LANHAM, MD 20706

DELIGHT 1A CONDOMINIUM ASSOCIATION (FAIRWOOD)
12530 FAIRWOOD PARKWAY, SUITE 103
BOWIE, MD 20720

CAPITAL COURT HOMEOWNERS ASSOCIATION INC.
FRANK CASSAGNOL
9502 CAPITAL COURT,
UPPER MARLBORO, MD 20774

RESIDENCES @ VICTORY PROMENADE HOMEOWNERS ASSOCIATION, INC
RESIDENCES @ VICTORY PROMENADE HOA
625 TOUCHDOWN DRIVE,
HYATTSVILLE, MD 20785

MARWOOD COMMUNITY ASSOCIATION, INC.
ELVIRA MOZEJKO
10001 GOLDENWOOD COURT,
UPPER MARLBORO, MD 20772

CENTRAL CIVIC ASSOCIATION OF THE WILBURN COMMUNITY
DAISY CHERRY MAGGETT
6616 SISALBED DRIVE,
CAPITOL HEIGHTS, MD 20743

MILLWOOD-WATERFORD CITIZENS ASSOCIATION, INC.
MARGARET WHITE
1005 ELDERBERRY PLACE,
CAPITOL HEIGHTS, MD 20743

FOXCHASE II HOA
ELAINE HART
4208 DUTCHESS CT,
UPPER MARLBORO, MD 20772

RUSTIC RIDGE HOMEOWNERS ASSOCIATION
2200 DEFENSE HIGHWAY, C/O SENTRY MANAGEMENT
CROFTON, MD 21114

MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC
SANDRA MOTZ
4703 COLONEL DARNELL PLACE,
UPPER MARLBORO, MD 20772

CANTERBURY HEIGHTS HOMEOWNERS ASSOCIATION
DOUG DOWNS
10480 LITTLE PATUXENT PARKWAY, 1000
COLUMBIA, MD 21044

RANDOLPH VILLAGE CIVIC ASSOCIATION
HERMAN PRIVOTT, JR.
8422 DUNBAR AVENUE,
HYATTSVILLE, MD 20785

CANTERBURY ESTATES CIVIC ASSOCIATION
MARGO NELSON
1802 ALBERT COURT,
BOWIE, MD 20721

PERRYWOOD COMMUNITY ASSOCIATION, INC.
13200 TRUMPETER SWAN COURT,
UPPER MARLBORO, MD 20772

COALITION OF CENTRAL PGC COMMUNITY ASSOCIATIONS
708 QUARRY AVENUE,
CAPITOL HEIGHTS, MD 20743

CLAGETT LANDING ASSOCIATION
1209 HERITAGE HILLS DRIVE,
UPPER MARLBORO, MD 20774

HILLS OVER MULLIKAN STATION HOA
16606 PEACH STREET,
BOWIE, MD 20716

PRINCE GEORGE'S COUNTY EDUCATOR'S ASSOCIATION (PGCEA)
8008 MARLBORO PIKE,
DISTRICT HEIGHTS, MD 20747

COLLINGTON HOMEOWNERS ASSOCIATION
312 MARSHALL AVENUE, SUITE 1006,C/O SABRENA GASKIN-T&A COVENANT SOLUTIO
LAUREL, MD 20707

LAKE LARGO TOWNHOUSES ASSOCIATION (LLTA)
9011 LAKE LARGO DRIVE,
UPPER MARLBORO, MD 20774

SCENIC PRINCE GEORGE'S
MARK FALZONE
1012 14TH STREET, NW, 1108
WASHINGTON, DC 20005

MILLWOOD COMMUNITY ASSOCIATION, INC.
306 SHADY GLEN DRIVE,
CAPITOL HEIGHTS, MD 20743

SUITLAND CIVIC ASSOCIATION, INC.
CHARLOTTE WILLIAMS
4801 TANGIER PLACE,
SUITLAND, MD 20746

MELWOOD ROAD CIVIC ASSOCIATION
4110 MELWOOD ROAD,
UPPER MARLBORO, MD 20772

THE KNOLLS AT CABIN BRANCH
RUBY ARMORER
3311 ALTAIR LANE,
UPPER MARLBORO, MD 20774

WILLOW WOOD ESTATES
WILLIAM TOLLIVER
10101 BALD HILL ROAD,
BOWIE, MD 20721

ENTERPRISE ESTATES CIVIC ASSOCIATION
11704 WHITTIER ROAD,
BOWIE, MD 20721

ST. MARGARET'S OF SCOTLAND CATHOLIC CHURCH
408 ADDISON ROAD,
CAPITOL HEIGHTS, MD 20743

LAKE ARBOR FOUNDATION, INC.
12138 CENTRAL AVENUE, SUITE 884
BOWIE, MD 20721

HOLMEHURST WEST CIVIC ASSOCIATION
CAROLYN WOOD
11808 PARALLEL ROAD,
BOWIE, MD 20720

DEMPSEY TIANA ETAL
4920 MELWOOD RD
UPPER MARLBORO, MD 20772

PROCTOR KIRK N ETAL
11010 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

MELWOOD PARK H O A INC
PROFESSIONAL COMMUNITY MGMT
400 SERENDIPITY DR
MILLERSVILLE, MD 21108

DAY FAMILY TRUST
4816 MELWOOD RD
UPPER MARLBORO, MD 20772

MCCREARY MELVIN H ETAL
4812 MELWOOD RD
UPPER MARLBORO, MD 20772

WILHITE ROBERT W & VIRGINIA E
4802 MELWOOD RD
UPPER MARLBORO, MD 20772

STANLEY MARTIN HOMES LLC
FIRST EXCEL TITLE LLC # 350
3201 JERMANTOWN RD
FAIRFAX, VA 22030

HILLIAN LAWRENCE & EFFIE S
5023 ASHFORD DR
UPPER MARLBORO, MD 20772

TAYLOR ADRIAN M
5015 ASHFORD DR
UPPER MARLBORO, MD 20772

MNCPPC
BECKY NORDAN
14741 GOVERNOR ODEN BOWIE DR
UPPER MARLBORO, MD 20772

BROWN BRIAN
5005 ASHFORD DR
UPPER MARLBORO, MD 20772

FORD NICOL M ETAL
5516 CEDAR GROOVE DR
UPPER MARLBORO, MD 20772

RANDOLPH JOE EDWARD II ETAL
11012 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

WESTPHALIA TOWN CENTER
RESIDENTIAL
STE 345
8800 N GAINEY DR
SCOTTSDALE, AZ 85258

GODDARD LYDIA A
4808 MELWOOD RD
UPPER MARLBORO, MD 20772

WRIGHT BARBARA A
5302 ELEANOR BROOKE WAY
UPPER MARLBORO, MD 20772

JACKSON JACK L & DONNA A
4804 MELWOOD RD
UPPER MARLBORO, MD 20772

COX NATISHA
5020 ASHFORD DR
UPPER MARLBORO, MD 20772

PRICE DAYNA
10904 ASHFORD CT
UPPER MARLBORO, MD 20772

WESTPHALIA TOWN CENTER
WALTON GLOBAL HOLDINGS LTD
8000 WESTPARK DR STE 430
MCLEAN, VA 22102

O GILVIE GLENROY AND HEIDI
LIVING
13410 MARBURG LN
UPPER MARLBORO, MD 20772

BROWN LAWRENCE P & KAREN A
10902 MELWOOD PARK PL
UPPER MARLBORO, MD 20772

CARTLEDGE ERNEST B & BARBARA
A
5018 ASHFORD DR
UPPER MARLBORO, MD 20772

BROWN CHARLES W & DONNA W
10900 ASHFORD CT
UPPER MARLBORO, MD 20772

TYNDAL NICHOLAS AUSTIN
4813 ASHFORD PL
UPPER MARLBORO, MD 20772

SMITH ELLISHA
10901 ASHFORD CT
UPPER MARLBORO, MD 20772

CLARKE RUSSELL AND CYNTHIA B
10903 ASHFORD CT
UPPER MARLBORO, MD 20772

VAN VITU
5508 CEDAR GROVE DR
UPPER MARLBORO, MD 20772

JONES MICHAEL LEANTHONY JR
ETAL
11018 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

KEGEGE OBADIAH ETAL
4902 MELWOOD RD
UPPER MARLBORO, MD 20772

MCELHANEY ROBIN
10622 IGNATIUS DIGGES DR
UPPER MARLBORO, MD 20772

MELWOOD PARK H O A INC
DEPT 320 MAJERLE MGMT INC
PO BOX 4579
HOUSTON, TX 77210

COOPER ANDRE V & WANDA J
5025 ASHFORD DR
UPPER MARLBORO, MD 20772

GOLDSTEIN ROBERT & BEVERLY Y
10900 MELWOOD PARK PL
UPPER MARLBORO, MD 20772

MORGAN RICHARD JR & VALIERE V
4809 ASHFORD PL
UPPER MARLBORO, MD 20772

DIXON WILLIE L & ALICE I
5013 ASHFORD DR
UPPER MARLBORO, MD 20772

ACHALEKE NKANGU JOHN ETAL
5007 ASHFORD DR
UPPER MARLBORO, MD 20772

SHOULDERS ROSHANDA LEA
5512 CEDAR GROVE DR
UPPER MARLBORO, MD 20772

TURNER TIFFANY CEYLON ETAL
11020 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

GREENWELL-LYLES HELEN
10626 IGNATIUS DIGGES DR
UPPER MARLBORO, MD 20772

MCCREARY MELVIN H ETAL
4812 MELWOOD RD
UPPER MARLBORO, MD 20772

POTOMAC ELECTRIC POWER CO
CORPORATE TAX DEPT 5TH FLOOR
701 NINTH ST NW
WASHINGTON, DC 20068

JUNG LIVING TRUST
4815 ASHFORD PL
UPPER MARLBORO, MD 20772

MCCALL VINCENT E JR &
JOYCELYNN Y
4900 ASHFORD PL
UPPER MARLBORO, MD 20772

WILSON COREY DEWAYNE ETAL
11017 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

RUSSELL DALEY C SR TRUST
4900 MELWOOD RD
UPPER MARLBORO, MD 20772

DILLOW RICHARD & YONG
10620 IGNATIUS DIGGES DR
UPPER MARLBORO, MD 20772

ALEXANDER JOHN A & SHARON P
4811 ASHFORD PL
UPPER MARLBORO, MD 20772

ADEYEMO KEMISOLA LAURA ETAL
10905 ASHFORD CT
UPPER MARLBORO, MD 20772

HAYSLETT JOHN E III & GAY M
4814 ASHFORD PL
UPPER MARLBORO, MD 20772

POWELL LOVANDER III ETAL
11015 MERIDAN HILL WAY
UPPER MARLBORO, MD 20772

ASONGANYI ALICE N ETAL
11016 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

MAYS CAROL GENA
11014 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

LATTIBEAUDIERE SOPHIA K
5304 ELEANOR BROOKE WAY
UPPER MARLBORO, MD 20772

DAY KEON
5306 ELEANOR BROOKE WAY
UPPER MARLBORO, MD 20772

MANN JAMES H & PRISCILLA R
4806 MELWOOD RD
UPPER MARLBORO, MD 20772

PADILLA CHRISTOPHER LYNN B
ETAL
4814 MELWOOD RD
UPPER MARLBORO, MD 20772

RICHARDSON RONALD C ETAL
5021 ASHFORD DR
UPPER MARLBORO, MD 20772

DANIELS CODY
5017 ASHFORD DR
UPPER MARLBORO, MD 20772

PAYNE FRENCHETTIA C
5022 ASHFORD DR
UPPER MARLBORO, MD 20772

MELWOOD MANOR HMOWNRS
ASSOC IN
3704 PERRY AVE
KENSINGTON, MD 20895

IROGHO JOHN ETAL
4812 ASHFORD PL
UPPER MARLBORO, MD 20772

WALTON WESTPHALIA EUROPE LP
WALTON DEVELOPMENT LLC #345
8800 NORTH GAINERY CENTER DR
SCOTTSDALE, AZ 85258

JOHNSON MASHARON N
13304 WILLIAMS DR
BRANDYWINE, MD 20613

SHAW KEYSHA
5019 ASHFORD DR
UPPER MARLBORO, MD 20772

Calvin S. Hawkins, II
Council Member-At-Large Hawkins
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774

Lakisha Hull
Planning Director
Prince George's County Planning Department
1616 McCormick Drive
Largo, MD 20774

Wala Blegay
Council Member, District 6
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774

Jolene Ivey
Council Member-At-Large Ivey
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774

DR.ANDREA CROOMS
CROOMS SUSTAINABLE FUTURES
FOUNDATION
14408 CROOM AIRPORT DRIVE
UPPER MARLBORO MD 20772

DONNA JACKSON
4804 MELWOOD ROAD
UPPER MARLBORO MD 20772

DR.TIANA WOOLARD
4920 MELWOOD ROAD
UPPER MARLBORO MD 20772

KEITH PIERCE
807 SANGERVILLE CIRCLE
UPPER MARLBORO MD 20774

FORESTVILLE ESTATES CIVIC
ASSOCIATION
WALTER REDMOND
2005 OVERTON DRIVE,
FORESTVILLE, MD 20747

FORESTVILLE KNOLLS
1811 ALTAMONT PLACE,
DISTRICT HEIGHTS, MD 20747

BELMONT CREST HOMEOWNERS
ASSOCIATION
10416 MARLBORO PIKE,
UPPER MARLBORO, MD 20772

ROBLEE CITIZENS ASSOCIATION
JOHN TILLERY
4815 WOODFORD LANE,
UPPER MARLBORO, MD 20772

RITCHIE HEIGHTS/RITCHIE MANOR
CIVIC ASSOCIATION
MALLORY JOHNSON
1224 DARLINGTON STREET,
DISTRICT HEIGHTS, MD 20747

MARLBOROUGH SINGLE FAMILY
ASSOCIATION,INC
SANDRA MOTZ
4703 COLONEL DARNELL PLACE,
UPPER MARLBORO, MD 20772

LAKE ARBOR CIVIC ASSOCIATION
THELMA FISHER
1603 PEBBLE BEACH DR,
BOWIE, MD 20721

WESTLAKE AT LAKE ARBOR
HOMEOWNERS ASSOCIATION
4307 GALLATIN STREET, C/O
BENJAMIN COLBERT, METROPOLIS
HYATTSVILLE, MD 20781

WOODMORE ESTATES HOA
GEORGE OYEGOKE
14302 DRIFTWOOD ROAD,
BOWIE, MD 20721

THE WOODS OF WOODMORE
KYM TAYLOR
3003 WESTBROOK LANE,
BOWIE, MD 20721

THE PARK AT ADDISON METRO HOA,
INC.
LAYLA BROWN
3414 MORNINGWOOD DRIVE,
OLNEY, MD 20832

TALL OAKS CROSSING HOMEOWNERS
ASSOCIATION
DOUG DOWNS
10480 LITTLE PATUXENT PARKWAY, 1000
COLUMBIA, MD 21044

PALISADES HOMEOWNERS
ASSOCIATION
14106 JONES BRIDGE ROAD, C/O
ANDREA CLARK-CHAMBERS MGMT
UPPER MARLBORO, MD 20774

LITTLE WASHINGTON CIVIC
ASSOCIATION
MELVIN P. HENDERSON
9200 LINCOLN AVENUE,
UPPER MARLBORO, MD 20774

ENTERPRISE ROAD CORRIDOR DEV.
REVIEW DISTRICT
1400 ROSEMARY COURT,
BOWIE, MD 20716

ADDISON WOODS HOA
CORTEZ HARRINGTON
6718 MOUNTAIN LAKE PLACE,
CAPITOL HEIGHTS, MD 20743

ARDMORE SPRINGDALE CIVIC
ASSOCIATION
TERRY HAMLIN
3108 BARCROTT DRIVE,
UPPER MARLBORO, MD 20774

The Maryland-National Capital Park & Planning Commission
Planning Department Prince George's County
1616 McCormick Drive
Largo, Maryland 20774
www.pgplanning.org

Date: 8/1/2025

MAILING LIST - RECEIPT

[X] Development Application **ZMA-2025-003**
[ ] County & Environmental

This receipt is to acknowledge that Matthew Tedesco received the following lists as described by the categories below:

[X] Registered community organization list	Total Records: 47
[X] Adjoining property owners list	Total Records: 90
[X] Municipalities within one mile list	Total Records: 0
[X] Additional government contacts	Total Records: 4

This list is valid for 180 days from the date referenced above. Applicants must obtain an updated mailing list if notifications are not sent within 180 days.

This property is located on WSSC Grid: 207SE09

Ashley Celestin
Prince George's County Planning Department

Download Extracts:
ZMA-2025-003_08012025130916_Reg_Assoc.xlsx
ZMA-2025-003_08012025130916_Adjoining_Property_Premise_Owner_Address.xlsx
ZMA-2025-003_08012025130916_GovernmentContact.xlsx

A copy of the adjoining properties map has been included for your reference:
ZMA-2025-003_08012025130916_Adjoining_Property.jpg

A mailing list archive has been generated for your reference:
ZMA-2025-003_08012025130916_MailingListArchive.zip

The download extract links above will be available for 3 months. You must download the extracts if you need access to the data in the future.

Data extract may include duplicate address records.

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: ZMA-2025-003
Date: 8/1/2025
Time: 01:09:16 PM
==========
Total Records(s): 47
==========

Registered Association Name	First Name
LANHAM STATION AREA CITIZENS ASSOCIATION	
DELIGHT 1A CONDOMINIUM ASSOCIATION (FAIRWOOD)	
CAPITAL COURT HOMEOWNERS ASSOCIATION INC.	FRANK
RESIDENCES @ VICTORY PROMENADE HOMEOWNERS ASSOCIATION, INC	RESIDENCES @ VICTORY
MARWOOD COMMUNITY ASSOCIATION, INC.	ELVIRA
CENTRAL CIVIC ASSOCIATION OF THE WILBURN COMMUNITY	DAISY
MILLWOOD-WATERFORD CITIZENS ASSOCIATION, INC.	MARGARET
FOXCHASE II HOA	ELAINE
RUSTIC RIDGE HOMEOWNERS ASSOCIATION	
MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC	SANDRA
CANTERBURY HEIGHTS HOMEOWNERS ASSOCIATION	DOUG
RANDOLPH VILLAGE CIVIC ASSOCIATION	HERMAN
CANTERBURY ESTATES CIVIC ASSOCIATION	MARGO
PERRYWOOD COMMUNITY ASSOCIATION, INC.	
COALITION OF CENTRAL PGC COMMUNITY ASSOCIATIONS	
CLAGETT LANDING ASSOCIATION	
HILLS OVER MULLIKAN STATION HOA	
PRINCE GEORGE'S COUNTY EDUCATOR'S ASSOCIATION (PGCEA)	
COLLINGTON HOMEOWNERS ASSOCIATION	
LAKE LARGO TOWNHOUSES ASSOCIATION (LLTA)	
SCENIC PRINCE GEORGE'S	MARK
MILLWOOD COMMUNITY ASSOCIATION, INC.	
SUITLAND CIVIC ASSOCIATION, INC.	CHARLOTTE
MELWOOD ROAD CIVIC ASSOCIATION	
THE KNOLLS AT CABIN BRANCH	RUBY
WILLOW WOOD ESTATES	WILLIAM
ENTERPRISE ESTATES CIVIC ASSOCIATION	
ST. MARGARET'S OF SCOTLAND CATHOLIC CHURCH	
LAKE ARBOR FOUNDATION, INC.	
HOLMEHURST WEST CIVIC ASSOCIATION	CAROLYN
TALL OAKS CROSSING HOMEOWNERS ASSOCIATION	DOUG
PALISADES HOMEOWNERS ASSOCIATION	
LITTLE WASHINGTON CIVIC ASSOCIATION	MELVIN P.
ENTERPRISE ROAD CORRIDOR DEV. REVIEW DISTRICT	
ADDISON WOODS HOA	CORTEZ
ARDMORE SPRINGDALE CIVIC ASSOCIATION	TERRY
MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC	SANDRA
LAKE ARBOR CIVIC ASSOCIATION	THELMA
WESTLAKE AT LAKE ARBOR HOMEOWNERS ASSOCIATION	

WOODMORE ESTATES HOA	GEORGE
THE WOODS OF WOODMORE	KYM
THE PARK AT ADDISON METRO HOA, INC.	LAYLA
BELMONT CREST HOMEOWNERS ASSOCIATION	
ROBLEE CITIZENS ASSOCIATION	JOHN
RITCHIE HEIGHTS/RITCHIE MANOR CIVIC ASSOCIATION	MALLORY
FORESTVILLE ESTATES CIVIC ASSOCIATION	WALTER
FORESTVILLE KNOLLS	

Last Name	Address Number	Street Name & Type
	5308	LANHAM STATION ROAD
	12530	FAIRWOOD PARKWAY
CASSAGNOL	9502	CAPITAL COURT
PROMENADE HOA	625	TOUCHDOWN DRIVE
MOZEJKO	10001	GOLDENWOOD COURT
CHERRY MAGGETT	6616	SISALBED DRIVE
WHITE	1005	ELDERBERRY PLACE
HART	4208	DUTCHESS CT
	2200	DEFENSE HIGHWAY
MOTZ	4703	COLONEL DARNELL PLACE
DOWNS	10480	LITTLE PATUXENT PARKWAY
PRIVOTT, JR.	8422	DUNBAR AVENUE
NELSON	1802	ALBERT COURT
	13200	TRUMPETER SWAN COURT
	708	QUARRY AVENUE
	1209	HERITAGE HILLS DRIVE
	16606	PEACH STREET
	8008	MARLBORO PIKE
	312	MARSHALL AVENUE
	9011	LAKE LARGO DRIVE
FALZONE	1012	14TH STREET, NW
	306	SHADY GLEN DRIVE
WILLIAMS	4801	TANGIER PLACE
	4110	MELWOOD ROAD
ARMORER	3311	ALTAIR LANE
TOLLIVER	10101	BALD HILL ROAD
	11704	WHITTIER ROAD
	408	ADDISON ROAD
	12138	CENTRAL AVENUE
WOOD	11808	PARALLEL ROAD
DOWNS	10480	LITTLE PATUXENT PARKWAY
	14106	JONES BRIDGE ROAD
HENDERSON	9200	LINCOLN AVENUE
	1400	ROSEMARY COURT
HARRINGTON	6718	MOUNTAIN LAKE PLACE
HAMLIN	3108	BARCROTT DRIVE
MOTZ	4703	COLONEL DARNELL PLACE
FISHER	1603	PEBBLE BEACH DR
	4307	GALLATIN STREET

OYEGOKE	14302	DRIFTWOOD ROAD
TAYLOR	3003	WESTBROOK LANE
BROWN	3414	MORNINGWOOD DRIVE
	10416	MARLBORO PIKE
TILLERY	4815	WOODFORD LANE
JOHNSON	1224	DARLINGTON STREET
REDMOND	2005	OVERTON DRIVE
	1811	ALTAMONT PLACE

Suite Number	City	State	Zip Code
	LANHAM	MD	20706
SUITE 103	BOWIE	MD	20720
	UPPER MARLBORO	MD	20774
	HYATTSVILLE	MD	20785
	UPPER MARLBORO	MD	20772
	CAPITOL HEIGHTS	MD	20743
	CAPITOL HEIGHTS	MD	20743
	UPPER MARLBORO	MD	20772
C/O SENTRY MANAGEMENT	CROFTON	MD	21114
	UPPER MARLBORO	MD	20772
1000	COLUMBIA	MD	21044
	HYATTSVILLE	MD	20785
	BOWIE	MD	20721
	UPPER MARLBORO	MD	20772
	CAPITOL HEIGHTS	MD	20743
	UPPER MARLBORO	MD	20774
	BOWIE	MD	20716
	DISTRICT HEIGHTS	MD	20747
SUITE 1006,C/O SABRENA GASKIN-T&A COVENANT SOLUTIO	LAUREL	MD	20707
	UPPER MARLBORO	MD	20774
1108	WASHINGTON	DC	20005
	CAPITOL HEIGHTS	MD	20743
	SUITLAND	MD	20746
	UPPER MARLBORO	MD	20772
	UPPER MARLBORO	MD	20774
	BOWIE	MD	20721
	BOWIE	MD	20721
	CAPITOL HEIGHTS	MD	20743
SUITE 884	BOWIE	MD	20721
	BOWIE	MD	20720
1000	COLUMBIA	MD	21044
C/O ANDREA CLARK-CHAMBERS MGMT	UPPER MARLBORO	MD	20774
	UPPER MARLBORO	MD	20774
	BOWIE	MD	20716
	CAPITOL HEIGHTS	MD	20743
	UPPER MARLBORO	MD	20774
	UPPER MARLBORO	MD	20772
	BOWIE	MD	20721
C/O BENJAMIN COLBERT, METROPOLIS	HYATTSVILLE	MD	20781

BOWIE	MD	20721
BOWIE	MD	20721
OLNEY	MD	20832
UPPER MARLBORO	MD	20772
UPPER MARLBORO	MD	20772
DISTRICT HEIGHTS	MD	20747
FORESTVILLE	MD	20747
DISTRICT HEIGHTS	MD	20747

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: ZMA-2025-003
Date: 8/1/2025
Time: 01:09:16 PM
Premise Address - Table Columns A-H
Owner Address - Table Columns I-N
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Total Records(s): 90
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Tax Account	Premise House Number	Premise House Suffix	Premise Street Name
3445343	4920		MELWOOD
1718733	4920		MELWOOD
5677920	11010		MERIDIAN HILL
2934214	0		OLD MARLBORO
1718758	0		MELWOOD
1776764	4812		MELWOOD
1776731	4802		MELWOOD
5744517	10635		EAGLE LANDING
1777275	5023		ASHFORD
1777317	5015		ASHFORD
2931327	0		MELWOOD PARK
1777341	5005		ASHFORD
2934248	5200		ELEANOR BROOKE
3445335	0		MELWOOD
5678092	5516		CEDAR GROVE
5677918	11012		MERIDIAN HILL
5695781	10808		MERIDIAN HILL
1776723	4808		MELWOOD
2933778	5302		ELEANOR BROOKE
1776756	4804		MELWOOD
5744368	10627		EAGLE LANDING
1777515	5020		ASHFORD
1776822	10904		ASHFORD
5677986	11022		MERIDIAN HILL
2933786	5300		ELEANOR BROOKE
5744437	10611		EAGLE LANDING
5744426	10615		EAGLE LANDING
5744346	10631		EAGLE LANDING
2931244	10902		MELWOOD PARK
1777507	5018		ASHFORD
1776814	10900		ASHFORD
1776848	4813		ASHFORD
1777408	10901		ASHFORD
1777390	10903		ASHFORD
2934255	0		WOODYARD
3394517	0		MELWOOD
5678070	5508		CEDAR GROVE

5677884	11018	MERIDIAN HILL
1776806	4902	MELWOOD
2933810	10622	IGNATIUS DIGGES
5744506	10613	EAGLE LANDING
2931343	0	MELWOOD PARK
1777267	5025	ASHFORD
2931251	10900	MELWOOD PARK
1776863	4809	ASHFORD
1777325	5013	ASHFORD
1777333	5007	ASHFORD
5678081	5512	CEDAR GROVE
5677873	11020	MERIDIAN HILL
2933794	10626	IGNATIUS DIGGES
1718741	0	MELWOOD
1776780	4816	MELWOOD
3679453	4812	MELWOOD
5744404	10619	EAGLE LANDING
1776517	0	MELWOOD
1776830	4815	ASHFORD
1776988	4900	ASHFORD
5677997	11017	MERIDIAN HILL
1776798	4900	MELWOOD
2933828	10620	IGNATIUS DIGGES
2932986	0	ELEANOR BROOKE
5744415	10617	EAGLE LANDING
1776855	4811	ASHFORD
1777382	10905	ASHFORD
1776970	4814	ASHFORD
3445285	0	MELWOOD
5678002	11015	MERIDIAN HILL
5677895	11016	MERIDIAN HILL
5677907	11014	MERIDIAN HILL
2933760	5304	ELEANOR BROOKE
2933752	5306	ELEANOR BROOKE
1776749	4806	MELWOOD
1776772	4814	MELWOOD
5744450	10607	EAGLE LANDING
5744381	10623	EAGLE LANDING
5744370	10625	EAGLE LANDING
1776350	10898	OLD MARLBORO
1777283	5021	ASHFORD
1777309	5017	ASHFORD
1777523	5022	ASHFORD
1777606	0	ASHFORD
1776962	4812	ASHFORD
5513635	4999	MELWOOD
2933802	10624	IGNATIUS DIGGES
5744153	4725	GOLDEN GATE

5744448	10609	EAGLE LANDING
5744392	10621	EAGLE LANDING
5744357	10629	EAGLE LANDING
5744335	10633	EAGLE LANDING
1777291	5019	ASHFORD

Premise Street Type	Premise Unit Number	Premise City	Premise ZIP Code
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
PIKE		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772

WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PIKE		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR	150	UPPER MARLBORO	20772

XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772

Owner Name	In Care Of Name
DEMPSEY TIANA ETAL	
DEMPSEY TIANA ETAL	
PROCTOR KIRK N ETAL	
MELWOOD PARK H O A INC	PROFESSIONAL COMMUNITY MGMT
DAY FAMILY TRUST	
MCCREARY MELVIN H ETAL	
WILHITE ROBERT W & VIRGINIA E	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
HILLIAN LAWRENCE & EFFIE S	
TAYLOR ADRIAN M	
MNCPPC	BECKY NORDAN
BROWN BRIAN	
MNCPPC	BECKY NORDAN
DAY FAMILY TRUST	
FORD NICOL M ETAL	
RANDOLPH JOE EDWARD II ETAL	
WESTPHALIA TOWN CENTER RESIDENTIAL	STE 345
GODDARD LYDIA A	
WRIGHT BARBARA A	
JACKSON JACK L & DONNA A	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
COX NATISHA	
PRICE DAYNA	
WESTPHALIA TOWN CENTER	WALTON GLOBAL HOLDINGS LTD
O GILVIE GLENROY AND HEIDI LIVING	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
BROWN LAWRENCE P & KAREN A	
CARTLEDGE ERNEST B & BARBARA A	
BROWN CHARLES W & DONNA W	
TYNDAL NICHOLAS AUSTIN	
SMITH ELLISHA	
CLARKE RUSSELL AND CYNTHIA B	
MNCPPC	BECKY NORDAN
DAY FAMILY TRUST	
VAN VITU	

JONES MICHAEL LEANTHONY JR ETAL	
KEGEGE OBADIAH ETAL	
MCELHANEY ROBIN	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
MELWOOD PARK H O A INC	DEPT 320 MAJERLE MGMT INC
COOPER ANDRE V & WANDA J	
GOLDSTEIN ROBERT & BEVERLY Y	
MORGAN RICHARD JR & VALIERE V	
DIXON WILLIE L & ALICE I	
ACHALEKE NKANGU JOHN ETAL	
SHOULDERS ROSHANDA LEA	
TURNER TIFFANY CEYLON ETAL	
GREENWELL-LYLES HELEN	
DAY FAMILY TRUST	
DAY FAMILY TRUST	
MCCREARY MELVIN H ETAL	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
POTOMAC ELECTRIC POWER CO	CORPORATE TAX DEPT 5TH FLOOR
JUNG LIVING TRUST	
MCCALL VINCENT E JR & JOYCELYNN Y	
WILSON COREY DEWAYNE ETAL	
RUSSELL DALEY C SR TRUST	
DILLOW RICHARD & YONG	
MELWOOD PARK H O A INC	DEPT 320 MAJERLE MGMT INC
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
ALEXANDER JOHN A & SHARON P	
ADEYEMO KEMISOLA LAURA ETAL	
HAYSLETT JOHN E III & GAY M	
DAY FAMILY TRUST	
POWELL LOVANDER III ETAL	
ASONGANYI ALICE N ETAL	
MAYS CAROL GENA	
LATTIBEAUDIERE SOPHIA K	
DAY KEON	
MANN JAMES H & PRISCILLA R	
PADILLA CHRISTOPHER LYNN B ETAL	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
POTOMAC ELECTRIC POWER CO	CORPORATE TAX DEPT 5TH FLOOR
RICHARDSON RONALD C ETAL	
DANIELS CODY	
PAYNE FRENCHETTIA C	
MELWOOD MANOR HMOWNRS ASSOC IN	
IROGHO JOHN ETAL	
WALTON WESTPHALIA EUROPE LP	WALTON DEVELOPMENT LLC #345
JOHNSON MASHARON N	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350

STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
SHAW KEYSHA	

Mailing Street Address	Mailing City	Mailing State	Mailing ZIP Code
4920 MELWOOD RD	UPPER MARLBORO	MD	20772
4920 MELWOOD RD	UPPER MARLBORO	MD	20772
11010 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
400 SERENDIPITY DR	MILLERSVILLE	MD	21108
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
4812 MELWOOD RD	UPPER MARLBORO	MD	20772
4802 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
5023 ASHFORD DR	UPPER MARLBORO	MD	20772
5015 ASHFORD DR	UPPER MARLBORO	MD	20772
14741 GOVERNOR ODEN BOWIE DR	UPPER MARLBORO	MD	20772
5005 ASHFORD DR	UPPER MARLBORO	MD	20772
14741 GOVERNOR ODEN BOWIE DR	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
5516 CEDAR GROOVE DR	UPPER MARLBORO	MD	20772
11012 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
8800 N GAINEY DR	SCOTTSDALE	AZ	85258
4808 MELWOOD RD	UPPER MARLBORO	MD	20772
5302 ELEANOR BROOKE WAY	UPPER MARLBORO	MD	20772
4804 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
5020 ASHFORD DR	UPPER MARLBORO	MD	20772
10904 ASHFORD CT	UPPER MARLBORO	MD	20772
8000 WESTPARK DR STE 430	MCLEAN	VA	22102
13410 MARBURG LN	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
10902 MELWOOD PARK PL	UPPER MARLBORO	MD	20772
5018 ASHFORD DR	UPPER MARLBORO	MD	20772
10900 ASHFORD CT	UPPER MARLBORO	MD	20772
4813 ASHFORD PL	UPPER MARLBORO	MD	20772
10901 ASHFORD CT	UPPER MARLBORO	MD	20772
10903 ASHFORD CT	UPPER MARLBORO	MD	20772
14741 GOVERNOR ODEN BOWIE DR	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
5508 CEDAR GROVE DR	UPPER MARLBORO	MD	20772

11018 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
4902 MELWOOD RD	UPPER MARLBORO	MD	20772
10622 IGNATIUS DIGGES DR	UPPER MARLBORO	MD	20772
3201 JERMANTOWN BLVD	FAIRFAX	VA	22030
PO BOX 4579	HOUSTON	TX	77210
5025 ASHFORD DR	UPPER MARLBORO	MD	20772
10900 MELWOOD PARK PL	UPPER MARLBORO	MD	20772
4809 ASHFORD PL	UPPER MARLBORO	MD	20772
5013 ASHFORD DR	UPPER MARLBORO	MD	20772
5007 ASHFORD DR	UPPER MARLBORO	MD	20772
5512 CEDAR GROVE DR	UPPER MARLBORO	MD	20772
11020 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
10626 IGNATIUS DIGGES DR	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
4812 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
701 NINTH ST NW	WASHINGTON	DC	20068
4815 ASHFORD PL	UPPER MARLBORO	MD	20772
4900 ASHFORD PL	UPPER MARLBORO	MD	20772
11017 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
4900 MELWOOD RD	UPPER MARLBORO	MD	20772
10620 IGNATIUS DIGGES DR	UPPER MARLBORO	MD	20772
PO BOX 4579	HOUSTON	TX	77210
3201 JERMANTOWN RD	FAIRFAX	VA	22030
4811 ASHFORD PL	UPPER MARLBORO	MD	20772
10905 ASHFORD CT	UPPER MARLBORO	MD	20772
4814 ASHFORD PL	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
11015 MERIDAN HILL WAY	UPPER MARLBORO	MD	20772
11016 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
11014 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
5304 ELEANOR BROOKE WAY	UPPER MARLBORO	MD	20772
5306 ELEANOR BROOKE WAY	UPPER MARLBORO	MD	20772
4806 MELWOOD RD	UPPER MARLBORO	MD	20772
4814 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
701 NINTH ST NW	WASHINGTON	DC	20068
5021 ASHFORD DR	UPPER MARLBORO	MD	20772
5017 ASHFORD DR	UPPER MARLBORO	MD	20772
5022 ASHFORD DR	UPPER MARLBORO	MD	20772
3704 PERRY AVE	KENSINGTON	MD	20895
4812 ASHFORD PL	UPPER MARLBORO	MD	20772
8800 NORTH GAINERY CENTER DR	SCOTTSDALE	AZ	85258
13304 WILLIAMS DR	BRANDYWINE	MD	20613
3201 JERMANTOWN RD	FAIRFAX	VA	22030

3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
5019 ASHFORD DR	UPPER MARLBORO	MD	20772

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: ZMA-2025-003
Date: 8/1/2025
Time: 01:09:16 PM
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Total Records(s): 4
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Name of the Municipaltiy	Officials Name	Officials Title
	Lakisha Hull	Planning Director
	Wala Blegay	Council Member, District 6
	Jolene Ivey	Council Member-At-Large Ivey
	Calvin S. Hawkins, II	Council Member-At-Large Hawkins

In Care Of	Address	Sub Address
Prince George's County Planning Department	1616 McCormick Drive	
	1301 McCormick Drive	County Council, 2nd Floor
	1301 McCormick Drive	County Council, 2nd Floor
	1301 McCormick Drive	County Council, 2nd Floor

City	State	Zip Code
Largo	MD	20774
Largo	MD	20774
Largo	MD	20774
Largo	MD	20774

CASE NO: ZMA-2025-003
CASE NAME: MELWOOD
PARTY OF RECORD: 4
PB DATE:

KEITH PIERCE
807 SANGERVILLE CIRCLE CIRCLE
UPPER MARLBORO MD 20774
(CASE NUMBER: ZMA-2025-003)

DR.ANDREA CROOMS
CROOMS SUSTAINABLE FUTURES FOUNDATION
14408 CROOM AIRPORT DRIVE
UPPER MARLBORO MD 20772
(CASE NUMBER: ZMA-2025-003)

DONNA JACKSON
4804 MELWOOD ROAD
UPPER MARLBORO MD 20772
(CASE NUMBER: ZMA-2025-003)

DR.TIANA WOOLARD
4920 MELWOOD ROAD
UPPER MARLBORO MD 20772
(CASE NUMBER: ZMA-2025-003)

McNamee Hosea
Attorneys & Advisors

McNamee Hosea
6404 Ivy Lane, Suite 820 O 301.441.2420
Greenbelt, Maryland 20770 F 301.982.9450

mhlawyers.com

March 14, 2025

Via First Class Mail

TO: Adjoining Property Owners, Municipalities within One Mile/Government Contacts, Parties of Record, and Registered Associations

FROM: Matthew C. Tedesco, Esq.

RE: ZMA-2025-003 and associated TCP or TCP Exemption; Melwood Estates

Dear Adjoining Property Owners, Municipalities/Government Contacts, Parties of Record, and/or Registered Associations:

A zoning map amendment and associated tree conservation plan or tree conservation plan exemption for the above-referenced project will be submitted for review to the Development Review Division of the Maryland-National Capital Park and Planning Commission ("M-NCPPC").

The address of the subject property is 4816 Melwood Road, Upper Marlboro, Maryland 20772; and Lot 11 and Outlots A & B, Tax Map 100, Grid B1, which is generally located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4). The nature of the review is for a Zoning Map Amendment to rezone the property from AR (Agricultural-Residential) Zone to RSF-A (Residential, Single-Family-Attached) Zone to accommodate the future development of approximately 89 single-family detached dwelling units.

If you wish to become a Person of Record to this application, you are encouraged to do so at this time. As a Person of Record, you will receive a notice of the Planning Board hearing date and a copy of the Planning Board resolution. Being a Person of Record also gives you the right to seek reconsideration or request appeal. You may register online at https://www.mncppcapps.org/planning/Person_of_Record/default.cfm, or you may submit your name, address, and the above referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
Largo, MD 20774

Being a Person of Record on a separate application on the same property **does not** make you a Person of Record for this application. You must request to become a Person of Record for each separate application (separate applications have different application numbers). At this time no government agency has reviewed the application. **After** the application has been filed, you may contact the M-NCPPC at 301-952-3530

IMPORTANT: This notice is your opportunity to interact with the applicant prior to the acceptance of the subject application. Once an application is accepted, it may be subject to mandatory action time frames that are established by law. Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application number with any such correspondence.

If you are interested in receiving more information about this application, reviewing a copy of a site plan, or meeting to discuss the project, you may contact Matthew C. Tedesco at 301-441-2420 or email: MTedesco@mhlawyers.com.

Sincerely,

Matthew C. Tedesco

STATEMENT OF JUSTIFICATION

(Informational Mailing Purposes Only)[1]

MELWOOD ESTATES
ZMA-2025-003

OWNER:	Day Family Trust 4816 Melwood Road Upper Marlboro, Maryland 20772 Dempsey Tiana Etal 4920 Melwood Road Upper Marlboro, Maryland 20772
APPLICANT:	Day Land Investment LLC c/o Olumuyiwa Sobo 7607 Georgian Drive Upper Marlboro, MD 20772
ATTORNEY/ CORRESONDENT:	Matthew C. Tedesco, Esq. Dominique A. Lockhart, AICP McNamee Hosea, P.A. 6404 Ivy Lane, Suite 820 Greenbelt, Maryland 20770 (301) 441-2420 Voice (301) 982-9450 Fax Mtedesco@mhlawyers.com Dlockhart@mhlawyers.com
CIVIL ENGINEER:	Dewberry Attn: Daniel Schlegal 4601 Forbes Boulevard, Suite 300 Lanham, Maryland 20706 (301) 731-5551 dschlegel@Dewberry.com

[1] This Statement of Justification is prepared solely for the purpose of satisfying the requirements of Section 27-3403(f)(2) of the Zoning Ordinance regarding informational mailings. This Statement of Justification is subject to change and should not be relied upon as the final Statement of Justification for the above-referenced case. It is anticipated and expected that an amended or final Statement of Justification will be prepared and submitted during the technical review of these applications and prior to its formal acceptance.

REQUEST: A Zoning Map Amendment to rezone the property from AR (Agricultural-Residential) Zone to RSF-A (Residential, Single-Family-Attached) Zone to accommodate the future development of single-family detached dwelling units.

I. DESCRIPTION OF PROPERTY

1. Addresses – 4816 Melwood Road, Upper Marlboro, Maryland 20772; and Part of Lot 11 and Outlot B, Tax Map 100, Grid B1.

2. Location – East side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4).

3. Tax Account – 1776780, 1718741, 1718758, 3445335, 3445285, 3394517, 3445343 and 1718733.

4. Proposed Use – A Zoning Map Amendment to rezone the property from AR (Agricultural-Residential) Zone to RSF-A (Residential, Single-Family-Attached) Zone to accommodate single-family detached dwelling units.

5. Applicable Previous Approvals – N/A.

6. Record Plat – Plat Book NLP 147, at Plat 100 (5-89212); and Plat Book NLP 118, at Plat 67 (5-83219).

7. Schools – Arrowhead Elementary, Kettering Middle, and Dr. Henry A. Wise High.

8. Police – Division II.

9. Fire/EMS – Ritchie, Battalion 881, Station 837; Marlboro, Battalion 887, Station 820.

10. Library – PGCMLS Upper Marlboro Branch Library.

11. Water/Sewer Category – W4/S4.

12. Historic Site/Resources – No Historic Resources on Site. Melwood Park (ID 78-015 – 0.38 miles from subject property), Charles Hill & Pumphrey Family Cemetery (ID 78-017 – 0.81 miles from the subject property), The Cottage & Outbuildings (ID 78-000-18 – 1.03 miles from subject property), Blythewood (ID 78-013 – 0.88 miles from subject property), Forest Grove M.E. Church (ID 77-001 – 1.52 miles from subject property), and St. Luke's Church Site and Cemetery (ID 77-012 – 1.67 miles from the subject property).

II. NATURE OF REQUEST

Day Land Investment LLC (hereinafter the "Applicant") intends to pursue a zoning map amendment to rezone the property from AR (Agricultural-Residential) Zone to RSF-A (Residential, Single-Family-Attached) Zone to accommodate the development of approximately 89 single-family detached dwelling units. The subject property is known as Lot 11, and Outlots A and B on Tax Map 100 / Grid B1and is approximately 27.59 acres in size.

III. APPLICANT'S PROPOSAL

The overall Melwood Estates site is located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4) in Planning Area 78 and Council District 6. Moreover, pursuant to County Council Bill CB-013-2018, the Prince George's County Council adopted a new Zoning Ordinance (Subtitle 27 of the County Code), which was to become effective upon the approval of the Countywide Sectional Map Amendment ("CMA"). Pursuant to Council Resolution CR-136-2021, the new Zoning Ordinance became effective on April 1, 2022. As a result, the subject property was rezoned from the R-A (Residential-Agricultural) Zone to the AR (Agricultural-Residential) Zone. The subject property is also with the Military Installation Overlay – Height Zone. Given the surrounding development and zoning of the properties in the immediate area, consisting of single-family attached and detached dwelling units in the TAC-E and RMF-20 Zones (formerly the M-X-T Zone) and the LCD Zone (formerly the R-S Zone), the Applicant contends that the RSF-A Zone provides the best comparable zone for development of single-family detached homes that will complement and be consistent with the surrounding neighborhood.

Specifically, the purpose of the RSF-A Zone is to provide development in a form that supports residential living and walkability, is pedestrian oriented, and is well connected to surrounding lands. The RSF-A Zone also aims to be respectful of the natural features of the land while accommodating higher-density residential uses. The property is envisioned, under this new development scheme, to align with the goals of the RFA-Zone. Indeed, pursuant to Section 27-4202(f)(2), the minimum net lot area for single-family detached dwelling units is 5,000 square feet, which is consistent with the existing single-family detached lots to the east within the Westphalia East subdivision. The development of the property with single-family detached dwellings on lot sizes comparable with those in Westphalia East will also serve as a transition between the higher density single-family attached dwellings to the north and south with the single family detached dwellings to the east (east of the PEPCO transmission lines) in the RR Zone.

IV. GENERAL CRITERIA FOR ZMA APPROVAL

Section 27-3601. Zoning Map Amendment (ZMA).

(e) Zoning Map Amendment (ZMA) Decision Standards
In determining whether to adopt or disapprove a proposed zoning map amendment (ZMA), the District Council may consider many factors. No amendment to the CBCAO Zone shall be granted without the applicant demonstrating conformance with the decision standards in Section 27-3603(d),

CBCAO Zoning Map Amendment Decision Standards. No amendment to a Transit-Oriented/Activity Center base zone shall be granted except in accordance with the locational standards of Section 27-4204(b)(2) of this Ordinance. No other zoning map amendment shall be granted without the applicant demonstrating either:

(1) There has been a substantial change in the character of the neighborhood; or

(2) There was a mistake in the original zone for the land subject to the amendment which has never been the subject of an adopted sectional map amendment; or

(3) There was a mistake in the current sectional map amendment.

COMMENT: As it will be articulated in greater detail with the formal statement of justification in support of the requested ZMA to the RSF-A Zone, the Applicant contends that a substantial change in the character of the neighborhood has occurred and/or there was a mistake in the original zone for the subject property. The applicable Sector Plan for the property and area is the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment. The Sector Plan was approved with three distinct areas, each with their own personality: the Core, Edge and Fringe areas. The Core Area is to be a transit-oriented, 24-hour center of vertical and horizontal mixed uses in a pedestrian-friendly environment; and it is the focal point of the entire Westphalia Town Center. Just beyond the Core Area, the Edge Area is to be "a medium- to high-density urban pattern surrounding the high-density town center core, including medium-density mixed-use commercial and office, and several interconnected residential neighborhoods that have diverse housing styles and a network of open space." (p. 24). This area is meant to complement the core, providing a transition in density to the Fringe Area, which will include "distinct and cohesive districts of commercial, office, employment, and institutional uses in campus like settings that are separate from the core and have "greener" character…." (p. 27). The Fringe Area is less dense than the Edge, and not characterized by the vertical and horizontal mixed uses of the Core. The subject property is located directly adjacent to the Town Center Edge Area.

The envisioned development will be in a compact and distinctly organic form, with lot and block motifs consistent with emerging residential development within the Westphalia Edge areas while also preserving and enhancing environmental adaptation of the property. With a compact development of single-family detached residential units, design considerations will be accommodated to provide a variety of open spaces areas in order to promote active healthy lifestyles. Ultimately, frontage improvements along Melwood Road will provide consistency and external expression of the neighborhood in order to establish character and experiential aesthetics using horizontal and vertical architectural modulation and landscaping. The development, which will be consistent with adjacent emerging development will also help to implement the Sector Plan and MPOT by providing roadways in a way that forms a livable and walkable edge to the neighborhood through provision of an extensive interior open space system and internal sidewalks. The proposed development will include public roadways which also accommodate a variety of pedestrian modes: walking, biking, and jogging. The project will also seek to promote

environmental sustainability practices throughout the neighborhood and area.

V. CONCLUSION

The Applicant contends that the proposed zoning map amendment will satisfy the applicable standards of Subtitle 27. Finally, the initial conceptual site plan submitted herewith generally provides the proposed unit type, open space, and circulation, for the overall development of approximately 89 single-family detached residential dwelling units equating to a density of 3.22 dwelling units per net lot area. The filing of this informational mailing (with corresponding documents) is in conformance with Section 27-3402 to commence with the requisite pre-application neighborhood meeting.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By: _____

Matthew C. Tedesco
Attorney for the Applicant

March 12, 2025

AFFIDAVIT

The purpose of this affidavit is to certify that pursuant to Section 27-3403(g)(2) of the Zoning Ordinance and/or Section 24-3304(f) of the Subdivision Regulations, ***Informational Mailing*** letters regarding the application for ZMA-2025-003, Melwood Estates, were mailed to all adjoining property owners, registered associations, municipalities within one mile, and previous parties of record (if applicable) on March 14, 2025.

I, Meagan Evans, solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief.

Meagan Evans

STATE OF MARYLAND *
COUNTY OF PRINCE GEORGE'S * To wit:

On this 14th day of March 2025, before me, the undersigned officer, personally appeared Meagan Evans, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission Expires: 6/5/25

Notary Public

BRYAN SPELL
Notary Public - Maryland
Charles County
My Commission Expires on
June 5, 2025

DAY FAMILY TRUST
4816 MELWOOD RD
UPPER MARLBORO, MD 20772

RANDOLPH JOE EDWARD II ETAL
11012 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

PROCTOR KIRK N ETAL
11010 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

RUSSELL DALEY C SR TRUST
4900 MELWOOD RD
UPPER MARLBORO, MD 20772

JOHNSON MASHARON N
13304 WILLIAMS DR
BRANDYWINE, MD 20613

MANN JAMES H & PRISCILLA R
4806 MELWOOD RD
UPPER MARLBORO, MD 20772

STANLEY MARTIN HOMES LLC
FIRST EXCEL TITLE LLC # 350
3201 JERMANTOWN RD
FAIRFAX, VA 22030

BROWN LAWRENCE P & KAREN A
10902 MELWOOD PARK PL
UPPER MARLBORO, MD 20772

COX NATISHA
5020 ASHFORD DR
UPPER MARLBORO, MD 20772

MELWOOD MANOR HMOWNRS ASSOC
IN
3704 PERRY AVE
KENSINGTON, MD 20895

BROWN CHARLES W & DONNA W
10900 ASHFORD CT
UPPER MARLBORO, MD 20772

PRICE DAYNA
10904 ASHFORD CT
UPPER MARLBORO, MD 20772

CLARKE RUSSELL S & CYNTHIA B
10903 ASHFORD CT
UPPER MARLBORO, MD 20772

BROWN BRIAN
5005 ASHFORD DR
UPPER MARLBORO, MD 20772

WALTON WESTPHALIA EUROPE LP
WALTON DEVELOPMENT LLC #345
8800 NORTH GAINERY CENTER DR
SCOTTSDALE, AZ 85258

SHOULDERS ROSHANDA LEA
5512 CEDAR GROVE DR
UPPER MARLBORO, MD 20772

WESTPHALIA TOWN CENTER
WALTON GLOBAL HOLDINGS LTD
8000 WESTPARK DR STE 430
MCLEAN, VA 22102

GODDARD LYDIA A
4808 MELWOOD RD
UPPER MARLBORO, MD 20772

KEGEGE OBADIAH ETAL
4902 MELWOOD RD
UPPER MARLBORO, MD 20772

MCELHANEY ROBIN
10622 IGNATIUS DIGGES DR
UPPER MARLBORO, MD 20772

WRIGHT BARBARA A
5302 ELEANOR BROOKE WAY
UPPER MARLBORO, MD 20772

DAY FAMILY TRUST
4816 MELWOOD RD
UPPER MARLBORO, MD 20772

WILHITE ROBERT W & VIRGINIA E
4802 MELWOOD RD
UPPER MARLBORO, MD 20772

POTOMAC ELECTRIC POWER CO
CORPORATE TAX DEPT 5TH FLOOR
701 NINTH ST NW
WASHINGTON, DC 20068

COOPER ANDRE V & WANDA J
5025 ASHFORD DR
UPPER MARLBORO, MD 20772

HILLIAN LAWRENCE & EFFIE S
5023 ASHFORD DR
UPPER MARLBORO, MD 20772

PAYNE FRENCHETTIA C
5022 ASHFORD DR
UPPER MARLBORO, MD 20772

MNCPPC
BECKY NORDAN
14741 GOVERNOR ODEN BOWIE DR
UPPER MARLBORO, MD 20772

HARVEY FRANK E & JACQUELINE G
4813 ASHFORD PL
UPPER MARLBORO, MD 20772

JUNG EDWARD L & ALICE L
4815 ASHFORD PL
UPPER MARLBORO, MD 20772

DAY FAMILY TRUST
4816 MELWOOD RD
UPPER MARLBORO, MD 20772

VAN VITU
5508 CEDAR GROVE DR
UPPER MARLBORO, MD 20772

JACKSON JACK L & DONNA A
4804 MELWOOD RD
UPPER MARLBORO, MD 20772

MCCALL VINCENT E JR & JOYCELYNN Y
4900 ASHFORD PL
UPPER MARLBORO, MD 20772

DEMPSEY TIANA ETAL
4920 MELWOOD RD
UPPER MARLBORO, MD 20772

FORD NICOL M ETAL
5516 CEDAR GROOVE DR
UPPER MARLBORO, MD 20772

TURNER TIFFANY CEYLON ETAL
11020 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

JONES MICHAEL LEANTHONY JR ETAL
11018 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

WESTPHALIA TOWN CENTER RESIDENTIAL
STE 345
8800 N GAINEY DR
SCOTTSDALE, AZ 85258

O GILVIE GLENROY M ETAL
13410 MARBURG LN
UPPER MARLBORO, MD 20772

MELWOOD PARK H O A INC
DEPT 320 MAJERLE MGMT INC
PO BOX 4579
HOUSTON, TX 77210

MCCREARY MELVIN H ETAL
4812 MELWOOD RD
UPPER MARLBORO, MD 20772

GOLDSTEIN ROBERT & BEVERLY Y
10900 MELWOOD PARK PL
UPPER MARLBORO, MD 20772

ALEXANDER JOHN A & SHARON P
4811 ASHFORD PL
UPPER MARLBORO, MD 20772

DIXON WILLIE L & ALICE I
5013 ASHFORD DR
UPPER MARLBORO, MD 20772

ADEYEMO KEMISOLA LAURA ETAL
10905 ASHFORD CT
UPPER MARLBORO, MD 20772

HAYSLETT JOHN E III & GAY M
4814 ASHFORD PL
UPPER MARLBORO, MD 20772

POWELL LOVANDER III ETAL
11015 MERIDAN HILL WAY
UPPER MARLBORO, MD 20772

ASONGANYI ALICE N ETAL
11016 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

LATTIBEAUDIERE SOPHIA K
5304 ELEANOR BROOKE WAY
UPPER MARLBORO, MD 20772

MCCREARY MELVIN H ETAL
4812 MELWOOD RD
UPPER MARLBORO, MD 20772

CARTLEDGE ERNEST B & BARBARA A
5018 ASHFORD DR
UPPER MARLBORO, MD 20772

IROGHO JOHN ETAL
4812 ASHFORD PL
UPPER MARLBORO, MD 20772

WILSON COREY DEWAYNE ETAL
11017 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

MAYS CAROL GENA
11014 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

GREENWELL-LYLES HELEN
10626 IGNATIUS DIGGES DR
UPPER MARLBORO, MD 20772

TAYLOR ADRIAN M
5015 ASHFORD DR
UPPER MARLBORO, MD 20772

SLAUGHTER DARRELL A
10901 ASHFORD CT
UPPER MARLBORO, MD 20772

ACHALEKE NKANGU JOHN ETAL
5007 ASHFORD DR
UPPER MARLBORO, MD 20772

DAY FAMILY TRUST
4816 MELWOOD RD
UPPER MARLBORO, MD 20772

RUSTIC RIDGE HOMEOWNERS ASSOCIATION
2200 DEFENSE HIGHWAY, C/O SENTRY MANAGEMENT
CROFTON, MD 21114

MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC
SANDRA MOTZ
4703 COLONEL DARNELL PLACE,
UPPER MARLBORO, MD 20772

HOLMEHURST WEST CIVIC ASSOCIATION
CAROLYN WOOD
11808 PARALLEL ROAD,
BOWIE, MD 20720

LAKE ARBOR FOUNDATION, INC.
12138 CENTRAL AVENUE, SUITE 884
BOWIE, MD 20721

FORESTVILLE KNOLLS
1811 ALTAMONT PLACE,
DISTRICT HEIGHTS, MD 20747

LANHAM STATION AREA CITIZENS ASSOCIATION
5308 LANHAM STATION ROAD,
LANHAM, MD 20706

RITCHIE HEIGHTS/RITCHIE MANOR CIVIC ASSOCIATION
MALLORY JOHNSON
1224 DARLINGTON STREET,
DISTRICT HEIGHTS, MD 20747

CANTERBURY HEIGHTS HOMEOWNERS ASSOCIATION
DOUG DOWNS
10480 LITTLE PATUXENT PARKWAY,
1000
COLUMBIA, MD 21044

MILLWOOD COMMUNITY ASSOCIATION, INC.
306 SHADY GLEN DRIVE,
CAPITOL HEIGHTS, MD 20743

PRINCE GEORGE'S COUNTY EDUCATOR'S ASSOCIATION (PGCEA)
8008 MARLBORO PIKE,
DISTRICT HEIGHTS, MD 20747

CANTERBURY ESTATES CIVIC ASSOCIATION
MARGO NELSON
1802 ALBERT COURT,
BOWIE, MD 20721

THE PARK AT ADDISON METRO HOA, INC.
LAYLA BROWN
3414 MORNINGWOOD DRIVE,
OLNEY, MD 20832

BELMONT CREST HOMEOWNERS ASSOCIATION
10416 MARLBORO PIKE,
UPPER MARLBORO, MD 20772

ENTERPRISE ROAD CORRIDOR DEV. REVIEW DISTRICT
1400 ROSEMARY COURT,
BOWIE, MD 20716

CAPITAL COURT HOMEOWNERS ASSOCIATION INC.
FRANK CASSAGNOL
9502 CAPITAL COURT,
UPPER MARLBORO, MD 20774

FAIRWOOD COMMUNITY ASSOCIATION, INC.
GENERAL MANAGER
12600 FAIRWOOD PARKWAY,
BOWIE, MD 20720

RESIDENCES @ VICTORY PROMENADE HOMEOWNERS ASSOCIATION, INC
RESIDENCES @ VICTORY PROMENADE HOA
625 TOUCHDOWN DRIVE,
HYATTSVILLE, MD 20785

PERRYWOOD COMMUNITY ASSOCIATION, INC.
13200 TRUMPETER SWAN COURT,
UPPER MARLBORO, MD 20772

LAKE LARGO TOWNHOUSES ASSOCIATION (LLTA)
9011 LAKE LARGO DRIVE,
UPPER MARLBORO, MD 20774

THE KNOLLS AT CABIN BRANCH
RUBY ARMORER
3311 ALTAIR LANE,
UPPER MARLBORO, MD 20774

WILLOW WOOD ESTATES
WILLIAM TOLLIVER
10101 BALD HILL ROAD,
BOWIE, MD 20721

MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC
SANDRA MOTZ
4703 COLONEL DARNELL PLACE,
UPPER MARLBORO, MD 20772

COALITION OF CENTRAL PGC COMMUNITY ASSOCIATIONS
708 QUARRY AVENUE,
CAPITOL HEIGHTS, MD 20743

CLAGETT LANDING ASSOCIATION
1209 HERITAGE HILLS DRIVE,
UPPER MARLBORO, MD 20774

CENTRAL CIVIC ASSOCIATION OF THE WILBURN COMMUNITY
DAISY CHERRY MAGGETT
6616 SISALBED DRIVE,
CAPITOL HEIGHTS, MD 20743

SUITLAND CIVIC ASSOCIATION, INC.
CHARLOTTE WILLIAMS
4801 TANGIER PLACE,
SUITLAND, MD 20746

LITTLE WASHINGTON CIVIC ASSOCIATION
MELVIN P. HENDERSON
9200 LINCOLN AVENUE,
UPPER MARLBORO, MD 20774

ROBLEE CITIZENS ASSOCIATION
JOHN TILLERY
4815 WOODFORD LANE,
UPPER MARLBORO, MD 20772

DELIGHT 1A CONDOMINIUM ASSOCIATION (FAIRWOOD)
12530 FAIRWOOD PARKWAY, SUITE 103
BOWIE, MD 20720

RANDOLPH VILLAGE CIVIC ASSOCIATION
HERMAN PRIVOTT, JR.
8422 DUNBAR AVENUE,
HYATTSVILLE, MD 20785

FOXCHASE II HOA
ELAINE HART
4208 DUTCHESS CT,
UPPER MARLBORO, MD 20772

COLLINGTON HOMEOWNERS ASSOCIATION
312 MARSHALL AVENUE, SUITE 1006,C/O SABRENA GASKIN-T&A COVENANT SOLUTIO
LAUREL, MD 20707

FORESTVILLE ESTATES CIVIC ASSOCIATION
WALTER REDMOND
2005 OVERTON DIVE,
DISTRICT HEIGHTS, MD 20747

ADDISON WOODS HOA
CORTEZ HARRINGTON
6718 MOUNTAIN LAKE PLACE,
CAPITOL HEIGHTS, MD 20743

MARWOOD COMMUNITY ASSOCIATION, INC.
ELVIRA MOZEJKO
10001 GOLDENWOOD COURT,
UPPER MARLBORO, MD 20772

LAKE ARBOR CIVIC ASSOCIATION
THELMA FISHER
1603 PEBBLE BEACH DR,
BOWIE, MD 20721

WESTLAKE AT LAKE ARBOR HOMEOWNERS ASSOCIATION
4307 GALLATIN STREET, C/O BENJAMIN COLBERT, METROPOLIS
HYATTSVILLE, MD 20781

WOODMORE ESTATES HOA
GEORGE OYEGOKE
14302 DRIFTWOOD ROAD,
BOWIE, MD 20721

ST. MARGARET'S OF SCOTLAND CATHOLIC CHURCH
408 ADDISON ROAD,
CAPITOL HEIGHTS, MD 20743

MILLWOOD-WATERFORD CITIZENS ASSOCIATION, INC.
MARGARET WHITE
1005 ELDERBERRY PLACE,
CAPITOL HEIGHTS, MD 20743

MELWOOD ROAD CIVIC ASSOCIATION
4110 MELWOOD ROAD,
UPPER MARLBORO, MD 20772

SCENIC PRINCE GEORGE'S
MARK FALZONE
1012 14TH STREET, NW, 1108
WASHINGTON, DC 20005

ARDMORE SPRINGDALE CIVIC ASSOCIATION
TERRY HAMLIN
3108 BARCROTT DRIVE,
UPPER MARLBORO, MD 20774

TALL OAKS CROSSING HOMEOWNERS ASSOCIATION
DOUG DOWNS
10480 LITTLE PATUXENT PARKWAY, 1000
COLUMBIA, MD 21044

ENTERPRISE ESTATES CIVIC ASSOCIATION
11704 WHITTIER ROAD,
BOWIE, MD 20721

PALISADES HOMEOWNERS ASSOCIATION
14106 JONES BRIDGE ROAD, C/O ANDREA CLARK-CHAMBERS MGMT
UPPER MARLBORO, MD 20774

HILLS OVER MULLIKAN STATION HOA
16606 PEACH STREET,
BOWIE, MD 20716

THE WOODS OF WOODMORE
KYM TAYLOR
3003 WESTBROOK LANE,
BOWIE, MD 20721

Lakisha Hull
Planning Director
Prince George's County Planning Department
1616 McCormick Drive
Largo, MD 20774

Wala Blegay
Council Member, District 6
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774

Jolene Ivey
Council Member-At-Large Ivey
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774

Calvin S. Hawkins, II
Council Member-At-Large Hawkins
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774

DILLOW RICHARD & YONG
10620 IGNATIUS DIGGES DR
UPPER MARLBORO, MD 20772

DAY KEON
5306 ELEANOR BROOKE WAY
UPPER MARLBORO, MD 20772

MELWOOD PARK H O A INC
PROFESSIONAL COMMUNITY MGMT
400 SERENDIPITY DR
MILLERSVILLE, MD 21108

PADILLA CHRISTOPHER LYNN B ETAL
4814 MELWOOD RD
UPPER MARLBORO, MD 20772

RICHARDSON RONALD C ETAL
5021 ASHFORD DR
UPPER MARLBORO, MD 20772

RICHARDSON JUDY REVOCABLE LIVING
5019 ASHFORD DR
UPPER MARLBORO, MD 20772

DANIELS CODY
5017 ASHFORD DR
UPPER MARLBORO, MD 20772

MORGAN RICHARD JR & VALIERE V
4809 ASHFORD PL
UPPER MARLBORO, MD 20772

The Maryland-National Capital Park & Planning Commission
Planning Department Prince George's County
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774
www.pgplanning.org

Date: 2/28/2025

MAILING LIST - RECEIPT

[X] Development Application **ZMA-2025-003**
[ ] County Application

This receipt is to acknowledge that Matthew Tedesco received the following lists as described by the categories below:

[X] Registered community organization list	Total Records: 48
[X] Adjoining property owners list	Total Records: 90
[X] Municipalities within one mile list	Total Records: 0
[X] Additional government contacts	Total Records: 4

This list is valid for 180 days from the date referenced above. Applicants must obtain an updated mailing list if notifications are not sent within 180 days.

This property is located on WSSC Grid: 207SE09

Ashley Celestin
Development Review Division

Download Extracts:
ZMA-2025-003_02282025122720_Reg_Assoc.xlsx
ZMA-2025-003_02282025122720_Adjoining_Property_Premise_Owner_Address.xlsx
ZMA-2025-003_02282025122719_GovernmentContact.xlsx

A copy of the adjoining properties map has been included for your reference:
ZMA-2025-003_02282025122720_Adjoining_Property.jpg

A mailing list archive has been generated for your reference:
ZMA-2025-003_02282025122720_MailingListArchive.zip

The download extract links above will be available for 3 months. You must download the extracts if you need access to the data in the future.

Data extract may include duplicate address records.

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: ZMA-2025-003
Date: 2/28/2025
Time: 12:27:20 PM

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Total Records(s): 48

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Registered Association Name	First Name
RUSTIC RIDGE HOMEOWNERS ASSOCIATION	
MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC	SANDRA
HOLMEHURST WEST CIVIC ASSOCIATION	CAROLYN
LAKE ARBOR FOUNDATION, INC.	
FORESTVILLE KNOLLS	
LANHAM STATION AREA CITIZENS ASSOCIATION	
RITCHIE HEIGHTS/RITCHIE MANOR CIVIC ASSOCIATION	MALLORY
CANTERBURY HEIGHTS HOMEOWNERS ASSOCIATION	DOUG
MILLWOOD COMMUNITY ASSOCIATION, INC.	
PRINCE GEORGE'S COUNTY EDUCATOR'S ASSOCIATION (PGCEA)	
CANTERBURY ESTATES CIVIC ASSOCIATION	MARGO
THE PARK AT ADDISON METRO HOA, INC.	LAYLA
BELMONT CREST HOMEOWNERS ASSOCIATION	
ENTERPRISE ROAD CORRIDOR DEV. REVIEW DISTRICT	
CAPITAL COURT HOMEOWNERS ASSOCIATION INC.	FRANK
FAIRWOOD COMMUNITY ASSOCIATION, INC.	GENERAL
RESIDENCES @ VICTORY PROMENADE HOMEOWNERS ASSOCIATION, INC	RESIDENCES @ VICTORY
PERRYWOOD COMMUNITY ASSOCIATION, INC.	
LAKE LARGO TOWNHOUSES ASSOCIATION (LLTA)	
THE KNOLLS AT CABIN BRANCH	RUBY
WILLOW WOOD ESTATES	WILLIAM
MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC	SANDRA
COALITION OF CENTRAL PGC COMMUNITY ASSOCIATIONS	
CLAGETT LANDING ASSOCIATION	
CENTRAL CIVIC ASSOCIATION OF THE WILBURN COMMUNITY	DAISY
SUITLAND CIVIC ASSOCIATION, INC.	CHARLOTTE
LITTLE WASHINGTON CIVIC ASSOCIATION	MELVIN P.
ROBLEE CITIZENS ASSOCIATION	JOHN
DELIGHT 1A CONDOMINIUM ASSOCIATION (FAIRWOOD)	
RANDOLPH VILLAGE CIVIC ASSOCIATION	HERMAN
FOXCHASE II HOA	ELAINE
COLLINGTON HOMEOWNERS ASSOCIATION	
FORESTVILLE ESTATES CIVIC ASSOCIATION	WALTER
ADDISON WOODS HOA	CORTEZ
MARWOOD COMMUNITY ASSOCIATION, INC.	ELVIRA
LAKE ARBOR CIVIC ASSOCIATION	THELMA
WESTLAKE AT LAKE ARBOR HOMEOWNERS ASSOCIATION	
WOODMORE ESTATES HOA	GEORGE
ST. MARGARET'S OF SCOTLAND CATHOLIC CHURCH	

MILLWOOD-WATERFORD CITIZENS ASSOCIATION, INC.	MARGARET
MELWOOD ROAD CIVIC ASSOCIATION	
SCENIC PRINCE GEORGE'S	MARK
ARDMORE SPRINGDALE CIVIC ASSOCIATION	TERRY
TALL OAKS CROSSING HOMEOWNERS ASSOCIATION	DOUG
ENTERPRISE ESTATES CIVIC ASSOCIATION	
PALISADES HOMEOWNERS ASSOCIATION	
HILLS OVER MULLIKAN STATION HOA	
THE WOODS OF WOODMORE	KYM

Last Name	Address Number	Street Name & Type
	2200	DEFENSE HIGHWAY
MOTZ	4703	COLONEL DARNELL PLACE
WOOD	11808	PARALLEL ROAD
	12138	CENTRAL AVENUE
	1811	ALTAMONT PLACE
	5308	LANHAM STATION ROAD
JOHNSON	1224	DARLINGTON STREET
DOWNS	10480	LITTLE PATUXENT PARKWAY
	306	SHADY GLEN DRIVE
	8008	MARLBORO PIKE
NELSON	1802	ALBERT COURT
BROWN	3414	MORNINGWOOD DRIVE
	10416	MARLBORO PIKE
	1400	ROSEMARY COURT
CASSAGNOL	9502	CAPITAL COURT
MANAGER	12600	FAIRWOOD PARKWAY
PROMENADE HOA	625	TOUCHDOWN DRIVE
	13200	TRUMPETER SWAN COURT
	9011	LAKE LARGO DRIVE
ARMORER	3311	ALTAIR LANE
TOLLIVER	10101	BALD HILL ROAD
MOTZ	4703	COLONEL DARNELL PLACE
	708	QUARRY AVENUE
	1209	HERITAGE HILLS DRIVE
CHERRY MAGGETT	6616	SISALBED DRIVE
WILLIAMS	4801	TANGIER PLACE
HENDERSON	9200	LINCOLN AVENUE
TILLERY	4815	WOODFORD LANE
	12530	FAIRWOOD PARKWAY
PRIVOTT, JR.	8422	DUNBAR AVENUE
HART	4208	DUTCHESS CT
	312	MARSHALL AVENUE
REDMOND	2005	OVERTON DIVE
HARRINGTON	6718	MOUNTAIN LAKE PLACE
MOZEJKO	10001	GOLDENWOOD COURT
FISHER	1603	PEBBLE BEACH DR
	4307	GALLATIN STREET
OYEGOKE	14302	DRIFTWOOD ROAD
	408	ADDISON ROAD

WHITE	1005	ELDERBERRY PLACE
	4110	MELWOOD ROAD
FALZONE	1012	14TH STREET, NW
HAMLIN	3108	BARCROTT DRIVE
DOWNS	10480	LITTLE PATUXENT PARKWAY
	11704	WHITTIER ROAD
	14106	JONES BRIDGE ROAD
	16606	PEACH STREET
TAYLOR	3003	WESTBROOK LANE

Suite Number	City	State	Zip Code
C/O SENTRY MANAGEMENT	CROFTON	MD	21114
	UPPER MARLBORO	MD	20772
	BOWIE	MD	20720
SUITE 884	BOWIE	MD	20721
	DISTRICT HEIGHTS	MD	20747
	LANHAM	MD	20706
	DISTRICT HEIGHTS	MD	20747
1000	COLUMBIA	MD	21044
	CAPITOL HEIGHTS	MD	20743
	DISTRICT HEIGHTS	MD	20747
	BOWIE	MD	20721
	OLNEY	MD	20832
	UPPER MARLBORO	MD	20772
	BOWIE	MD	20716
	UPPER MARLBORO	MD	20774
	BOWIE	MD	20720
	HYATTSVILLE	MD	20785
	UPPER MARLBORO	MD	20772
	UPPER MARLBORO	MD	20774
	UPPER MARLBORO	MD	20774
	BOWIE	MD	20721
	UPPER MARLBORO	MD	20772
	CAPITOL HEIGHTS	MD	20743
	UPPER MARLBORO	MD	20774
	CAPITOL HEIGHTS	MD	20743
	SUITLAND	MD	20746
	UPPER MARLBORO	MD	20774
	UPPER MARLBORO	MD	20772
SUITE 103	BOWIE	MD	20720
	HYATTSVILLE	MD	20785
	UPPER MARLBORO	MD	20772
SUITE 1006,C/O SABRENA GASKIN-T&A COVENANT SOLUTIO	LAUREL	MD	20707
	DISTRICT HEIGHTS	MD	20747
	CAPITOL HEIGHTS	MD	20743
	UPPER MARLBORO	MD	20772
	BOWIE	MD	20721
C/O BENJAMIN COLBERT, METROPOLIS	HYATTSVILLE	MD	20781
	BOWIE	MD	20721
	CAPITOL HEIGHTS	MD	20743

	CAPITOL HEIGHTS	MD	20743
	UPPER MARLBORO	MD	20772
1108	WASHINGTON	DC	20005
	UPPER MARLBORO	MD	20774
1000	COLUMBIA	MD	21044
	BOWIE	MD	20721
C/O ANDREA CLARK-CHAMBERS MGMT	UPPER MARLBORO	MD	20774
	BOWIE	MD	20716
	BOWIE	MD	20721

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: ZMA-2025-003
Date: 2/28/2025
Time: 12:27:20 PM
Premise Address - Table Columns A-H
Owner Address - Table Columns I-N
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Total Records(s): 90
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Tax Account	Premise House Number	Premise House Suffix	Premise Street Name
3445335	0		MELWOOD
5677918	11012		MERIDIAN HILL
5677920	11010		MERIDIAN HILL
1776798	4900		MELWOOD
2933802	10624		IGNATIUS DIGGES
1776749	4806		MELWOOD
1776780	4816		MELWOOD
5744437	10611		EAGLE LANDING
5744392	10621		EAGLE LANDING
5744357	10629		EAGLE LANDING
5744346	10631		EAGLE LANDING
2931244	10902		MELWOOD PARK
1777515	5020		ASHFORD
1777606	0		ASHFORD
1776814	10900		ASHFORD
1776822	10904		ASHFORD
1777390	10903		ASHFORD
1777341	5005		ASHFORD
5513635	4999		MELWOOD
5678081	5512		CEDAR GROVE
5677986	11022		MERIDIAN HILL
1776723	4808		MELWOOD
1776806	4902		MELWOOD
2933810	10622		IGNATIUS DIGGES
2933778	5302		ELEANOR BROOKE
1718758	0		MELWOOD
1776731	4802		MELWOOD
5744448	10609		EAGLE LANDING
1776350	10898		OLD MARLBORO
1776517	0		MELWOOD
1777267	5025		ASHFORD
1777275	5023		ASHFORD
1777523	5022		ASHFORD
2931327	0		MELWOOD PARK
1776848	4813		ASHFORD
1776830	4815		ASHFORD
3394517	0		MELWOOD

5678070	5508	CEDAR GROVE
1776756	4804	MELWOOD
1776988	4900	ASHFORD
3445343	4920	MELWOOD
1718733	4920	MELWOOD
5678092	5516	CEDAR GROVE
5677873	11020	MERIDIAN HILL
5677884	11018	MERIDIAN HILL
5695781	10808	MERIDIAN HILL
2933786	5300	ELEANOR BROOKE
2932986	0	ELEANOR BROOKE
1776764	4812	MELWOOD
5744153	4725	GOLDEN GATE
5744370	10625	EAGLE LANDING
5744506	10613	EAGLE LANDING
2931343	0	MELWOOD PARK
2931251	10900	MELWOOD PARK
1776855	4811	ASHFORD
1777325	5013	ASHFORD
1777382	10905	ASHFORD
1776970	4814	ASHFORD
5678002	11015	MERIDIAN HILL
5677895	11016	MERIDIAN HILL
2933760	5304	ELEANOR BROOKE
3679453	4812	MELWOOD
5744450	10607	EAGLE LANDING
5744426	10615	EAGLE LANDING
5744368	10627	EAGLE LANDING
1777507	5018	ASHFORD
1718741	0	MELWOOD
5744415	10617	EAGLE LANDING
5744404	10619	EAGLE LANDING
5744381	10623	EAGLE LANDING
1776962	4812	ASHFORD
2934255	0	WOODYARD
2934248	5200	ELEANOR BROOKE
5677997	11017	MERIDIAN HILL
5677907	11014	MERIDIAN HILL
2933794	10626	IGNATIUS DIGGES
5744335	10633	EAGLE LANDING
5744517	10635	EAGLE LANDING
1777317	5015	ASHFORD
1777408	10901	ASHFORD
1777333	5007	ASHFORD
3445285	0	MELWOOD
2933828	10620	IGNATIUS DIGGES
2933752	5306	ELEANOR BROOKE
2934214	0	OLD MARLBORO

1776772	4814	MELWOOD
1777283	5021	ASHFORD
1777291	5019	ASHFORD
1777309	5017	ASHFORD
1776863	4809	ASHFORD

Premise Street Type	Premise Unit Number	Premise City	Premise ZIP Code
RD		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PIKE		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772

DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
PIKE		UPPER MARLBORO	20772

RD	UPPER MARLBORO	20772
DR	UPPER MARLBORO	20772
DR	UPPER MARLBORO	20772
DR	UPPER MARLBORO	20772
PL	UPPER MARLBORO	20772

Owner Name	In Care Of Name
DAY FAMILY TRUST	
RANDOLPH JOE EDWARD II ETAL	
PROCTOR KIRK N ETAL	
RUSSELL DALEY C SR TRUST	
JOHNSON MASHARON N	
MANN JAMES H & PRISCILLA R	
DAY FAMILY TRUST	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
BROWN LAWRENCE P & KAREN A	
COX NATISHA	
MELWOOD MANOR HMOWNRS ASSOC IN	
BROWN CHARLES W & DONNA W	
PRICE DAYNA	
CLARKE RUSSELL S & CYNTHIA B	
BROWN BRIAN	
WALTON WESTPHALIA EUROPE LP	WALTON DEVELOPMENT LLC #345
SHOULDERS ROSHANDA LEA	
WESTPHALIA TOWN CENTER	WALTON GLOBAL HOLDINGS LTD
GODDARD LYDIA A	
KEGEGE OBADIAH ETAL	
MCELHANEY ROBIN	
WRIGHT BARBARA A	
DAY FAMILY TRUST	
WILHITE ROBERT W & VIRGINIA E	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
POTOMAC ELECTRIC POWER CO	CORPORATE TAX DEPT 5TH FLOOR
POTOMAC ELECTRIC POWER CO	CORPORATE TAX DEPT 5TH FLOOR
COOPER ANDRE V & WANDA J	
HILLIAN LAWRENCE & EFFIE S	
PAYNE FRENCHETTIA C	
MNCPPC	BECKY NORDAN
HARVEY FRANK E & JACQUELINE G	
JUNG EDWARD L & ALICE L	
DAY FAMILY TRUST	

VAN VITU	
JACKSON JACK L & DONNA A	
MCCALL VINCENT E JR & JOYCELYNN Y	
DEMPSEY TIANA ETAL	
DEMPSEY TIANA ETAL	
FORD NICOL M ETAL	
TURNER TIFFANY CEYLON ETAL	
JONES MICHAEL LEANTHONY JR ETAL	
WESTPHALIA TOWN CENTER RESIDENTIAL	STE 345
O GILVIE GLENROY M ETAL	
MELWOOD PARK H O A INC	DEPT 320 MAJERLE MGMT INC
MCCREARY MELVIN H ETAL	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
MELWOOD PARK H O A INC	DEPT 320 MAJERLE MGMT INC
GOLDSTEIN ROBERT & BEVERLY Y	
ALEXANDER JOHN A & SHARON P	
DIXON WILLIE L & ALICE I	
ADEYEMO KEMISOLA LAURA ETAL	
HAYSLETT JOHN E III & GAY M	
POWELL LOVANDER III ETAL	
ASONGANYI ALICE N ETAL	
LATTIBEAUDIERE SOPHIA K	
MCCREARY MELVIN H ETAL	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
CARTLEDGE ERNEST B & BARBARA A	
DAY FAMILY TRUST	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
IROGHO JOHN ETAL	
MNCPPC	BECKY NORDAN
MNCPPC	BECKY NORDAN
WILSON COREY DEWAYNE ETAL	
MAYS CAROL GENA	
GREENWELL-LYLES HELEN	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
TAYLOR ADRIAN M	
SLAUGHTER DARRELL A	
ACHALEKE NKANGU JOHN ETAL	
DAY FAMILY TRUST	
DILLOW RICHARD & YONG	
DAY KEON	
MELWOOD PARK H O A INC	PROFESSIONAL COMMUNITY MGMT

PADILLA CHRISTOPHER LYNN B ETAL
RICHARDSON RONALD C ETAL
RICHARDSON JUDY REVOCABLE LIVING
DANIELS CODY
MORGAN RICHARD JR & VALIERE V

Mailing Street Address	Mailing City	Mailing State	Mailing ZIP Code
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
11012 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
11010 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
4900 MELWOOD RD	UPPER MARLBORO	MD	20772
13304 WILLIAMS DR	BRANDYWINE	MD	20613
4806 MELWOOD RD	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
10902 MELWOOD PARK PL	UPPER MARLBORO	MD	20772
5020 ASHFORD DR	UPPER MARLBORO	MD	20772
3704 PERRY AVE	KENSINGTON	MD	20895
10900 ASHFORD CT	UPPER MARLBORO	MD	20772
10904 ASHFORD CT	UPPER MARLBORO	MD	20772
10903 ASHFORD CT	UPPER MARLBORO	MD	20772
5005 ASHFORD DR	UPPER MARLBORO	MD	20772
8800 NORTH GAINERY CENTER DR	SCOTTSDALE	AZ	85258
5512 CEDAR GROVE DR	UPPER MARLBORO	MD	20772
8000 WESTPARK DR STE 430	MCLEAN	VA	22102
4808 MELWOOD RD	UPPER MARLBORO	MD	20772
4902 MELWOOD RD	UPPER MARLBORO	MD	20772
10622 IGNATIUS DIGGES DR	UPPER MARLBORO	MD	20772
5302 ELEANOR BROOKE WAY	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
4802 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
701 NINTH ST NW	WASHINGTON	DC	20068
701 NINTH ST NW	WASHINGTON	DC	20068
5025 ASHFORD DR	UPPER MARLBORO	MD	20772
5023 ASHFORD DR	UPPER MARLBORO	MD	20772
5022 ASHFORD DR	UPPER MARLBORO	MD	20772
14741 GOVERNOR ODEN BOWIE DR	UPPER MARLBORO	MD	20772
4813 ASHFORD PL	UPPER MARLBORO	MD	20772
4815 ASHFORD PL	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772

5508 CEDAR GROVE DR	UPPER MARLBORO	MD	20772
4804 MELWOOD RD	UPPER MARLBORO	MD	20772
4900 ASHFORD PL	UPPER MARLBORO	MD	20772
4920 MELWOOD RD	UPPER MARLBORO	MD	20772
4920 MELWOOD RD	UPPER MARLBORO	MD	20772
5516 CEDAR GROOVE DR	UPPER MARLBORO	MD	20772
11020 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
11018 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
8800 N GAINEY DR	SCOTTSDALE	AZ	85258
13410 MARBURG LN	UPPER MARLBORO	MD	20772
PO BOX 4579	HOUSTON	TX	77210
4812 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN BLVD	FAIRFAX	VA	22030
PO BOX 4579	HOUSTON	TX	77210
10900 MELWOOD PARK PL	UPPER MARLBORO	MD	20772
4811 ASHFORD PL	UPPER MARLBORO	MD	20772
5013 ASHFORD DR	UPPER MARLBORO	MD	20772
10905 ASHFORD CT	UPPER MARLBORO	MD	20772
4814 ASHFORD PL	UPPER MARLBORO	MD	20772
11015 MERIDAN HILL WAY	UPPER MARLBORO	MD	20772
11016 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
5304 ELEANOR BROOKE WAY	UPPER MARLBORO	MD	20772
4812 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
5018 ASHFORD DR	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
4812 ASHFORD PL	UPPER MARLBORO	MD	20772
14741 GOVERNOR ODEN BOWIE DR	UPPER MARLBORO	MD	20772
14741 GOVERNOR ODEN BOWIE DR	UPPER MARLBORO	MD	20772
11017 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
11014 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
10626 IGNATIUS DIGGES DR	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
5015 ASHFORD DR	UPPER MARLBORO	MD	20772
10901 ASHFORD CT	UPPER MARLBORO	MD	20772
5007 ASHFORD DR	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
10620 IGNATIUS DIGGES DR	UPPER MARLBORO	MD	20772
5306 ELEANOR BROOKE WAY	UPPER MARLBORO	MD	20772
400 SERENDIPITY DR	MILLERSVILLE	MD	21108

4814 MELWOOD RD	UPPER MARLBORO	MD	20772
5021 ASHFORD DR	UPPER MARLBORO	MD	20772
5019 ASHFORD DR	UPPER MARLBORO	MD	20772
5017 ASHFORD DR	UPPER MARLBORO	MD	20772
4809 ASHFORD PL	UPPER MARLBORO	MD	20772

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: ZMA-2025-003
Date: 2/28/2025
Time: 12:27:19 PM

==========

Total Records(s): 4

==========

Name of the Municipaltiy	Officials Name	Officials Title
	Lakisha Hull	Planning Director
	Wala Blegay	Council Member, District 6
	Jolene Ivey	Council Member-At-Large Ivey
	Calvin S. Hawkins, II	Council Member-At-Large Hawkins

In Care Of	Address	Sub Address
Prince George's County Planning Department	1616 McCormick Drive	
	1301 McCormick Drive	County Council, 2nd Floor
	1301 McCormick Drive	County Council, 2nd Floor
	1301 McCormick Drive	County Council, 2nd Floor

City	State	Zip Code
Largo	MD	20774
Largo	MD	20774
Largo	MD	20774
Largo	MD	20774

TRAFFIC IMPACT ANALYSIS

FOR

DAY PROPERTY
(WESTPHALIA, MD)

Prepared by:

LENHART TRAFFIC CONSULTING, INC.

TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

July 08, 2025

Table of Contents Page

Section 1 Introduction..... 4

1.1 Project Description
1.2 Scope of Study

Section 2 Existing Conditions..... 7

2.1 Description of Road Network
2.2 Lane Configurations
2.3 Existing Traffic Counts

Section 3 Background Conditions..... 10

3.1 Annual Growth
3.2 Approved Background Developments
3.3 Background Traffic Volumes

Section 4 Total Conditions..... 14

4.1 Site Trip Generation
4.2 Site Trip Distribution & Trip Assignment
4.3 Total Traffic Volumes
4.4 Projected Level of Service

Section 5 Conclusions / Recommendations..... 19

5.1 Results of Analysis

Appendices

A Supplemental Info, Turning Movement Counts
B CLV & Synchro Worksheets
C Background Developments

List of Exhibits

		Page
Exhibit 1	Site Location Map	6
Exhibit 2	Existing Lane Use & Traffic Control Devices	8
Exhibit 3	Existing Peak Hour Volumes	9
Exhibit 4a	Base Peak Hour Volumes	11
Exhibit 4b	Combined Trips from Background Developments	12
Exhibit 5	Background Peak Hour Volumes	13
Exhibit 6	Trip Generation for Site	15
Exhibit 7	Trip Assignment for Site	16
Exhibit 8	Total Peak Hour Volumes	17
Exhibit 9	Results of Level-of-Service Analyses	18

Section 1 Introduction

1.1 Project Description

This Traffic Impact Analysis has been prepared for the proposed Day Property development located in Westphalia, Maryland. The proposed development is located along the east side of Melwood Road, just north of Old Marlboro Pike, as shown on **Exhibit 1**. The development will consist of 87 single-family homes and will be accessed via a driveway along Melwood Road. A concept plan of the proposed site is provided in Appendix A.

1.2 Scope of Study

A Scoping Agreement was coordinated and approved by MNCPPC and is included in Appendix A.

Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator as to whether further operational studies need to be conducted. For two-way stop-controlled intersections a three-step process is employed: (1) Vehicle delay is computed for all movements using the *Highway Capacity Manual* methodology. If no movement exceeds 50 seconds of delay, the intersection is deemed to operate adequately and the analysis is complete. (2) If the delay for any movement exceeds 50 seconds, but the minor street volumes on each approach are 100 vehicles or fewer, the intersection is deemed to operate adequately and the analysis is complete. (3). If the delay for any movement exceeds 50 seconds and at least one minor-street approach volume exceeds 100, the critical lane volume is computed. If the critical lane volume is 1,150 or less, the intersection is deemed to operate adequately and the analysis is complete. The three-step process is to be treated as pass-fail and a level of service will not be reported. In situations where an unsignalized intersection does not pass the three-step process, it is typical to include a condition of approval to require a signal warrant study, and, if warranted and required by the operating agency, the signal would be bonded and permitted prior to the release of building permits.

Signalized Intersections: The subject property is located within Transportation Service Area 2, as defined in Prince George's County's Plan 2035. As such, the subject property is evaluated according to the following standards, which require a level of service "D" or better (<1,450 CLV) for signalized intersections. Prince George's County Guidelines require signalized intersections to be evaluated using the Critical Lane Volume (CLV) methodology. All intersections operating at a LOS "D" or better (<1,450 CLV) are considered to be adequate. Note that this is also consistent with MDOT SHA's requirement of LOS "D" or better.

Level-of-Service standards are summarized in Table 24-4502 of the Prince George's County Subdivision Ordinance, as shown in the table below.

Table 24-4502: Summary of Public Facility Adequacy Standards	
Area of Applicability	**Level of Service**
RTO and LTO base and Planned Development (PD) zones	"Edge" areas of RTO and LTO base and PD Zones: LOS "Transit Edge" (Critical Lane Volume of 1601-1800) "Core" areas of RTO and LTO base and PD Zones: LOS "Transit Core" (Critical Lane Volume of 1801-2000)
	In instances where CLV exceeds 1800 in the RTO and LTO base and PD zone "edge" or where CLV exceeds 2000 in the RTO and LTO base and PD zone "core," refer to Section 24-4505(b)(4)
Transportation Service Area 1 (Plan Prince George's 2035 Approved General Plan (Plan 2035, Map 14), excluding RTO and LTO base and PD zones; and NAC and TAC base and PD zones (regardless of location)	LOS "E" (Critical Lane Volume of 1451-1600)
Transportation Service Area 2 (Plan 2035, Map 14), excluding RTO, LTO, NAC, and TAC base and PD zones	LOS "D" (Critical Lane Volume of 1301-1450)
Transportation Service Area 3 (Plan 2035, Map 14)	LOS "C" (Critical Lane Volume of 1151-1300)

Traffic Impact Analysis	Site Location Map	**Exhibit 1**
LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com		

Section 2 Existing Conditions

2.1 Description of Road Network

The key roads in the study area are:

- Old Marlboro Pike is a collector roadway with a posted speed limit of 35 mph.
- Woodyard Road (MD 223) is a four-lane (two in each direction to the south of MD 4) arterial roadway. The posted speed limit is 40 mph.
- Melwood Road is a two-lane local roadway that terminates to the north of the site.

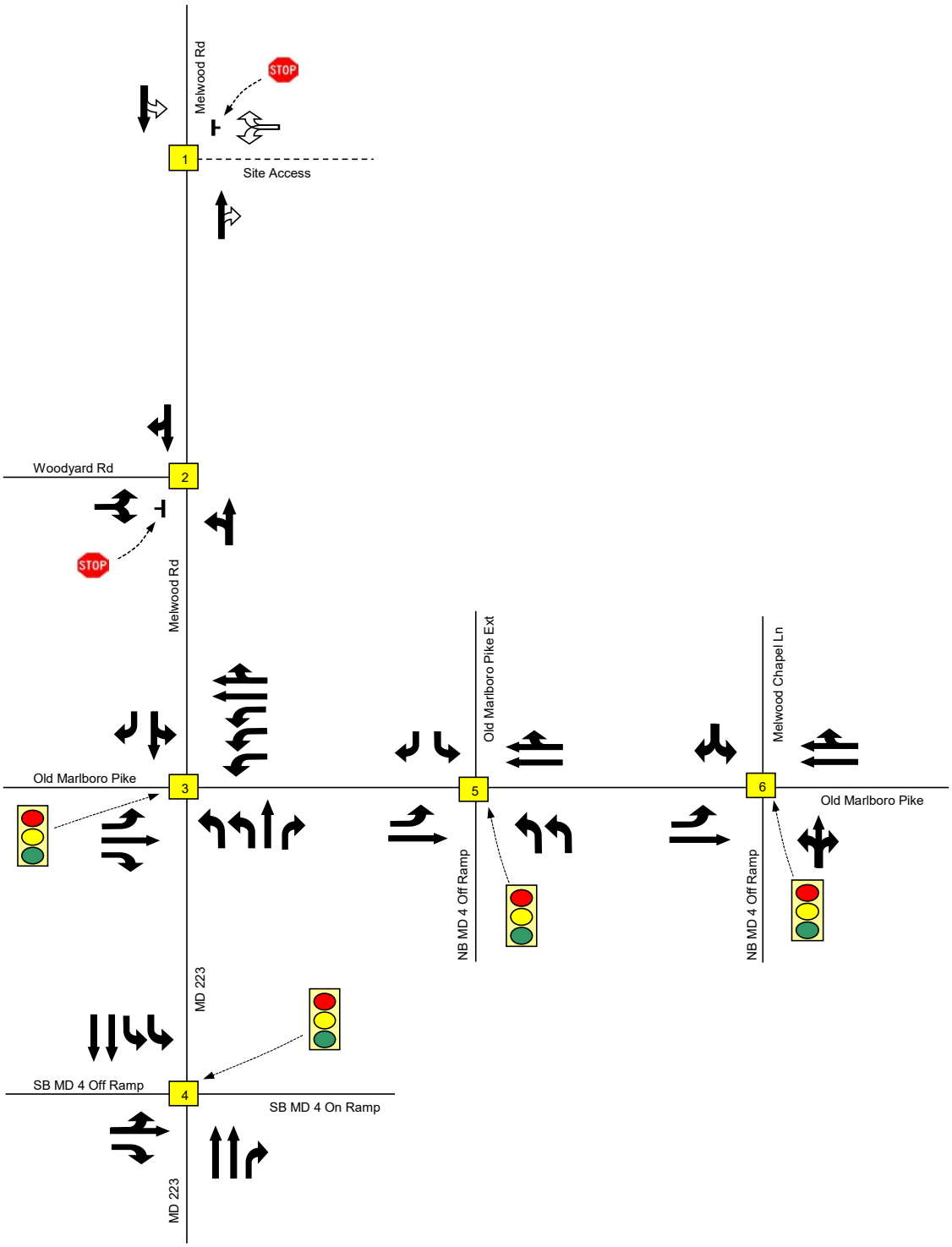
2.2 Lane Configurations

The lane use & traffic control devices for each of the study intersections are shown on **Exhibit 2**.

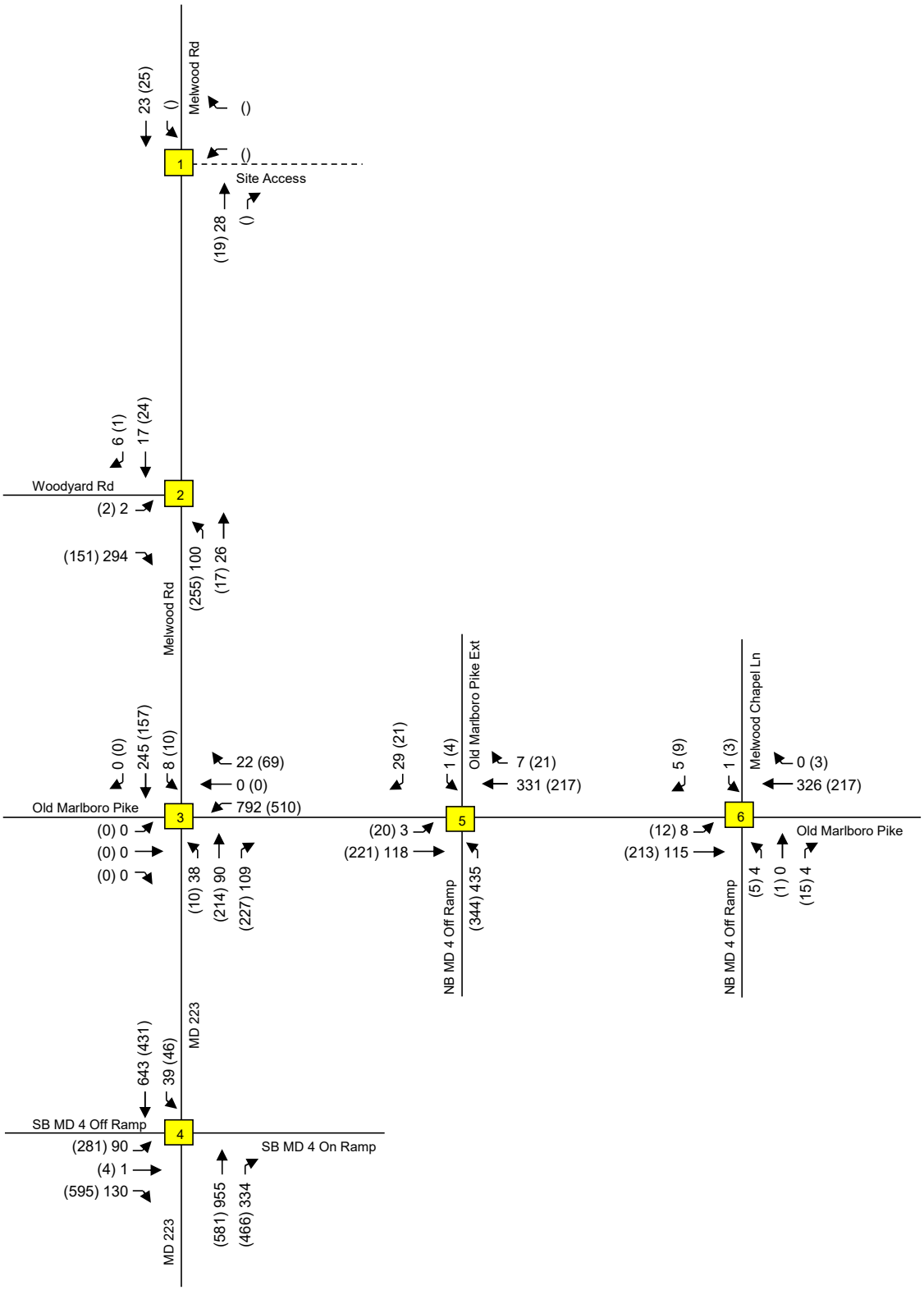
2.3 Existing Traffic Counts

Peak hour turning movement counts were conducted on Thursday April 24th, 2025 and Wednesday, May 7th, 2025, and the resulting peak hour volumes are shown on **Exhibit 3**. The individual turning movement counts are included as part of Appendix A.

The existing intersections were evaluated using the HCM and/or CLV methodologies, as required per Prince George's County Transportation Review Guidelines. The results are shown on Exhibit 9. The HCM and CLV worksheets for Existing Conditions are included in Appendix B.



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Existing Lane Use & Traffic Control Devices	**Exhibit 2**



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Existing Peak Hour Volumes Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit 3**

Section 3 Background Conditions

3.1 Annual Growth

A 0.5% growth rate was applied to the existing peak hour volumes for six (6) years. The resulting base peak hour volumes are shown on **Exhibit 4a**.

3.2 Approved Background Developments

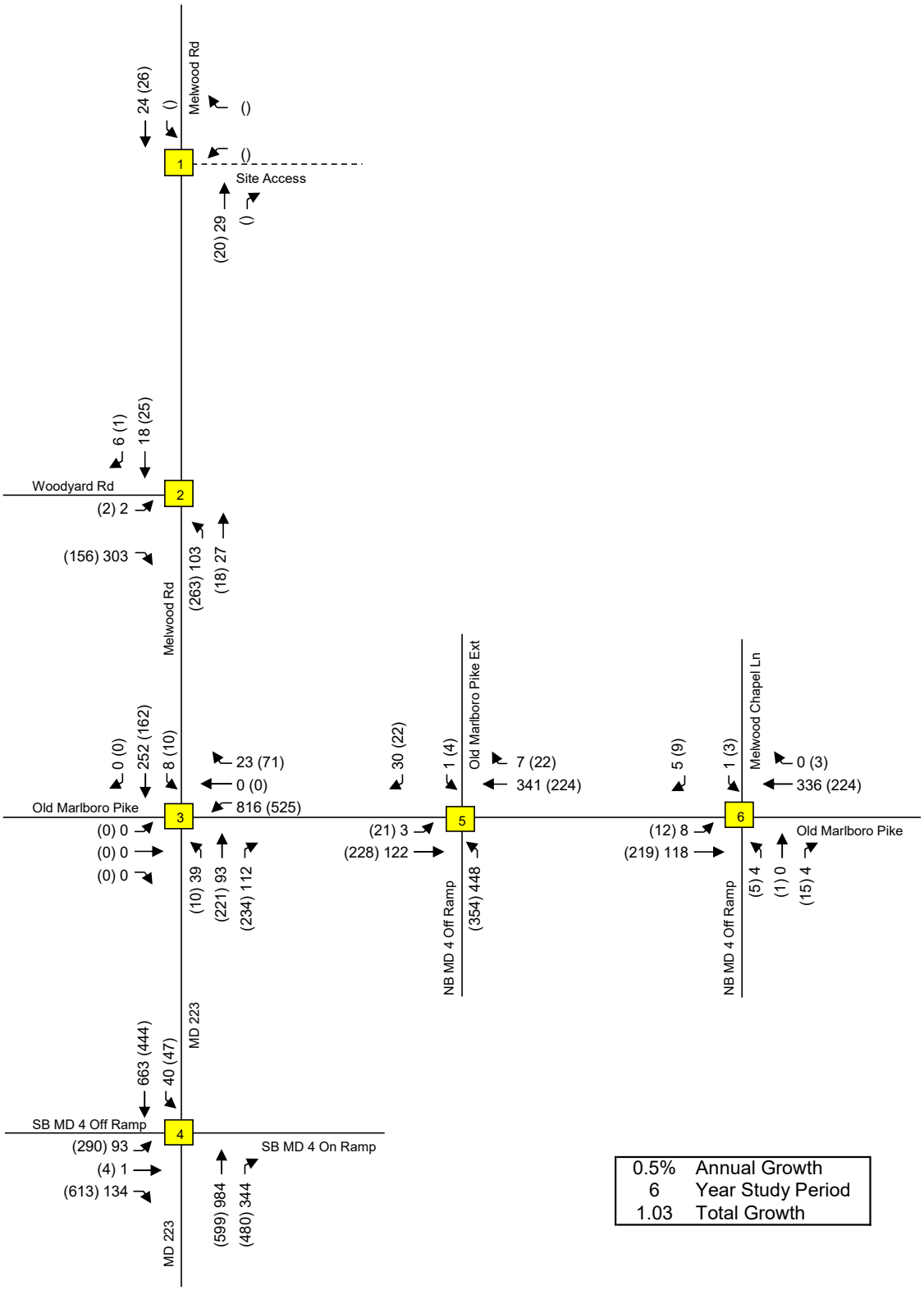
The following nearby background developments were included:

1. Westphalia Town Center (4-08002)
2. Smith Home Farm (4-05080)
3. Penn-East Business Park (4-88055)
4. Forks of the Road (4-12010)
5. Cabin Branch (4-13005)
6. Moore Property (4-08018)
7. Enclave at Westphalia (4-19012)
8. Wood Property (4-21038)
9. Royal Farms Woodyard (4-20003)
10. Galilee Baptist Church (4-23023)
11. Woodmar Corner (4-02117)
12. 6401 Foxley Road
13. Hope Village Phase 2 (4-23007)
14. Meridian Hill (4-23042)
15. Carozza Property (4-24026)
16. Prosperity Senior (4-25001)

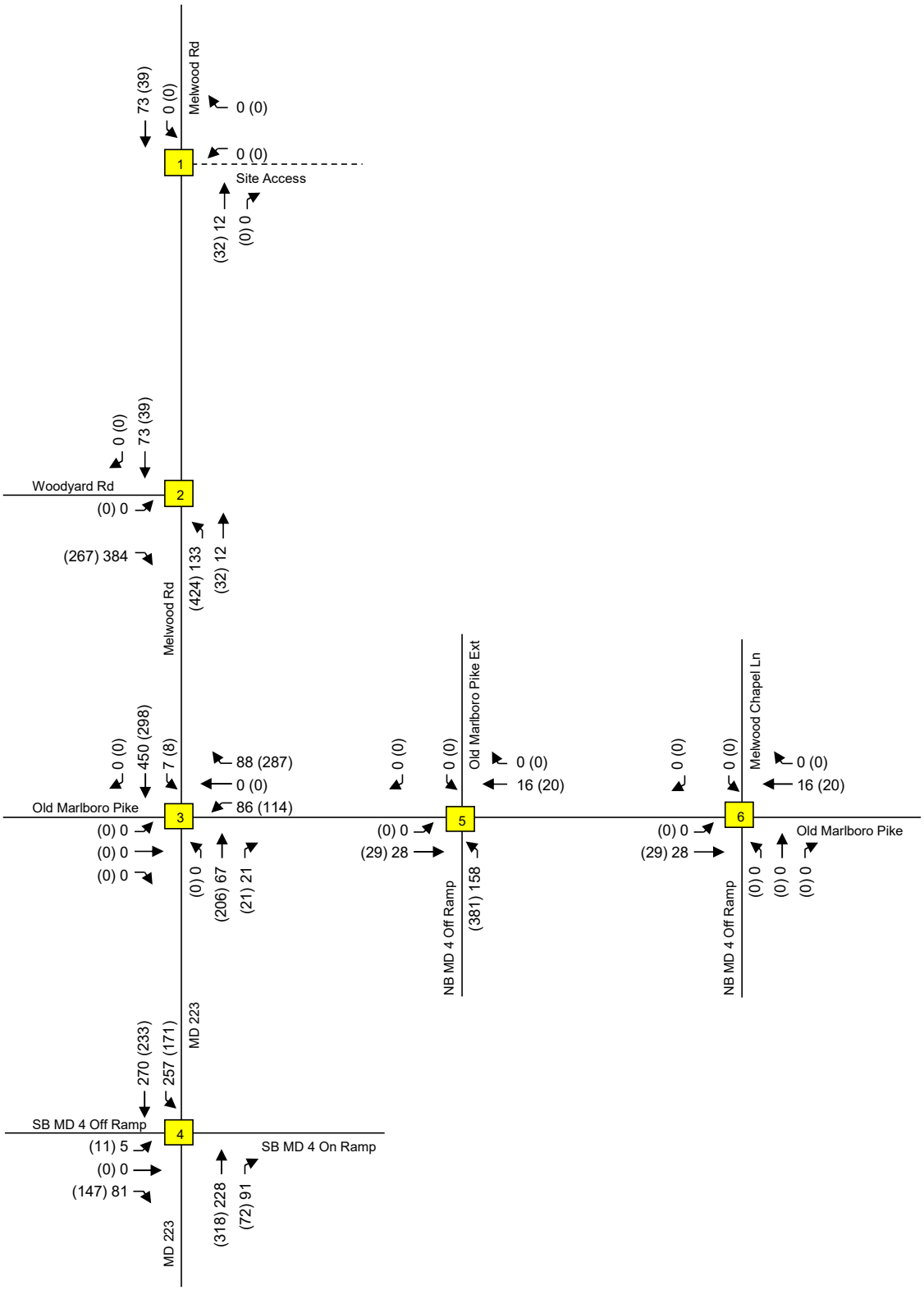
The trip generation and assignment for the background developments are included in Appendix C. The combined trips associated with the background developments at the study intersections are detailed on **Exhibit 4b.**

3.3 Background Traffic Volumes

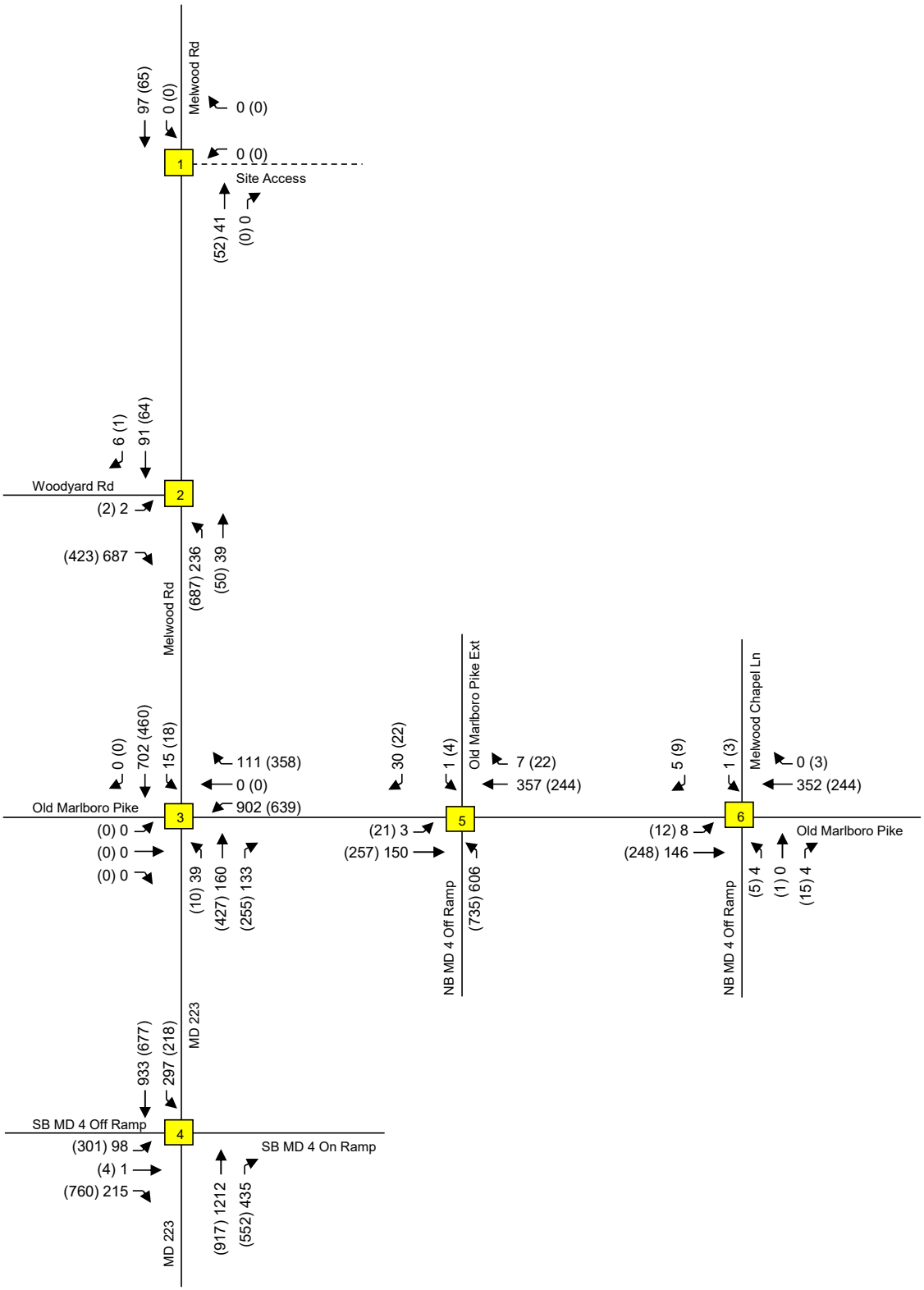
The combined background peak hour volumes including background developments and annual growth are shown on **Exhibit 5**. The study intersections were evaluated under Background Conditions and the results are shown on Exhibit 9. The HCM and CLV worksheets for Background Conditions are included in Appendix B.



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Base Peak Hour Volumes Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit 4a**



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Combined Trips from Background Developments Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit 4b**



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Background Peak Hour Volumes Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit 5**

Section 4 Total Conditions

4.1 Site Trip Generation

The property is proposed to be developed with 87 single-family homes with an access point along Melwood Road. **Exhibit 6** shows the trip generation for the site. The trip generation rates were obtained from Prince George's County Transportation Review Guidelines.

4.2 Site Trip Distribution & Trip Assignment

Exhibit 7 shows the trip assignment for the proposed site.

4.3 Total Traffic Volumes

The Total peak hour volumes shown on **Exhibit 8** include the sum of the background peak hour volumes shown on Exhibit 5 and the site trip assignment shown on Exhibits 7.

4.4 Projected Level of Service

The results of the HCM & CLV analysis for Total Conditions are shown on **Exhibit 9**. The results indicate that all study intersections operate within acceptable thresholds per the Prince George's County Transportation Review Guidelines. The HCM and CLV worksheets for Total Conditions are included in Appendix B.

Trip Generation Rates

Single-Family Housing (Prince George's County Rates)	Trip Distribution (In/Out)
Morning Trips = 0.75 x Units	20/80
Evening Trips = 0.90 x Units	65/35

Trip Generation Totals

		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Single-Family Housing (Prince George's County Rates)	87 units	13	52	65	51	27	78
	Total:	**13**	**52**	**65**	**51**	**27**	**78**

NOTE: Trip Generation Rates obtained from Prince George's County Guidelines.

Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
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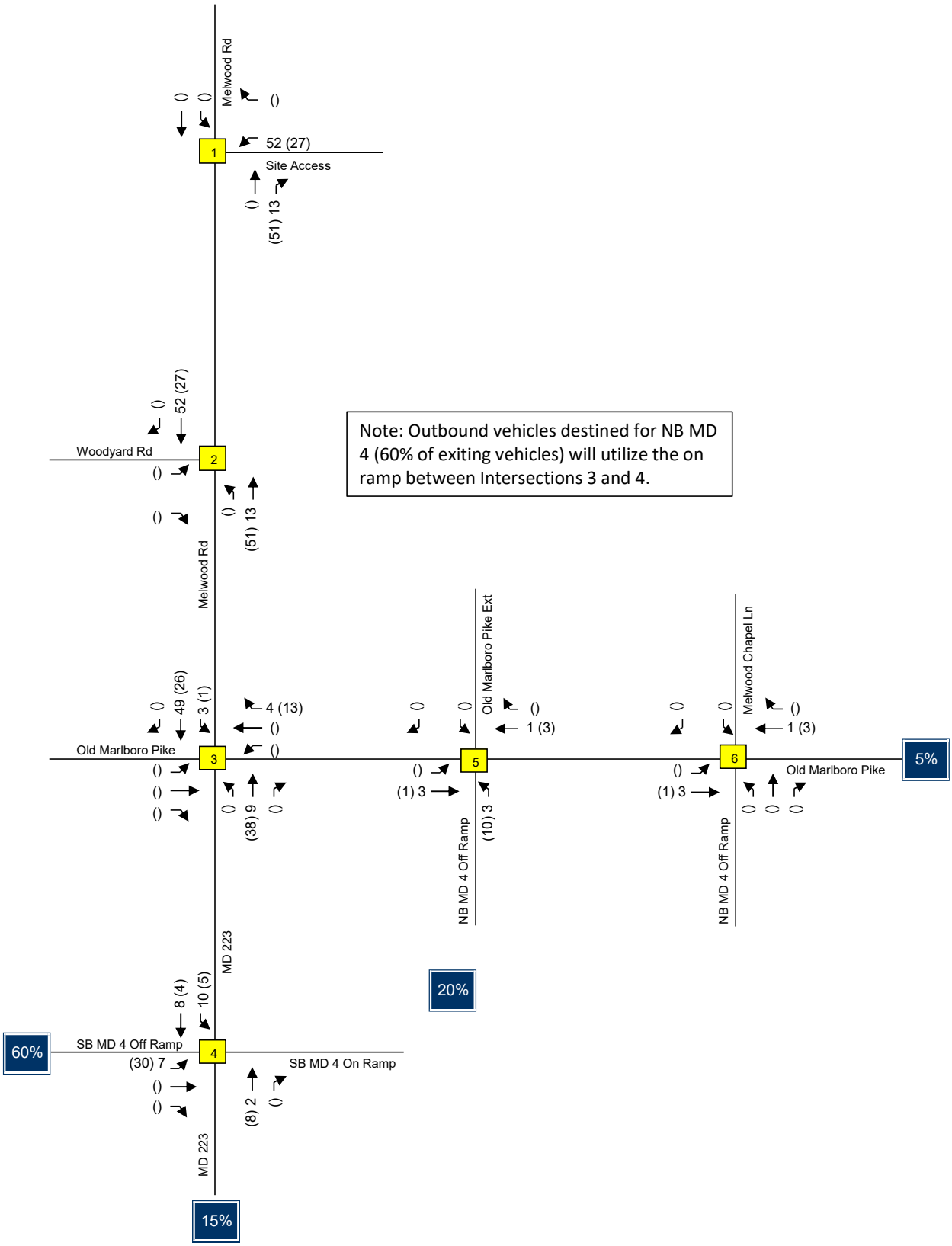
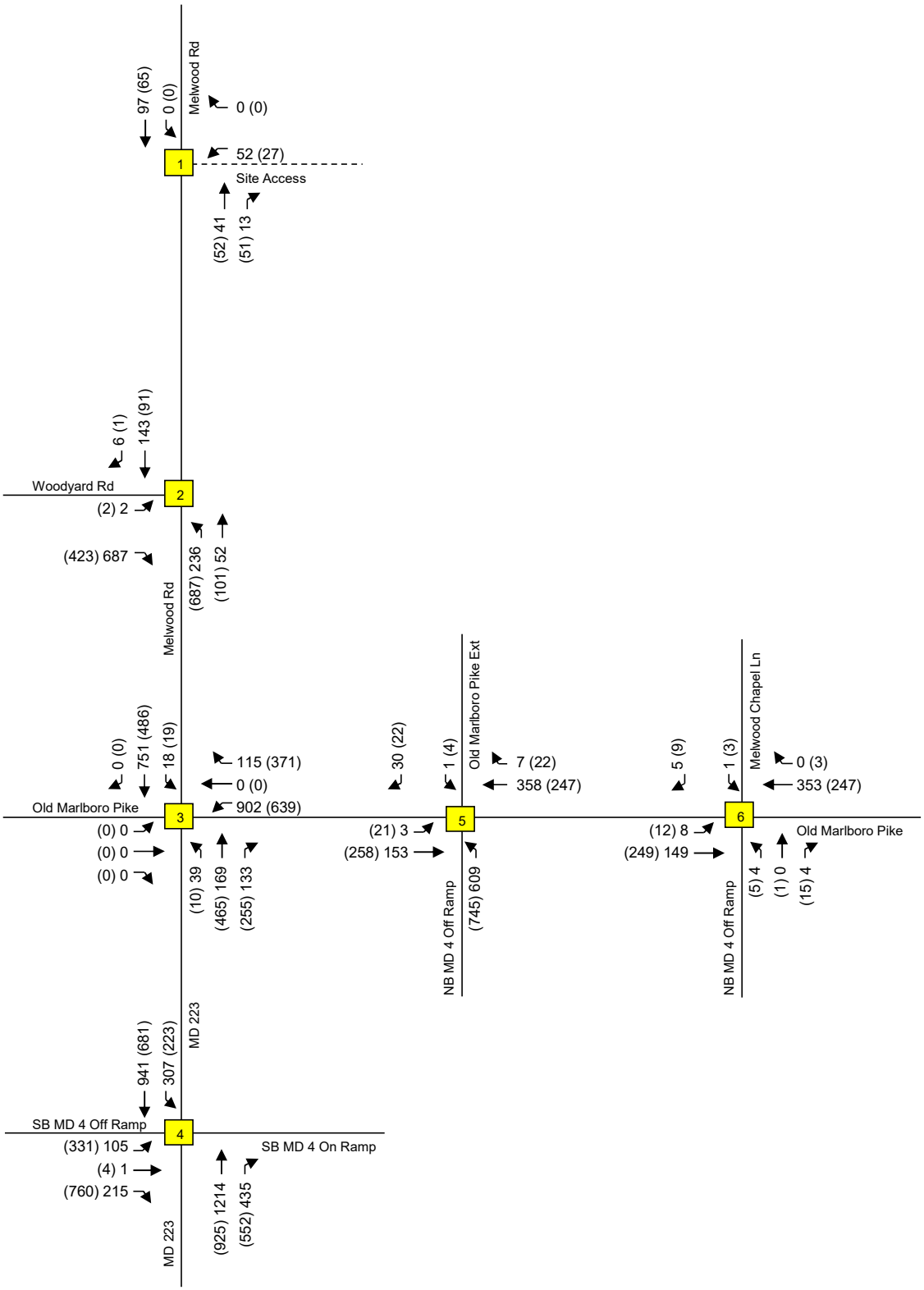
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Trip Generation for Proposed Site

Exhibit 6



Traffic Impact Analysis	Trip Assignment for Site	**Exhibit 7**
LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	



Traffic Impact Analysis

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MILLERSVILLE, MD 21108
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Total Peak Hour Volumes

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 8

Level-of-Service Results

Morning Peak Hour		Existing LOS	Background LOS	Total LOS	Meets Standard?
1). Melwood Road & Site Access	(Unsignalized)	--	--	9.6 sec.	Y
2). Melwood Road & Woodyard Road	(Unsignalized)	9.9 sec.	21.4 sec.	27.1 sec.	Y
3). MD 223 & Old Marlboro Pike	(Signalized)	A / 523	A / 832	A / 862	Y
4). MD 223 & SB MD 4 Ramps	(Signalized)	A / 678	B / 1060	B / 1067	Y
5). Old Marlboro Pike & Old Marlboro Pike Ext.	(Signalized)	A / 476	A / 594	A / 596	Y
6). Old Marlboro Pike & Melwood Chapel Lane	(Signalized)	A / 669	A / 871	A / 875	Y
Evening Peak Hour		**Existing LOS**	**Background LOS**	**Total CLV**	**Meets Standard?**
1). Melwood Road & Site Access	(Unsignalized)	--	--	9.5 sec.	Y
2). Melwood Road & Woodyard Road	(Unsignalized)	9.2 sec.	12.7 sec.	13.4 sec.	Y
3). MD 223 & Old Marlboro Pike	(Signalized)	A / 454	A / 733	A / 772	Y
4). MD 223 & SB MD 4 Ramps	(Signalized)	B / 1089	D / 1443	D / 1446	Y
5). Old Marlboro Pike & Old Marlboro Pike Ext.	(Signalized)	A / 428	A / 699	A / 706	Y
6). Old Marlboro Pike & Melwood Chapel Lane	(Signalized)	A / 599	B / 1066	B / 1078	Y

NOTES:

1. All intersections satisfy MNCPPC and MD SHA Guidelines of LOS "D" or better.

Section 5 Conclusions / Recommendations

5.1 Results of Analysis

This Traffic Impact Analysis has been prepared for the proposed Day Property development located in Westphalia, Maryland. The proposed development is located along the east side of Melwood Road, just north of Old Marlboro Pike. The development will consist of 87 single-family homes and will be accessed via a driveway along Melwood Road. A concept plan of the proposed site is provided in Appendix A.

Based on the analyses contained in this report:

- Under Existing, Background and Total Conditions, all signalized intersections operate with a CLV of 1,450 or less and meet the requirements of the Prince George's County Transportation Review Guidelines.
- Under Existing, Background and Total Conditions, all unsignalized study intersections pass the three-step test of adequacy and meet the requirements of Prince George's County Transportation Review Guidelines.

In light of the results of this study, this project will satisfy the APFO requirements of Prince George's County.

Appendix A

Supplemental Information
Turning Movement Counts

Table 1: List of attachments for TIS scoping agreement
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Transportation Planning Section, Countywide Planning Division

This form must be completed prior to commencing a Traffic Impact Study (TIS). The completed and signed Scoping Agreement should be submitted to the Transportation Planning Section (TPS) by the traffic consultant for concurrence and signature. TPS will return a signed copy, with any comments, to the traffic consultant for inclusion in the TIS. Failure to conduct the study in accordance with the guidelines and the signed Scoping Agreement may be grounds for rejection of the study, thereby necessitating an addendum or a new study prior to the start of the staff review.

Project Name:	Day Property
Transportation Service Area: Please note if in Local Center or Regional Transit District (Map of TSAs in Appendix)	TSA 2
Zoning Classification per the ordinance this application is submitted under:	AR (Agricultural-Residential)
Proposed Zoning Classification (if rezoning was requested as part of application)	Proposed R-PD (Residential - Planned Developement) *ZMA in progress
Type of Application (see Table 4):	Preliminary Plan
Project Location:	North of MD 4 & East of Melwood Road
Traffic Consultant Name: Contact Number(s): Email Address(es):	Mike Lenhart (P): 410.216.3333 (F): 443.782.2288

Describe the Proposal Under Study: Residential—Number & Type of Units: Commercial—Amount & Type of Space: Other Uses and Quantity:	Max of 89 Single Family Units		
Are pass-by trip rates in accordance with the Guidelines? (select one)	(Yes)	No	If No, please provide explanation on separate sheet.
Are there diverted trips? (select one)	Yes	(No)	If Yes, please provide explanation on separate sheet.

(Internal Trips)

Will a TOD credit be used? (Section 4 of the Guidelines) (select one)	Yes (No)	Note that all development in TSAs and Regional Transit Districts Centers will be evaluated for TOD.
Will a transit facilities credit be used? (Section 5 of the Guidelines) (select one)	Yes (No)	Need/nexus must be justified in study, and it must be supported by operating agency.
Will a bike/ped facilities credit be used? (Section 6 of the Guidelines) (select one)	Yes (No)	Need/nexus must be justified in study, and it must be supported by operating agency.
Are additional trip reductions (internal trips, transit trips, etc.) proposed? (select one)	Yes (No)	If Yes, please provide explanation on separate sheet.

Attach a map (or maps) showing the Study Area network with included intersections and links, estimated site trip distribution, and growth factors for through traffic.

SHA/DPW&T capital program improvements assumed:	N/A	
Other improvements assumed:	N/A	
Regional growth assumed:	0.5% applied to all movements	
Is mitigation (Section 8 of the Guidelines) to be proffered? (select one)	Yes (No) Only if required based on the results of the study.	Note the locational criteria in Section 8, and please note the clarifications regarding mitigation included in Section 3, Subsection E.
Is a cooperative funding arrangement (such as a SCRP, PFFIP, or some other pro rata) to be used? (select one)	Yes (No)	If Yes, please provide explanation on separate sheet, and note limitations in Section 3, Subsection E.
Will summer counts be used? (select one)	Yes (No)	The use of summer counts must have

		specific concurrence of TPS staff.
Have there been discussions with the permitting agency (DPW&T and/or SHA) regarding access to this site and the analysis requirements? (select one)	Yes (No)	Section 1, Subsection E strongly advises that these discussions occur early in the development review process. Note that driveway access onto arterial facilities must be justified and approved by the Planning Board as a part of the subdivision process.
Has a listing of background development been developed? (select one)	(Yes) No	If Yes, please provide the list so that TPS staff may either concur with it or provide changes.
Has a list of attachments been completed and attached (Table 2)?	(Yes) No See Table 2 below:	

SIGNED: _____ 5/5/2025

Traffic Consultant — Date

APPROVED: Noelle Smith 5/14/2025

TPS Coordinator (or Supervisor) — Date

This form is not required for sites that do not require a TIS.

Table 2: List of attachments for TIS scoping agreement

No.	Attachment Description	Yes	No	N/A
1.	List of meeting attendees at Scoping Meeting:			X
2.	Aerial (map of project site):	X		
3.	List and map of Critical Intersections:	X		
4.	Map of Site Access:	X		
5.	Diagram and memo of Trip Distribution:	X		
6.	List and map of Trip Credits and Locations:			X
7.	List and map of Background Developments in Study Area:	X		

The aerial map, list of intersections, map of site access and diagram of trip distribution is shown on Ex 1. The background developments are listed on a separate exhibit.

Traffic Impact Analysis

Site Location Map

Exhibit 1

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Trip Generation Rates

Single-Family Housing (Prince George's County Rates)

	Trip Distribution (In/Out)
Morning Trips = 0.75 x Units	20/80
Evening Trips = 0.90 x Units	65/35

Trip Generation Totals

		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Single-Family Housing (Prince George's County Rates)	89 units	13	54	67	52	28	80
	Total:	**13**	**54**	**67**	**52**	**28**	**80**

NOTE: Trip Generation Rates obtained from Prince George's County Guidelines.

Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
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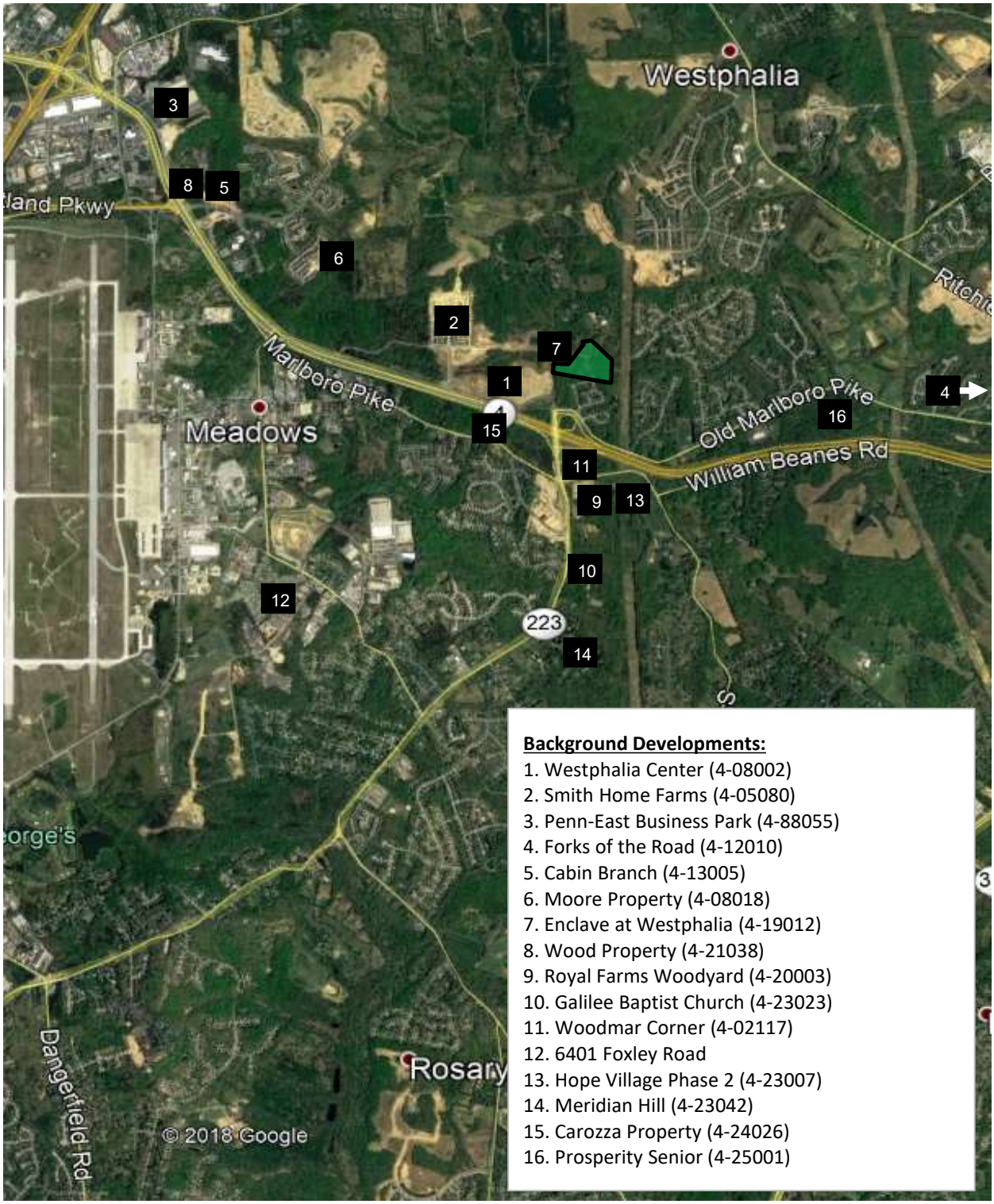
Trip Generation for Proposed Site

Exhibit 2



Background Developments:

1. Westphalia Center (4-08002)
2. Smith Home Farms (4-05080)
3. Penn-East Business Park (4-88055)
4. Forks of the Road (4-12010)
5. Cabin Branch (4-13005)
6. Moore Property (4-08018)
7. Enclave at Westphalia (4-19012)
8. Wood Property (4-21038)
9. Royal Farms Woodyard (4-20003)
10. Galilee Baptist Church (4-23023)
11. Woodmar Corner (4-02117)
12. 6401 Foxley Road
13. Hope Village Phase 2 (4-23007)
14. Meridian Hill (4-23042)
15. Carozza Property (4-24026)
16. Prosperity Senior (4-25001)

Traffic Impact Analysis	Background Development Map	**Exhibit 3**
LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		

TRAFFIC GROWTH PROJECTION

LOCATION: Melwood Road North of Old Marlboro Pike

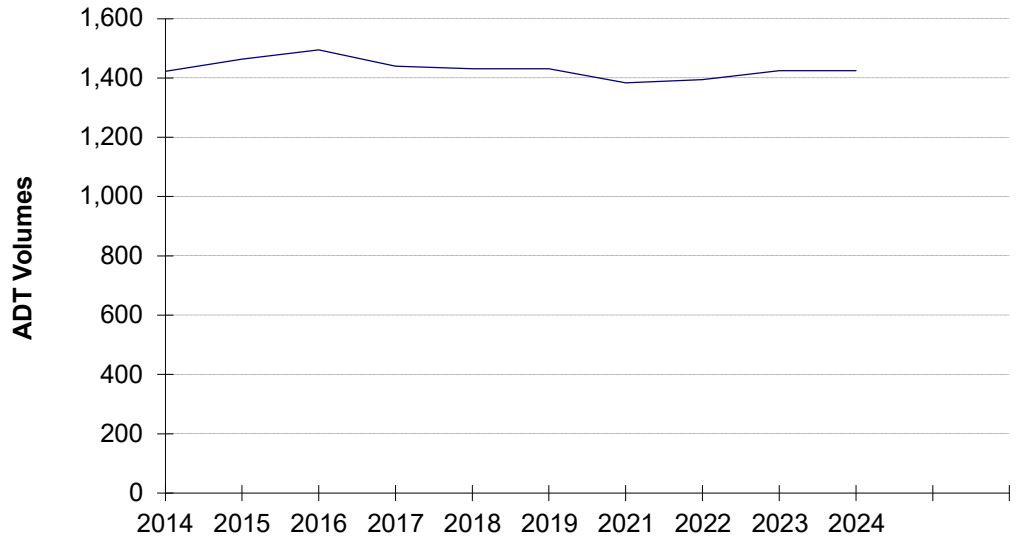
REPORT DATE: 15-Apr-25

AVERAGE GROWTH:	0.04%
MATHEMATICAL GROWTH:	0.02%

Year	ADT Volume	Vol. increase	% increase	Average %
2014	1,423			
2015	1,464	41	2.88%	2.88%
2016	1,495	31	2.12%	2.50%
2017	1,440	-55	-3.68%	0.44%
2018	1,431	-9	-0.63%	0.17%
2019	1,432	1	0.07%	0.15%
2021	1,384	-48	-3.35%	-0.43%
2022	1,395	11	0.79%	-0.26%
2023	1,425	30	2.15%	0.04%
2024	1,425	0	0.00%	0.04%

2020 Omitted →

NOTE: 2020 was omitted from the table above due to COVID impacts



TRAFFIC GROWTH PROJECTION

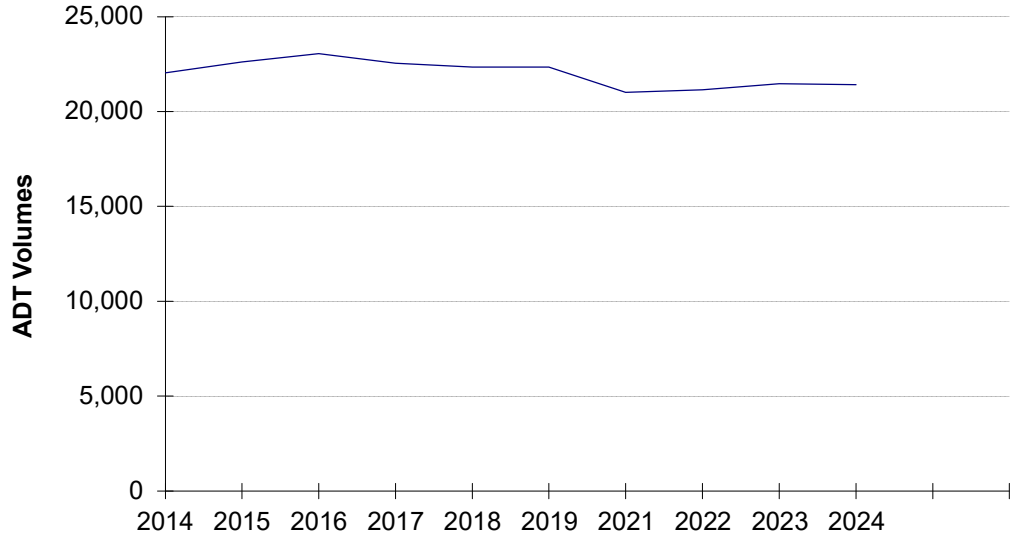
LOCATION: MD 223 South of MD 4

REPORT DATE: 15-Apr-25

AVERAGE GROWTH:	-0.29%
MATHEMATICAL GROWTH:	-0.32%

Year	ADT Volume	Vol. increase	% increase	Average %
2014	22,050			
2015	22,621	571	2.59%	2.59%
2016	23,052	431	1.91%	2.25%
2017	22,550	-502	-2.18%	0.77%
2018	22,351	-199	-0.88%	0.36%
2019	22,352	1	0.00%	0.29%
2020 Omitted →				
2021	21,021	-1,331	-5.95%	-0.75%
2022	21,152	131	0.62%	-0.56%
2023	21,473	321	1.52%	-0.30%
2024	21,414	-59	-0.27%	-0.29%

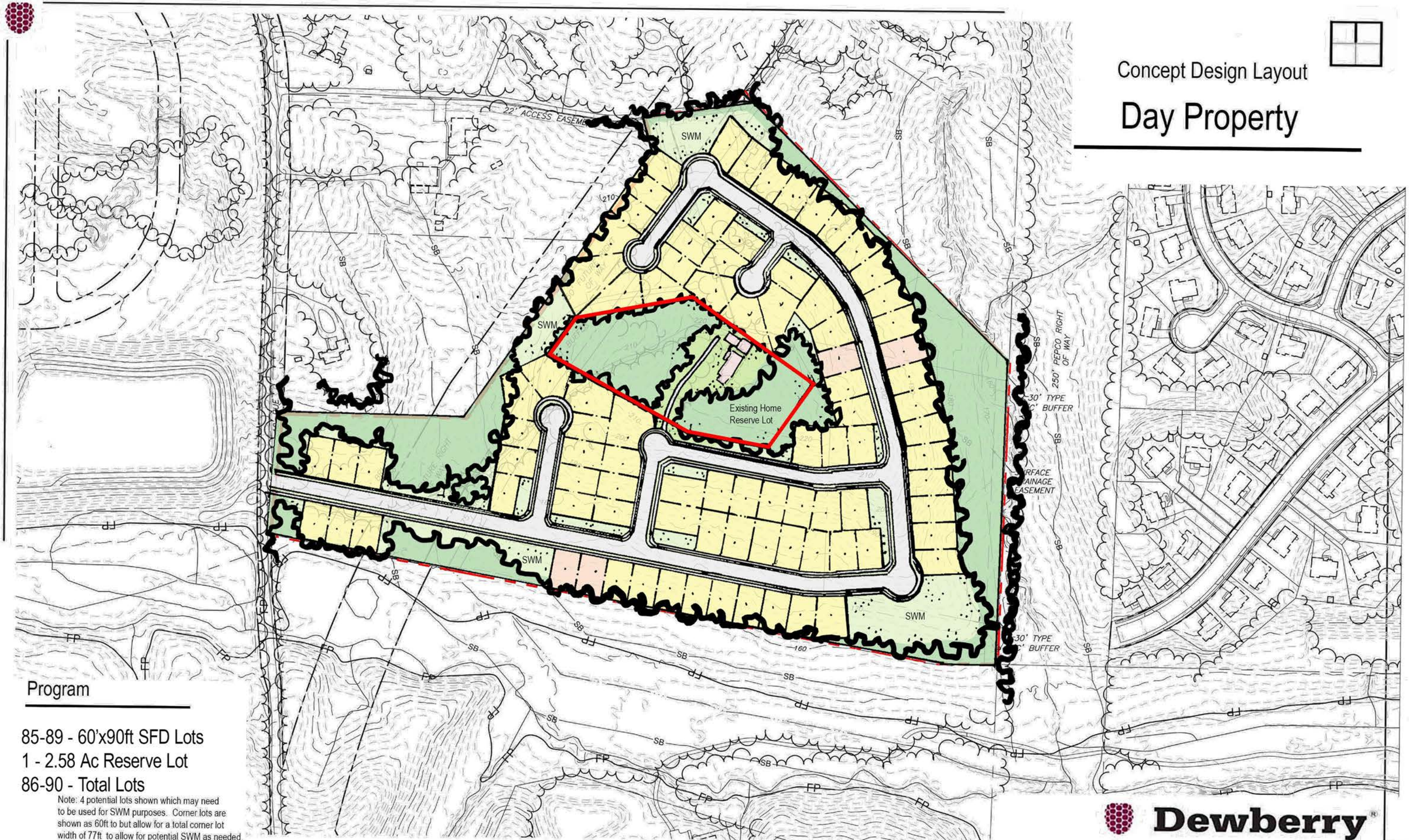
NOTE: 2020 was omitted from the table above due to COVID impacts



TRAFFIC GROWTH
MD 223 South of MD 4

Concept Design Layout

Day Property



Program

85-89 - 60'x90ft SFD Lots
1 - 2.58 Ac Reserve Lot
86-90 - Total Lots

Note: 4 potential lots shown which may need to be used for SWM purposes. Corner lots are shown as 60ft to but allow for a total corner lot width of 77ft to allow for potential SWM as needed.

March 2025

Scale: 1"=200ft

Dewberry®

www.Dewberry.com

The information provided hereon, which is subject to change, is for conceptual purposes only and is based on current regulations and existing information available. Detailed planning and engineering must be completed and all jurisdictional approvals must be obtained prior to finalization of this plan.

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	Melwood Rd Northbound					Melwood Rd Southbound					Woodyard Rd Eastbound					N/A Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	22	11	0	0	0	0	2	0	0	0	0	0	68	0	0	0	0	0	0	103
6:45-7:00	0	24	11	0	0	0	0	1	2	0	0	0	0	70	0	0	0	0	0	0	108
7:00-7:15	0	28	3	0	0	0	0	3	3	0	1	1	0	71	0	0	0	0	0	0	110
7:15-7:30	0	26	1	0	0	0	0	11	1	0	0	0	0	85	0	0	0	0	0	0	124
7:30-7:45	0	27	1	0	0	0	0	6	0	0	0	1	0	65	0	0	0	0	0	0	100
7:45-8:00	0	28	3	0	0	0	0	2	0	0	0	0	0	64	0	0	0	0	0	0	97
8:00-8:15	0	19	2	0	0	0	0	2	0	0	0	0	0	44	0	0	0	0	0	0	67
8:15-8:30	0	38	0	0	0	0	0	2	0	0	0	0	0	41	0	0	0	0	0	0	81
8:30-8:45	0	26	1	0	0	0	0	2	0	0	0	0	0	45	0	0	0	0	0	0	74
8:45-9:00	0	30	2	0	0	0	0	2	0	0	0	0	0	53	0	0	0	0	0	0	87
9:00-9:15	0	29	1	0	0	0	0	2	0	0	0	0	0	31	0	0	0	0	0	0	63
9:15-9:30	0	20	3	0	0	0	0	2	0	0	0	0	0	35	1	0	0	0	0	0	60
Hourly Totals																					
6:30-7:30	0	100	26	0	0	0	0	17	6	0	1	1	0	294	0	0	0	0	0	0	445
6:45-7:45	0	105	16	0	0	0	0	21	6	0	1	2	0	291	0	0	0	0	0	0	442
7:00-8:00	0	109	8	0	0	0	0	22	4	0	1	2	0	285	0	0	0	0	0	0	431
7:15-8:15	0	100	7	0	0	0	0	21	1	0	0	1	0	258	0	0	0	0	0	0	388
7:30-8:30	0	112	6	0	0	0	0	12	0	0	0	1	0	214	0	0	0	0	0	0	345
7:45-8:45	0	111	6	0	0	0	0	8	0	0	0	0	0	194	0	0	0	0	0	0	319
8:00-9:00	0	113	5	0	0	0	0	8	0	0	0	0	0	183	0	0	0	0	0	0	309
8:15-9:15	0	123	4	0	0	0	0	8	0	0	0	0	0	170	0	0	0	0	0	0	305
8:30-9:30	0	105	7	0	0	0	0	8	0	0	0	0	0	164	1	0	0	0	0	0	285
AM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
6:30-7:30	**0**	**100**	**26**	**0**	**0**	**0**	**0**	**17**	**6**	**0**	**1**	**1**	**0**	**294**	**0**	**0**	**0**	**0**	**0**	**0**	**445**

Weekday Evening Peak Hour (4 pm - 7 pm)

	Melwood Rd Northbound					Melwood Rd Southbound					Woodyard Rd Eastbound					N/A Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	55	1	0	0	0	0	2	0	0	0	0	0	27	0	0	0	0	0	0	85
4:15-4:30	0	54	5	0	0	0	0	1	1	0	0	0	0	20	0	0	0	0	0	0	81
4:30-4:45	0	71	2	0	0	0	0	3	0	0	0	0	0	29	0	0	0	0	0	0	105
4:45-5:00	0	58	9	0	0	0	0	8	0	0	0	1	0	42	0	0	0	0	0	0	118
5:00-5:15	0	72	4	0	0	0	0	2	1	0	0	1	0	43	0	0	0	0	0	0	123
5:15-5:30	0	54	2	0	0	0	0	11	0	0	0	0	0	37	0	0	0	0	0	0	104
5:30-5:45	0	49	0	0	0	0	0	4	1	0	0	0	0	40	0	0	0	0	0	0	94
5:45-6:00	0	63	0	0	0	0	0	4	0	0	0	0	0	40	0	0	0	0	0	0	107
6:00-6:15	0	54	0	0	0	0	0	1	0	0	0	0	0	48	0	0	0	0	0	0	103
6:15-6:30	0	68	3	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	100
6:30-6:45	0	48	1	0	0	0	0	1	0	0	0	0	0	32	0	0	0	0	0	0	82
6:45-7:00	0	60	2	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	91
Hourly Totals																					
4:00-5:00	0	238	17	0	0	0	0	14	1	0	0	1	0	118	0	0	0	0	0	0	389
4:15-5:15	0	255	20	0	0	0	0	14	2	0	0	2	0	134	0	0	0	0	0	0	427
4:30-5:30	0	255	17	0	0	0	0	24	1	0	0	2	0	151	0	0	0	0	0	0	450
4:45-5:45	0	233	15	0	0	0	0	25	2	0	0	2	0	162	0	0	0	0	0	0	439
5:00-6:00	0	238	6	0	0	0	0	21	2	0	0	1	0	160	0	0	0	0	0	0	428
5:15-6:15	0	220	2	0	0	0	0	20	1	0	0	0	0	165	0	0	0	0	0	0	408
5:30-6:30	0	234	3	0	0	0	0	9	1	0	0	0	0	157	0	0	0	0	0	0	404
5:45-6:45	0	233	4	0	0	0	0	6	0	0	0	0	0	149	0	0	0	0	0	0	392
6:00-7:00	0	230	6	0	0	0	0	2	0	0	0	0	0	138	0	0	0	0	0	0	376
PM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
4:30-5:30	**0**	**255**	**17**	**0**	**0**	**0**	**0**	**24**	**1**	**0**	**0**	**2**	**0**	**151**	**0**	**0**	**0**	**0**	**0**	**0**	**450**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Intersection: Melwood Rd & Woodyard Rd
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Wednesday, May 7, 2025
Jurisdiction: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	MD 223 Northbound					Melwood Rd Southbound					Old Marlboro Pike Eastbound					Old Marlboro Pike Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	4	0	23	9	0	0	1	51	0	0	0	0	0	0	0	0	150	0	10	0	248
6:45-7:00	8	0	18	8	0	0	2	66	0	0	0	0	0	0	0	0	170	0	8	0	280
7:00-7:15	8	0	16	10	0	0	1	79	0	0	0	0	0	0	0	1	170	0	6	0	291
7:15-7:30	6	0	19	17	0	0	0	67	0	0	0	0	0	0	0	0	204	0	5	0	318
7:30-7:45	12	1	26	30	0	0	3	77	0	0	0	0	0	0	0	0	219	0	6	0	374
7:45-8:00	10	0	24	32	0	0	3	57	0	0	0	0	0	0	0	0	182	0	7	0	315
8:00-8:15	9	0	21	30	0	0	2	44	0	0	0	0	0	0	0	0	187	0	4	0	297
8:15-8:30	3	0	22	36	0	1	4	43	0	0	0	0	0	0	0	0	178	0	10	0	297
8:30-8:45	4	1	20	32	0	0	3	41	0	0	0	0	0	0	0	0	142	0	11	0	254
8:45-9:00	2	0	15	20	0	0	4	40	0	0	0	0	0	0	0	0	132	0	9	0	222
9:00-9:15	6	0	22	26	0	0	0	35	0	0	0	0	0	0	0	0	124	0	4	0	217
9:15-9:30	3	0	13	23	0	0	0	40	0	1	0	0	0	0	0	0	112	0	6	0	197
Hourly Totals																					
6:30-7:30	26	0	76	44	0	0	4	263	0	0	0	0	0	0	0	1	694	0	29	0	1137
6:45-7:45	34	1	79	65	0	0	6	289	0	0	0	0	0	0	0	1	763	0	25	0	1263
7:00-8:00	36	1	85	89	0	0	7	280	0	0	0	0	0	0	0	1	775	0	24	0	1298
7:15-8:15	37	1	90	109	0	0	8	245	0	0	0	0	0	0	0	0	792	0	22	0	1304
7:30-8:30	34	1	93	128	0	1	12	221	0	0	0	0	0	0	0	0	766	0	27	0	1283
7:45-8:45	26	1	87	130	0	1	12	185	0	0	0	0	0	0	0	0	689	0	32	0	1163
8:00-9:00	18	1	78	118	0	1	13	168	0	0	0	0	0	0	0	0	639	0	34	0	1070
8:15-9:15	15	1	79	114	0	1	11	159	0	0	0	0	0	0	0	0	576	0	34	0	990
8:30-9:30	15	1	70	101	0	0	7	156	0	1	0	0	0	0	0	0	510	0	30	0	891

AM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:15-8:15	**37**	**1**	**90**	**109**	**0**	**0**	**8**	**245**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**792**	**0**	**22**	**0**	**1304**

Weekday Evening Peak Hour (4 pm - 7 pm)

	MD 223 Northbound					Melwood Rd Southbound					Old Marlboro Pike Eastbound					Old Marlboro Pike Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	1	0	35	53	0	0	4	38	0	0	0	0	0	0	0	0	124	0	8	0	263
4:15-4:30	0	0	37	51	0	0	2	27	0	0	0	0	0	0	0	0	100	0	12	0	229
4:30-4:45	2	2	46	48	0	0	3	33	0	0	0	0	0	0	0	0	110	0	8	0	252
4:45-5:00	4	1	61	63	0	0	1	32	0	0	0	0	0	0	0	1	126	0	10	0	299
5:00-5:15	1	0	45	57	0	0	2	41	0	0	0	0	0	0	0	0	136	0	18	0	300
5:15-5:30	4	0	53	65	0	0	4	28	0	0	0	0	0	0	0	0	109	0	18	0	281
5:30-5:45	1	0	51	48	0	0	2	43	0	0	0	0	0	0	0	0	120	0	20	0	285
5:45-6:00	2	2	65	57	0	0	2	45	0	0	0	0	0	0	0	0	145	0	13	0	331
6:00-6:15	4	1	52	56	0	0	4	48	0	0	0	0	0	0	0	0	109	0	11	0	285
6:15-6:30	2	1	35	55	0	0	1	31	0	0	0	0	0	0	0	0	123	0	9	0	257
6:30-6:45	2	0	46	56	0	0	0	30	0	0	0	0	0	0	0	0	116	0	16	0	266
6:45-7:00	2	0	54	44	0	0	2	33	0	0	0	0	0	0	0	0	93	0	6	0	234
Hourly Totals																					
4:00-5:00	7	3	179	215	0	0	10	130	0	0	0	0	0	0	0	1	460	0	38	0	1043
4:15-5:15	7	3	189	219	0	0	8	133	0	0	0	0	0	0	0	1	472	0	48	0	1080
4:30-5:30	11	3	205	233	0	0	10	134	0	0	0	0	0	0	0	1	481	0	54	0	1132
4:45-5:45	10	1	210	233	0	0	9	144	0	0	0	0	0	0	0	1	491	0	66	0	1165
5:00-6:00	8	2	214	227	0	0	10	157	0	0	0	0	0	0	0	0	510	0	69	0	1197
5:15-6:15	11	3	221	226	0	0	12	164	0	0	0	0	0	0	0	0	483	0	62	0	1182
5:30-6:30	9	4	203	216	0	0	9	167	0	0	0	0	0	0	0	0	497	0	53	0	1158
5:45-6:45	10	4	198	224	0	0	7	154	0	0	0	0	0	0	0	0	493	0	49	0	1139
6:00-7:00	10	2	187	211	0	0	7	142	0	0	0	0	0	0	0	0	441	0	42	0	1042

PM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
5:00-6:00	**8**	**2**	**214**	**227**	**0**	**0**	**10**	**157**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**510**	**0**	**69**	**0**	**1197**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Intersection: MD 223 & Old Marlboro Pike
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Thursday, April 24, 2025
Jurisdiction: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	MD 223 Northbound					MD 223 Southbound					MD 4 Ramp Eastbound					MD 4 Ramp Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	0	208	44	0	0	5	108	0	0	0	32	0	22	0	0	0	0	0	0	419
6:45-7:00	0	0	236	45	0	0	12	123	0	0	0	14	0	24	0	0	0	0	0	0	454
7:00-7:15	0	0	228	60	0	0	4	143	0	0	0	17	0	23	0	0	0	0	0	0	475
7:15-7:30	0	0	241	76	0	0	10	158	0	0	0	20	0	40	0	0	0	0	0	0	545
7:30-7:45	0	0	262	81	0	1	9	195	0	0	0	32	0	30	0	0	0	0	0	0	610
7:45-8:00	0	0	224	78	0	0	10	150	0	0	0	20	0	30	0	0	0	0	0	0	512
8:00-8:15	0	0	228	99	0	1	8	140	0	0	0	18	1	30	0	0	0	0	0	0	525
8:15-8:30	0	0	200	85	0	1	4	145	0	0	0	32	0	50	0	0	0	0	0	0	517
8:30-8:45	0	0	173	105	0	1	8	128	0	0	0	28	1	32	0	0	0	0	0	0	476
8:45-9:00	0	0	157	75	0	0	6	107	0	0	0	28	0	42	0	0	0	0	0	0	415
9:00-9:15	0	0	179	81	0	0	4	96	0	0	0	20	0	44	0	0	0	0	0	0	424
9:15-9:30	0	0	113	52	0	0	5	96	0	0	0	25	1	28	0	0	0	0	0	0	320
Hourly Totals																					
6:30-7:30	0	0	913	225	0	0	31	532	0	0	0	83	0	109	0	0	0	0	0	0	1893
6:45-7:45	0	0	967	262	0	1	35	619	0	0	0	83	0	117	0	0	0	0	0	0	2084
7:00-8:00	0	0	955	295	0	1	33	646	0	0	0	89	0	123	0	0	0	0	0	0	2142
7:15-8:15	0	0	955	334	0	2	37	643	0	0	0	90	1	130	0	0	0	0	0	0	2192
7:30-8:30	0	0	914	343	0	3	31	630	0	0	0	102	1	140	0	0	0	0	0	0	2164
7:45-8:45	0	0	825	367	0	3	30	563	0	0	0	98	2	142	0	0	0	0	0	0	2030
8:00-9:00	0	0	758	364	0	3	26	520	0	0	0	106	2	154	0	0	0	0	0	0	1933
8:15-9:15	0	0	709	346	0	2	22	476	0	0	0	108	1	168	0	0	0	0	0	0	1832
8:30-9:30	0	0	622	313	0	1	23	427	0	0	0	101	2	146	0	0	0	0	0	0	1635

AM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:15-8:15	**0**	**0**	**955**	**334**	**0**	**2**	**37**	**643**	**0**	**0**	**0**	**90**	**1**	**130**	**0**	**0**	**0**	**0**	**0**	**0**	**2192**

Weekday Evening Peak Hour (4 pm - 7 pm)

	MD 223 Northbound					MD 223 Southbound					MD 4 Ramp Eastbound					MD 4 Ramp Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	0	106	91	0	0	6	118	0	0	0	61	0	136	0	0	0	0	0	0	518
4:15-4:30	0	0	120	105	0	1	8	83	0	0	0	53	1	141	0	0	0	0	0	0	512
4:30-4:45	0	0	175	131	0	0	11	99	0	0	0	53	1	126	0	0	0	0	0	0	596
4:45-5:00	0	0	133	121	0	1	15	109	0	0	0	85	2	123	0	0	0	0	0	0	589
5:00-5:15	0	0	137	109	0	0	7	127	0	0	0	66	1	175	0	0	0	0	0	0	622
5:15-5:30	0	0	136	105	0	1	11	96	0	0	0	77	0	171	0	0	0	0	0	0	597
5:30-5:45	0	0	144	99	0	0	9	104	0	0	0	68	0	137	0	0	0	0	0	0	561
5:45-6:00	0	0	135	84	0	0	9	126	0	0	0	86	1	128	0	0	0	0	0	0	569
6:00-6:15	0	0	139	71	0	2	11	99	0	0	0	61	0	139	0	0	0	0	0	0	522
6:15-6:30	0	0	116	50	0	1	4	110	0	0	0	63	0	113	0	0	0	0	0	0	457
6:30-6:45	0	0	128	55	0	1	8	90	0	0	0	73	0	128	0	0	0	0	0	0	483
6:45-7:00	0	0	110	44	0	0	9	70	0	0	0	82	1	126	0	0	0	0	0	0	442
Hourly Totals																					
4:00-5:00	0	0	534	448	0	2	40	409	0	0	0	252	4	526	0	0	0	0	0	0	2215
4:15-5:15	0	0	565	466	0	2	41	418	0	0	0	257	5	565	0	0	0	0	0	0	2319
4:30-5:30	0	0	581	466	0	2	44	431	0	0	0	281	4	595	0	0	0	0	0	0	2404
4:45-5:45	0	0	550	434	0	2	42	436	0	0	0	296	3	606	0	0	0	0	0	0	2369
5:00-6:00	0	0	552	397	0	1	36	453	0	0	0	297	2	611	0	0	0	0	0	0	2349
5:15-6:15	0	0	554	359	0	3	40	425	0	0	0	292	1	575	0	0	0	0	0	0	2249
5:30-6:30	0	0	534	304	0	3	33	439	0	0	0	278	1	517	0	0	0	0	0	0	2109
5:45-6:45	0	0	518	260	0	4	32	425	0	0	0	283	1	508	0	0	0	0	0	0	2031
6:00-7:00	0	0	493	220	0	4	32	369	0	0	0	279	1	506	0	0	0	0	0	0	1904

PM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
4:30-5:30	**0**	**0**	**581**	**466**	**0**	**2**	**44**	**431**	**0**	**0**	**0**	**281**	**4**	**595**	**0**	**0**	**0**	**0**	**0**	**0**	**2404**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Intersection: MD 223 & MD 4 Ramp
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Thursday, April 24, 2025
Jurisdiction: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	MD 4 NB Off Ramp Northbound					Old Marlboro Pike Extended Southbound					Old Marlboro Pike Eastbound					Old Marlboro Pike Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	86	0	0	0	0	0	0	6	0	0	1	10	0	0	0	0	72	2	0	177
6:45-7:00	0	108	0	0	0	0	1	0	4	0	0	0	14	0	0	0	0	60	3	0	190
7:00-7:15	0	100	0	0	0	0	1	0	16	0	0	1	15	0	0	0	0	65	1	0	199
7:15-7:30	0	105	0	0	0	0	0	0	10	0	0	1	19	0	0	0	0	91	2	0	228
7:30-7:45	0	125	0	0	0	0	0	0	4	0	0	1	33	0	0	0	0	89	3	0	255
7:45-8:00	0	105	0	0	0	0	1	0	8	1	0	1	32	0	0	0	0	78	2	0	227
8:00-8:15	0	100	0	1	0	0	0	0	7	0	0	0	34	0	0	0	0	73	0	0	215
8:15-8:30	0	114	0	0	0	0	4	0	2	0	0	3	35	0	0	0	0	62	2	0	222
8:30-8:45	0	92	0	0	0	0	2	0	7	0	1	2	31	0	0	0	0	54	3	0	192
8:45-9:00	0	92	0	0	0	0	0	0	3	0	0	1	23	0	0	0	0	44	3	0	166
9:00-9:15	0	64	0	0	0	0	2	0	5	0	0	0	26	0	0	0	0	63	3	0	163
9:15-9:30	0	53	0	0	0	0	1	0	5	0	0	3	20	0	0	0	0	56	1	0	139
Hourly Totals																					
6:30-7:30	0	399	0	0	0	0	2	0	36	0	0	3	58	0	0	0	0	288	8	0	794
6:45-7:45	0	438	0	0	0	0	2	0	34	0	0	3	81	0	0	0	0	305	9	0	872
7:00-8:00	0	435	0	0	0	0	2	0	38	1	0	4	99	0	0	0	0	323	8	0	910
7:15-8:15	0	435	0	1	0	0	1	0	29	1	0	3	118	0	0	0	0	331	7	0	926
7:30-8:30	0	444	0	1	0	0	5	0	21	1	0	5	134	0	0	0	0	302	7	0	920
7:45-8:45	0	411	0	1	0	0	7	0	24	1	1	6	132	0	0	0	0	267	7	0	857
8:00-9:00	0	398	0	1	0	0	6	0	19	0	1	6	123	0	0	0	0	233	8	0	795
8:15-9:15	0	362	0	0	0	0	8	0	17	0	1	6	115	0	0	0	0	223	11	0	743
8:30-9:30	0	301	0	0	0	0	5	0	20	0	1	6	100	0	0	0	0	217	10	0	660
AM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:15-8:15	**0**	**435**	**0**	**1**	**0**	**0**	**1**	**0**	**29**	**1**	**0**	**3**	**118**	**0**	**0**	**0**	**0**	**331**	**7**	**0**	**926**

Weekday Evening Peak Hour (4 pm - 7 pm)

	MD 4 NB Off Ramp Northbound					Old Marlboro Pike Extended Southbound					Old Marlboro Pike Eastbound					Old Marlboro Pike Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	92	0	0	0	0	1	0	4	1	0	4	57	0	0	0	0	35	8	0	201
4:15-4:30	0	62	0	0	0	0	1	0	2	0	0	3	46	0	0	0	0	43	4	0	161
4:30-4:45	0	73	0	0	0	0	1	0	3	0	0	0	50	0	0	0	0	48	5	0	180
4:45-5:00	0	81	1	0	0	0	2	0	5	0	1	3	60	0	0	0	0	51	6	0	210
5:00-5:15	0	95	0	0	0	0	1	0	5	0	0	2	60	0	0	0	0	51	6	0	220
5:15-5:30	0	80	0	0	0	0	1	0	5	0	0	8	55	0	0	0	0	42	6	0	197
5:30-5:45	0	85	0	0	0	0	1	0	4	0	0	2	52	0	0	0	0	60	2	0	206
5:45-6:00	0	84	0	0	0	0	1	0	7	0	0	8	54	0	0	0	0	64	7	0	225
6:00-6:15	0	79	0	0	0	0	3	0	6	0	0	3	56	0	0	0	0	41	9	0	197
6:15-6:30	0	89	0	0	0	0	1	0	6	0	0	5	47	0	0	0	0	42	5	0	195
6:30-6:45	0	64	0	0	0	0	0	0	2	1	1	7	54	0	0	0	0	49	7	0	184
6:45-7:00	0	51	0	0	0	0	0	0	5	0	2	2	42	0	0	0	0	44	11	0	157
Hourly Totals																					
4:00-5:00	0	308	1	0	0	0	5	0	14	1	1	10	213	0	0	0	0	177	23	0	753
4:15-5:15	0	311	1	0	0	0	5	0	15	0	1	8	216	0	0	0	0	193	21	0	771
4:30-5:30	0	329	1	0	0	0	5	0	18	0	1	13	225	0	0	0	0	192	23	0	807
4:45-5:45	0	341	1	0	0	0	5	0	19	0	1	15	227	0	0	0	0	204	20	0	833
5:00-6:00	0	344	0	0	0	0	4	0	21	0	0	20	221	0	0	0	0	217	21	0	848
5:15-6:15	0	328	0	0	0	0	6	0	22	0	0	21	217	0	0	0	0	207	24	0	825
5:30-6:30	0	337	0	0	0	0	6	0	23	0	0	18	209	0	0	0	0	207	23	0	823
5:45-6:45	0	316	0	0	0	0	5	0	21	1	1	23	211	0	0	0	0	196	28	0	802
6:00-7:00	0	283	0	0	0	0	4	0	19	1	3	17	199	0	0	0	0	176	32	0	734
PM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
5:00-6:00	**0**	**344**	**0**	**0**	**0**	**0**	**4**	**0**	**21**	**0**	**0**	**20**	**221**	**0**	**0**	**0**	**0**	**217**	**21**	**0**	**848**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Intersection: Old Marlboro Pike & Old Marlboro Pike Extended
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Thursday, April 24, 2025
Jurisdiction: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	MD 4 NB Off Ramp Northbound					Melwood Chapel Lane Southbound					Old Marlboro Pike Eastbound					Old Marlboro Pike Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	2	0	0	0	0	0	0	2	0	1	0	8	0	0	0	0	68	0	0	81
6:45-7:00	0	0	0	1	0	0	0	0	2	0	2	0	14	0	0	1	0	59	0	0	79
7:00-7:15	0	1	0	0	0	0	0	0	3	0	0	1	13	0	0	0	0	63	1	0	82
7:15-7:30	0	0	0	2	0	0	0	0	1	0	2	2	19	0	0	0	0	90	0	0	116
7:30-7:45	0	3	0	1	0	0	0	0	2	0	1	0	28	0	0	0	0	89	0	0	124
7:45-8:00	0	0	0	1	0	0	0	0	1	1	2	1	34	0	0	0	0	76	0	0	115
8:00-8:15	0	1	0	0	0	0	1	0	1	0	0	0	34	0	0	0	0	71	0	0	108
8:15-8:30	0	0	0	0	0	0	0	0	1	0	0	1	39	0	0	0	0	62	0	0	103
8:30-8:45	0	0	0	1	0	0	0	0	1	0	3	0	31	0	0	0	0	53	0	0	89
8:45-9:00	0	1	0	1	0	0	0	0	1	0	1	1	21	0	0	0	0	45	0	0	71
9:00-9:15	0	1	0	1	0	0	0	0	1	0	1	1	26	0	0	0	0	62	0	0	93
9:15-9:30	0	0	0	1	0	0	0	0	2	0	1	0	20	0	0	0	0	54	0	0	78
Hourly Totals																					
6:30-7:30	0	3	0	3	0	0	0	0	8	0	5	3	54	0	0	1	0	280	1	0	358
6:45-7:45	0	4	0	4	0	0	0	0	8	0	5	3	74	0	0	1	0	301	1	0	401
7:00-8:00	0	4	0	4	0	0	0	0	7	1	5	4	94	0	0	0	0	318	1	0	438
7:15-8:15	0	4	0	4	0	0	1	0	5	1	5	3	115	0	0	0	0	326	0	0	464
7:30-8:30	0	4	0	2	0	0	1	0	5	1	3	2	135	0	0	0	0	298	0	0	451
7:45-8:45	0	1	0	2	0	0	1	0	4	1	5	2	138	0	0	0	0	262	0	0	416
8:00-9:00	0	2	0	2	0	0	1	0	4	0	4	2	125	0	0	0	0	231	0	0	371
8:15-9:15	0	2	0	3	0	0	0	0	4	0	5	3	117	0	0	0	0	222	0	0	356
8:30-9:30	0	2	0	4	0	0	0	0	5	0	6	2	98	0	0	0	0	214	0	0	331
AM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:15-8:15	**0**	**4**	**0**	**4**	**0**	**0**	**1**	**0**	**5**	**1**	**5**	**3**	**115**	**0**	**0**	**0**	**0**	**326**	**0**	**0**	**464**

Weekday Evening Peak Hour (4 pm - 7 pm)

	MD 4 NB Off Ramp Northbound					Melwood Chapel Lane Southbound					Old Marlboro Pike Eastbound					Old Marlboro Pike Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	3	1	3	0	0	0	0	1	0	5	2	51	0	0	0	0	31	0	0	97
4:15-4:30	0	1	0	1	0	0	0	0	1	0	1	1	46	0	0	0	0	45	1	0	97
4:30-4:45	0	0	0	3	0	0	0	0	1	0	3	5	44	0	0	0	0	49	0	0	105
4:45-5:00	0	1	1	2	0	0	0	0	2	0	6	1	56	0	0	0	0	47	1	0	117
5:00-5:15	0	4	0	4	0	0	1	0	3	0	2	2	58	0	0	0	0	48	0	0	122
5:15-5:30	0	0	0	3	0	0	1	0	0	0	3	1	52	0	0	0	0	45	0	0	105
5:30-5:45	0	0	1	4	0	0	0	0	2	0	0	1	52	0	2	0	0	61	2	0	123
5:45-6:00	0	1	0	4	0	0	1	0	4	0	2	1	51	0	0	0	0	63	1	0	128
6:00-6:15	0	1	0	1	0	0	1	0	3	0	6	2	49	0	0	0	0	41	1	0	105
6:15-6:30	0	1	0	3	0	0	0	0	1	0	3	0	48	0	0	0	0	42	0	0	98
6:30-6:45	0	1	0	1	0	0	0	0	2	0	3	1	50	0	0	0	0	51	1	0	110
6:45-7:00	0	2	1	0	0	0	0	0	0	0	4	0	39	0	0	0	0	47	0	0	93
Hourly Totals																					
4:00-5:00	0	5	2	9	0	0	0	0	5	0	15	9	197	0	0	0	0	172	2	0	416
4:15-5:15	0	6	1	10	0	0	1	0	7	0	12	9	204	0	0	0	0	189	2	0	441
4:30-5:30	0	5	1	12	0	0	2	0	6	0	14	9	210	0	0	0	0	189	1	0	449
4:45-5:45	0	5	2	13	0	0	2	0	7	0	11	5	218	0	2	0	0	201	3	0	469
5:00-6:00	0	5	1	15	0	0	3	0	9	0	7	5	213	0	2	0	0	217	3	0	480
5:15-6:15	0	2	1	12	0	0	3	0	9	0	11	5	204	0	2	0	0	210	4	0	463
5:30-6:30	0	3	1	12	0	0	2	0	10	0	11	4	200	0	2	0	0	207	4	0	456
5:45-6:45	0	4	0	9	0	0	2	0	10	0	14	4	198	0	0	0	0	197	3	0	441
6:00-7:00	0	5	1	5	0	0	1	0	6	0	16	3	186	0	0	0	0	181	2	0	406
PM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
5:00-6:00	**0**	**5**	**1**	**15**	**0**	**0**	**3**	**0**	**9**	**0**	**7**	**5**	**213**	**0**	**2**	**0**	**0**	**217**	**3**	**0**	**480**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Intersection: Old Marlboro Pike & Melwood Chapel Lane
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Thursday, April 24, 2025
Jurisdiction: Prince George's

Appendix B

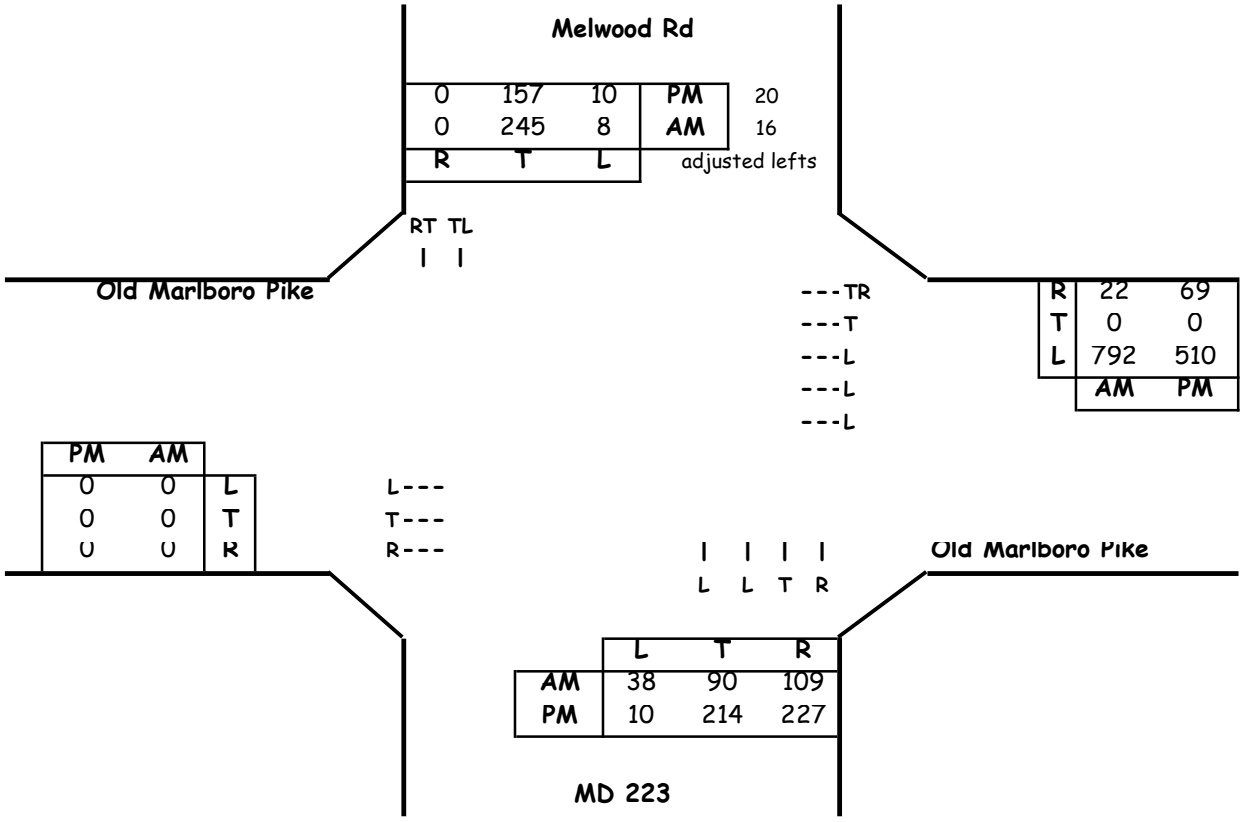
Level of Service (LOS) Worksheets

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 223
Minor Street: Old Marlboro Pike
Study Period: Existing Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	90	1.00	90	8	1	8	167
SB	261	0.55	144	38	0.6	23	
EB	0	1	0	792	0.45	356	356
WB	22	0.55	12	0	1	0	

CLV TOTAL= **523**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	214	1.00	214	10	1	10	224
SB	177	0.55	97	10	0.6	6	
EB	0	1	0	510	0.45	230	230
WB	69	0.55	38	0	1	0	

CLV TOTAL= **454**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis		MD 223 & Old Marlboro Pike (Existing Traffic)	**Intersection 3**

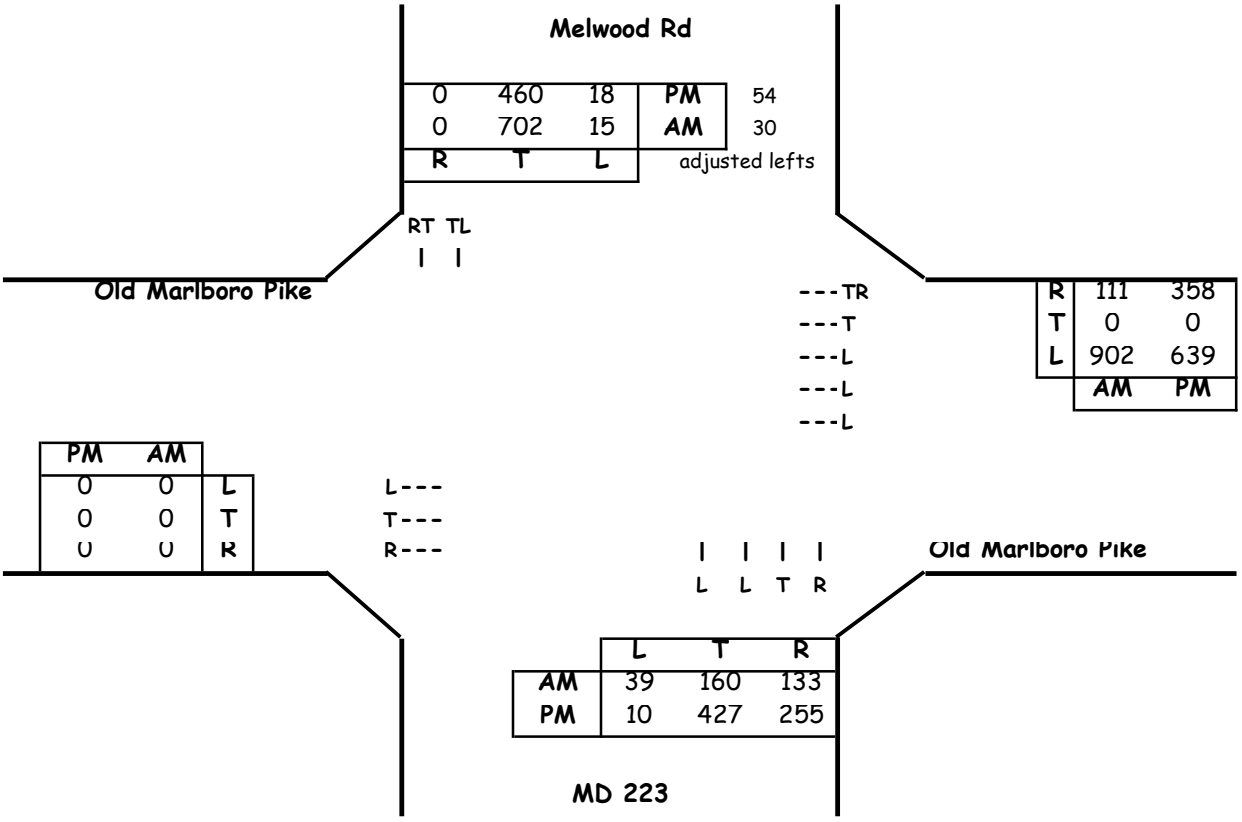
LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 223
Minor Street: Old Marlboro Pike
Study Period: Background Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	160	1.00	160	15	1	15	426
SB	732	0.55	403	39	0.6	23	
EB	0	1	0	902	0.45	406	406
WB	111	0.55	61	0	1	0	

CLV TOTAL= **832**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	427	1.00	427	18	1	18	445
SB	514	0.55	283	10	0.6	6	
EB	0	1	0	639	0.45	288	288
WB	358	0.55	197	0	1	0	

CLV TOTAL= **733**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
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MD 223 &
Old Marlboro Pike
(Background Traffic)

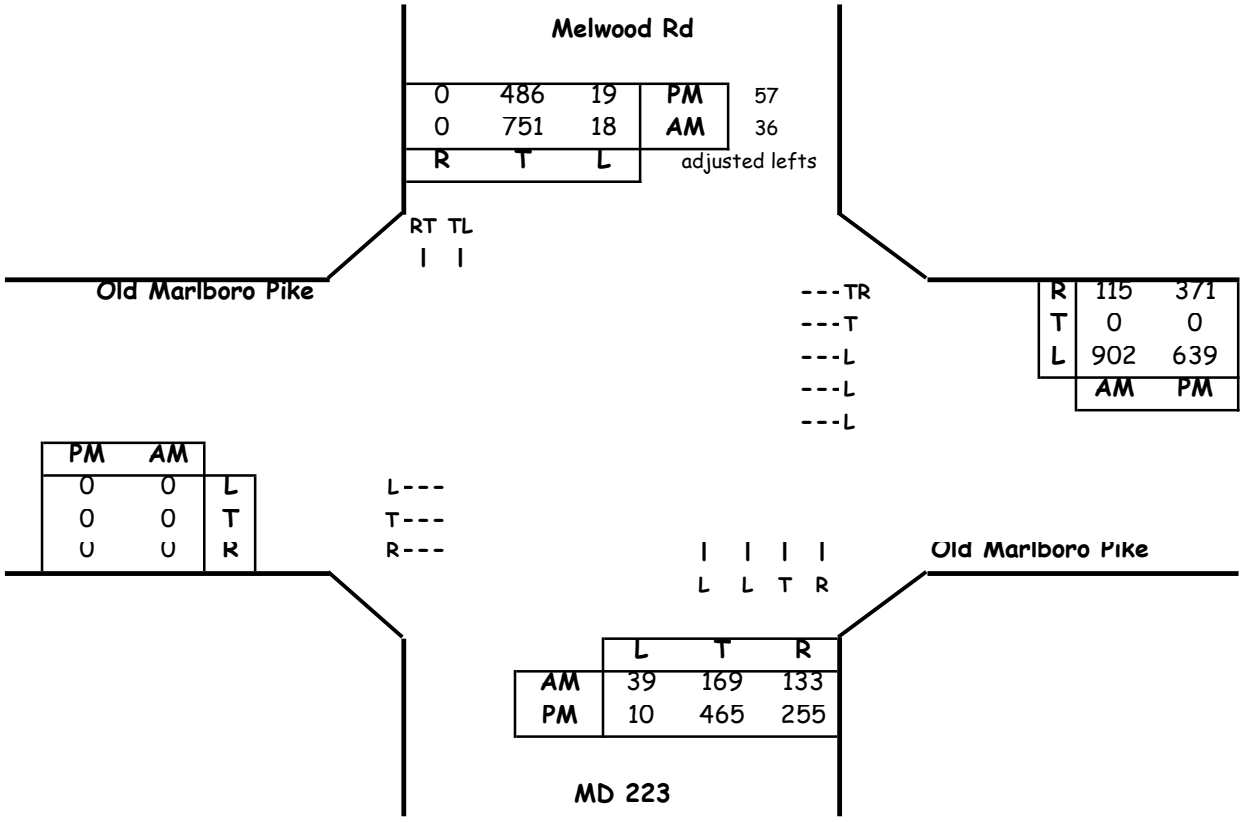
Intersection
3

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 223
Minor Street: Old Marlboro Pike
Study Period: Total Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	169	1.00	169	18	1	18	456
SB	787	0.55	433	39	0.6	23	
EB	0	1	0	902	0.45	406	406
WB	115	0.55	63	0	1	0	

CLV TOTAL= **862**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	465	1.00	465	19	1	19	484
SB	543	0.55	299	10	0.6	6	
EB	0	1	0	639	0.45	288	288
WB	371	0.55	204	0	1	0	

CLV TOTAL= **772**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis

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MD 223 &
Old Marlboro Pike
(Total Traffic)

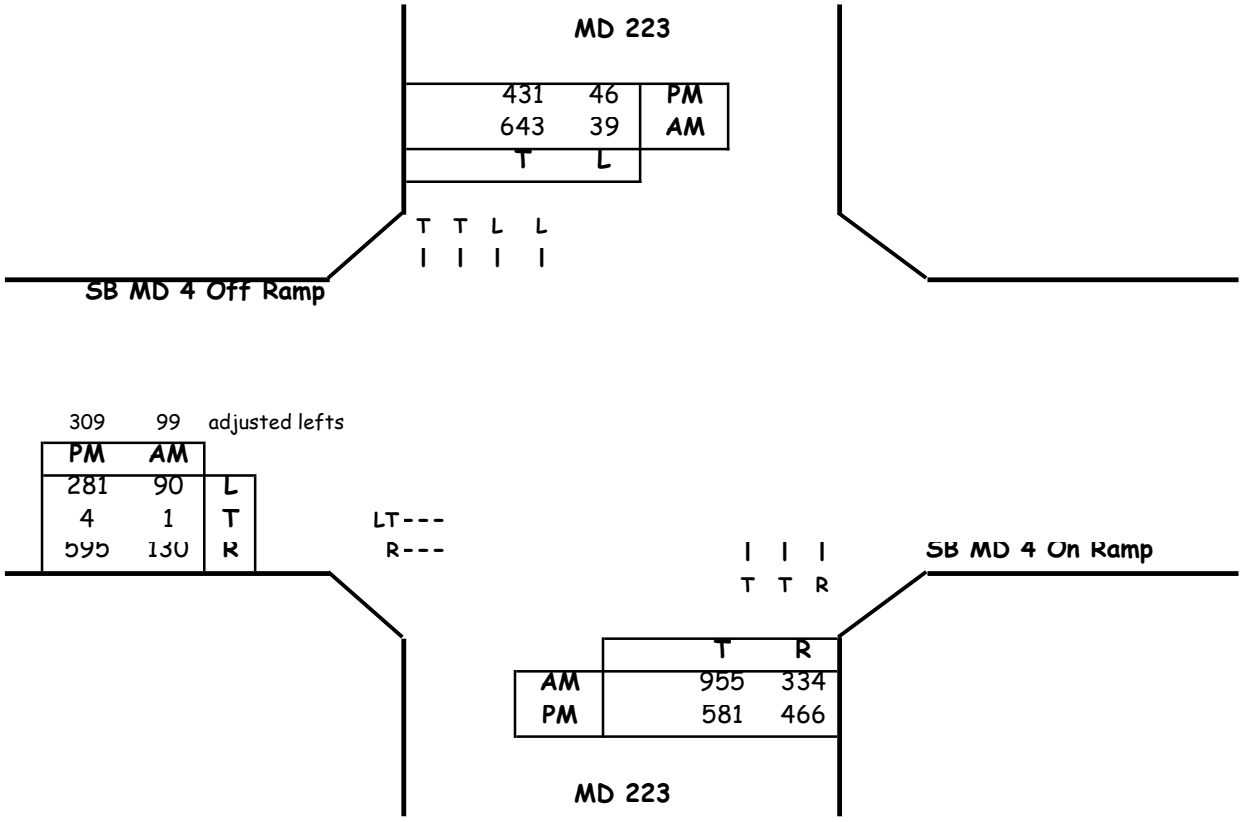
Intersection
3

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 223
Minor Street: SB MD 4 On Ramp
Study Period: Existing Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	955	0.55	525	39	0.6	23	548
SB	643	0.55	354	0	0	0	
EB	130	1	130	0	0	0	130
WB	0	0	0	90	1	90	

CLV TOTAL= **678**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	466	1.00	466	46	0.6	28	494
SB	431	0.55	237	0	0	0	
EB	595	1	595	0	0	0	595
WB	0	0	0	281	1	281	

CLV TOTAL= **1089**
Level of Service (LOS)= **B**

Critical Lane Volume Analysis

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MILLERSVILLE, MD 21108
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MD 223 &
SB MD 4 Ramps
(Existing Traffic)

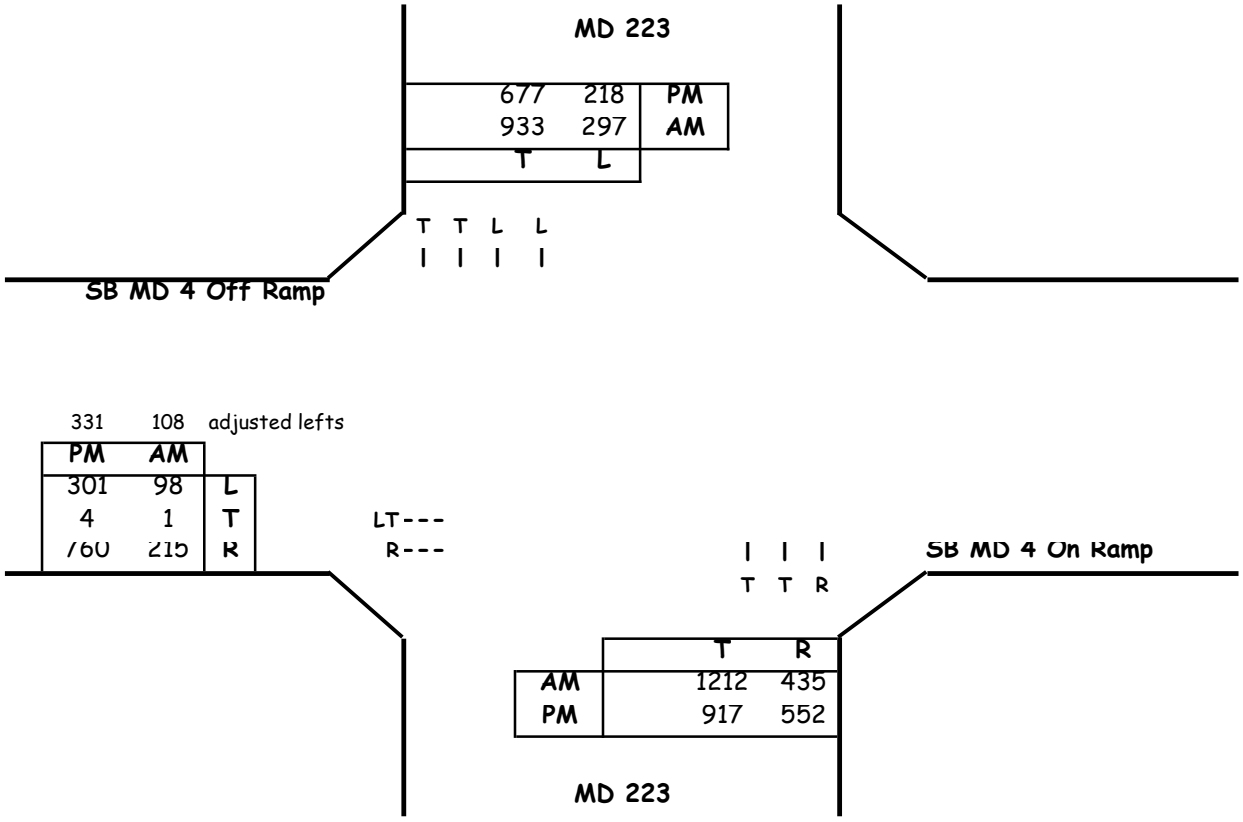
Intersection
4

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 223
Minor Street: SB MD 4 On Ramp
Study Period: Background Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	1212	0.55	667	297	0.6	178	845
SB	933	0.55	513	0	0	0	
EB	215	1	215	0	0	0	215
WB	0	0	0	98	1	98	

CLV TOTAL= **1060**
Level of Service (LOS)= **B**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	552	1.00	552	218	0.6	131	683
SB	677	0.55	372	0	0	0	
EB	760	1	760	0	0	0	760
WB	0	0	0	301	1	301	

CLV TOTAL= **1443**
Level of Service (LOS)= **D**

Critical Lane Volume Analysis		MD 223 & SB MD 4 Ramps (Background Traffic)	**Intersection 4**

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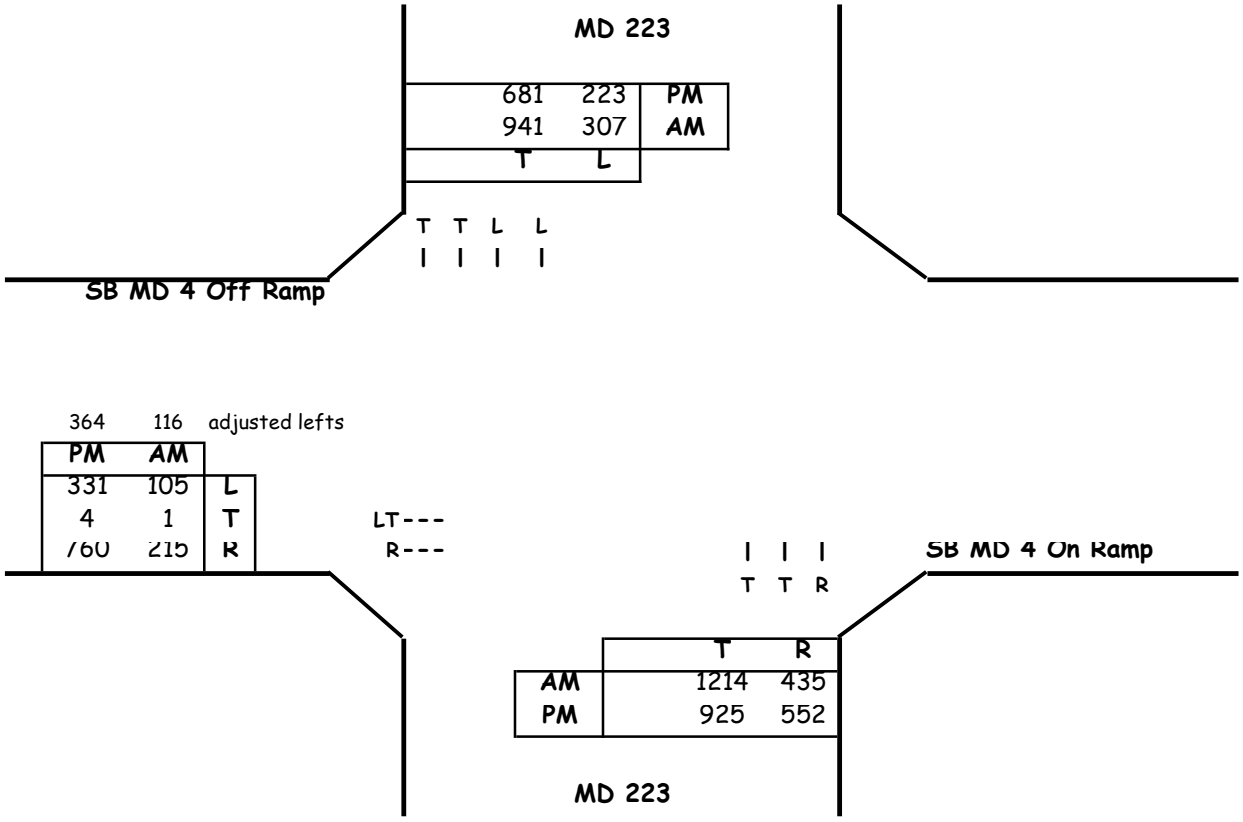
CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 223 **Analyst:** Lenhart Traffic
Minor Street: SB MD 4 On Ramp
Study Period: Total Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	1214	0.55	668	307	0.6	184	852
SB	941	0.55	518	0	0	0	
EB	215	1	215	0	0	0	215
WB	0	0	0	105	1	105	
						CLV TOTAL=	**1067**
						Level of Service (LOS)=	**B**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	552	1.00	552	223	0.6	134	686
SB	681	0.55	375	0	0	0	
EB	760	1	760	0	0	0	760
WB	0	0	0	331	1	331	
						CLV TOTAL=	**1446**
						Level of Service (LOS)=	**D**

Critical Lane Volume Analysis

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MD 223 &
SB MD 4 Ramps
(Total Traffic)

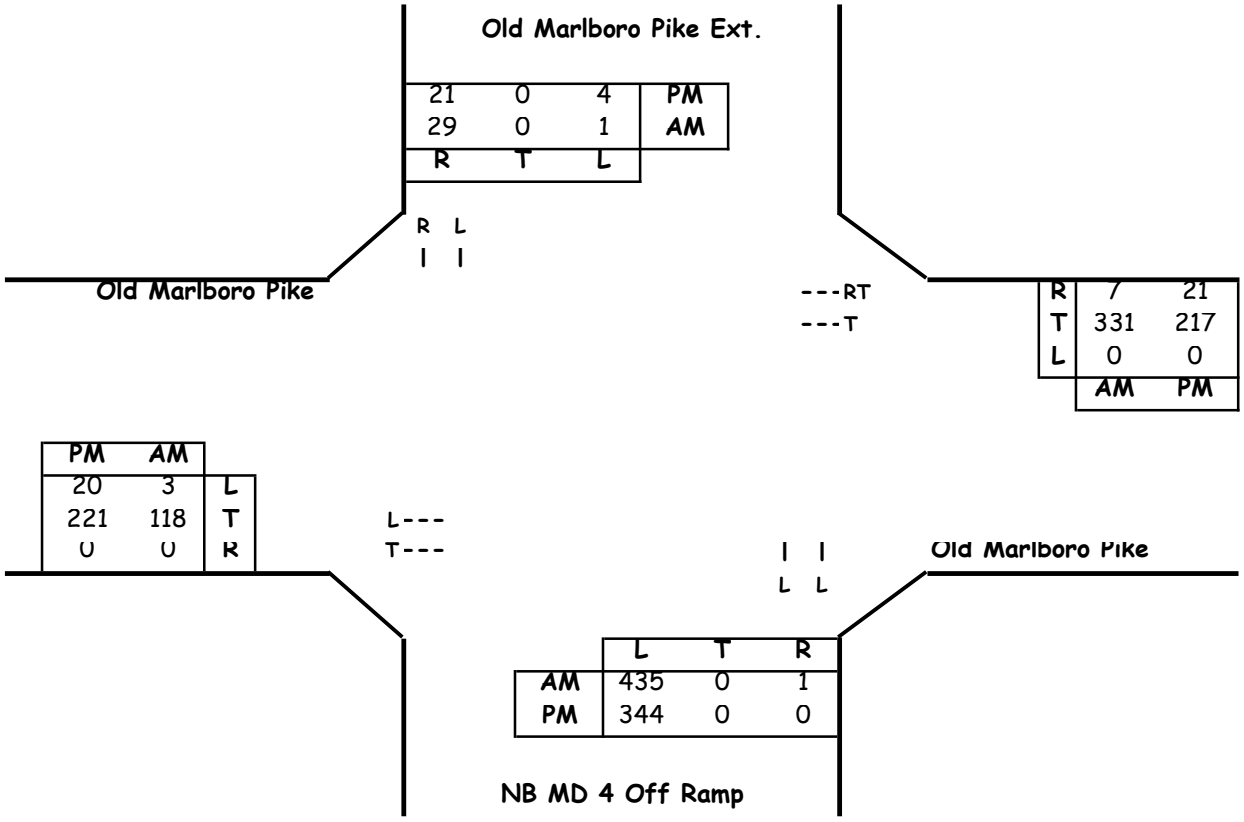
Intersection
4

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Old Marlboro Pike
Minor Street: Old Marlboro Pike Ext.
Study Period: Existing Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	0	0.00	0	1	1	1	287
SB	26	1.00	26	435	0.6	261	
EB	118	1	118	0	0	0	189
WB	338	0.55	186	3	1	3	

CLV TOTAL= **476**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	0	0.00	0	4	1	4	207
SB	1	1.00	1	344	0.6	206	
EB	221	1	221	0	0	0	221
WB	238	0.55	131	20	1	20	

CLV TOTAL= **428**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis

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Old Marlboro Pike &
Old Marlboro Pike Ext.
(Existing Traffic)

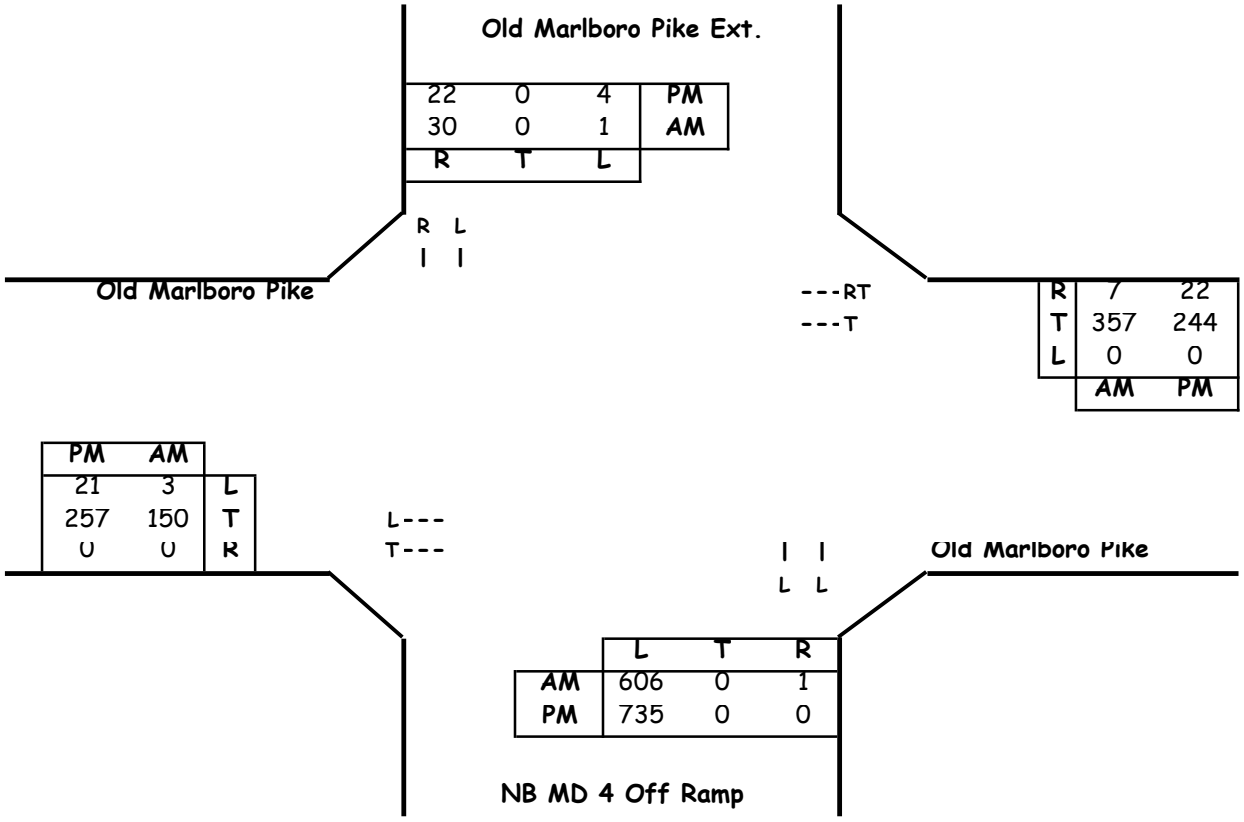
Intersection
5

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Old Marlboro Pike
Minor Street: Old Marlboro Pike Ext.
Study Period: Background Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	0	0.00	0	1	1	1	
							391
SB	27	1.00	27	606	0.6	364	
EB	150	1	150	0	0	0	
							203
WB	364	0.55	200	3	1	3	

CLV TOTAL= **594**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	0	0.00	0	4	1	4	
							442
SB	1	1.00	1	735	0.6	441	
EB	257	1	257	0	0	0	
							257
WB	266	0.55	146	21	1	21	

CLV TOTAL= **699**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis		Old Marlboro Pike & Old Marlboro Pike Ext. (Background Traffic)	**Intersection 5**

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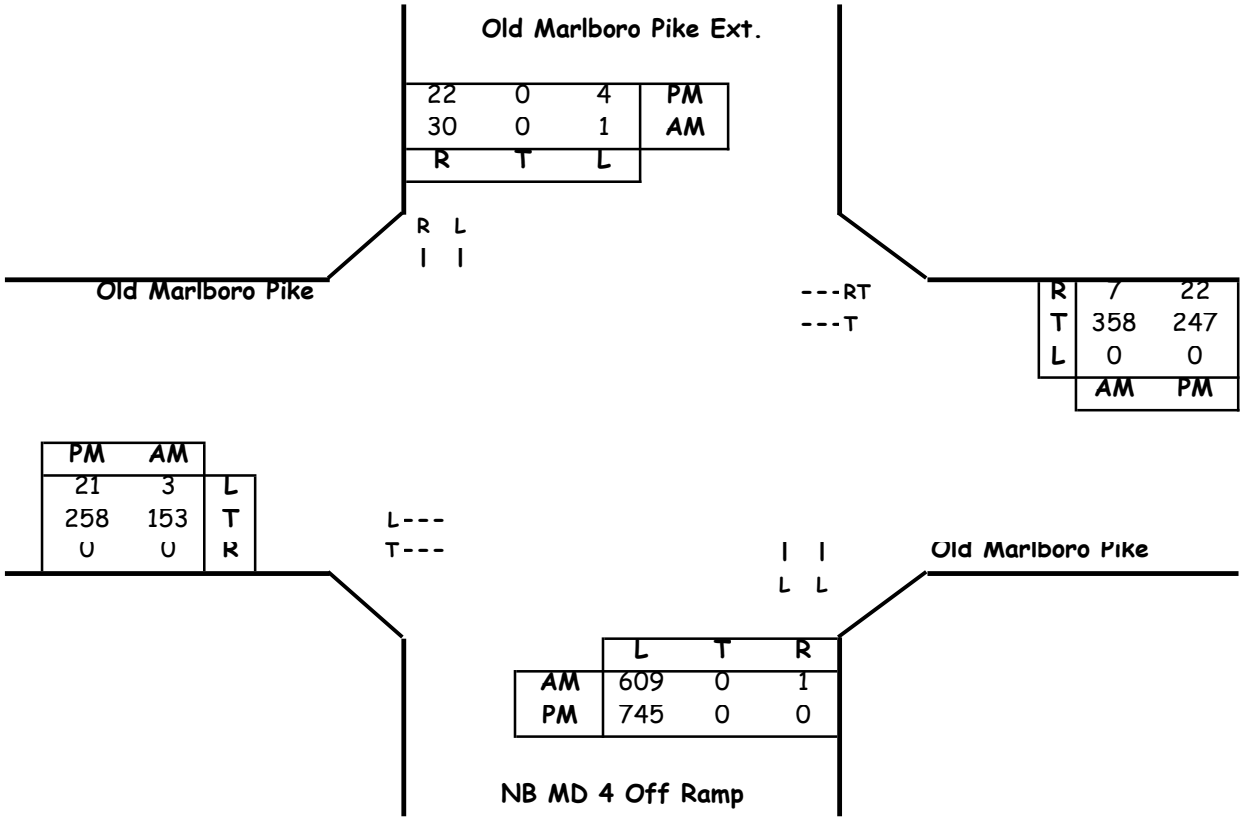
CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Old Marlboro Pike
Minor Street: Old Marlboro Pike Ext.
Study Period: Total Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	0	0.00	0	1	1	1	392
SB	27	1.00	27	609	0.6	365	
EB	153	1	153	0	0	0	204
WB	365	0.55	201	3	1	3	

CLV TOTAL= **596**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	0	0.00	0	4	1	4	448
SB	1	1.00	1	745	0.6	447	
EB	258	1	258	0	0	0	258
WB	269	0.55	148	21	1	21	

CLV TOTAL= **706**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis		Old Marlboro Pike & Old Marlboro Pike Ext. (Total Traffic)	**Intersection 5**

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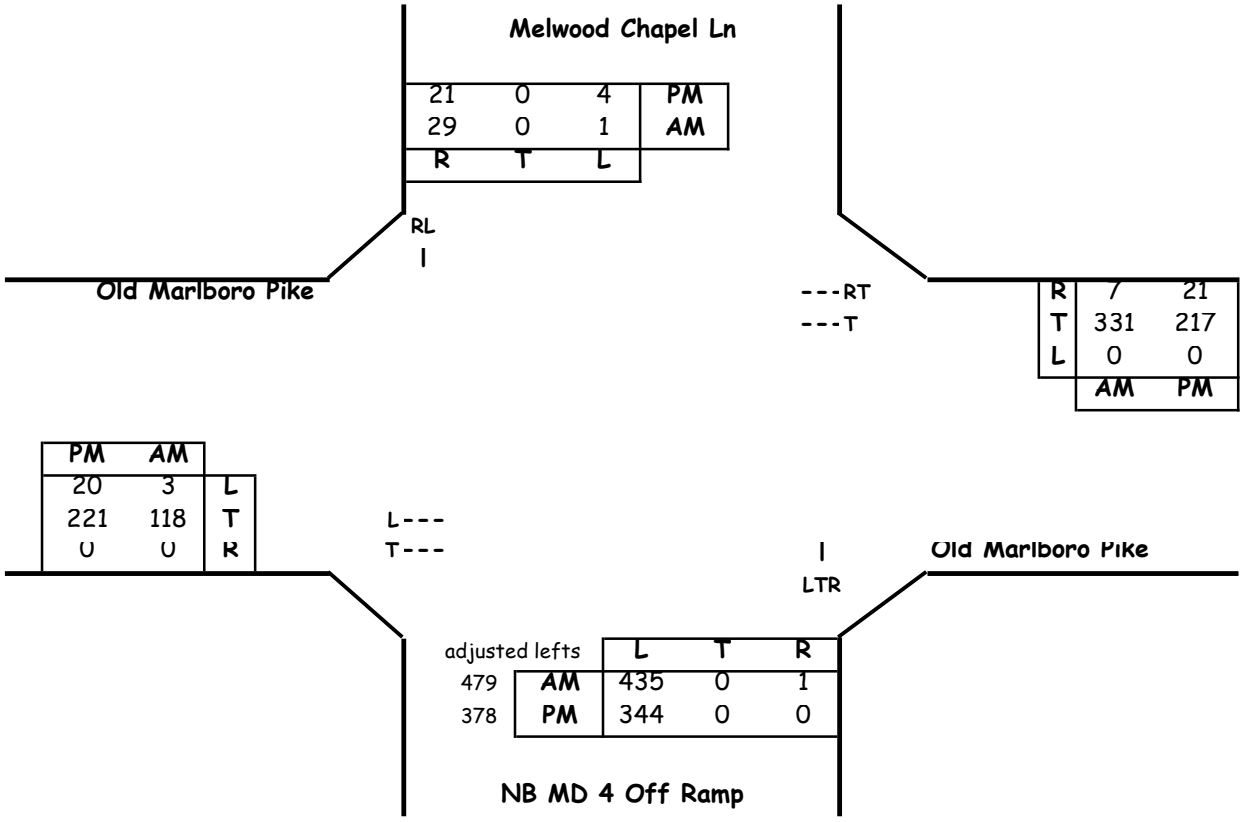
CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Old Marlboro Pike
Minor Street: Melwood Chapel Ln
Study Period: Existing Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	480	1.00	480	1	0	0	480
SB	0	0.00	0	435	1	435	
EB	118	1	118	0	0	0	189
WB	338	0.55	186	3	1	3	

CLV TOTAL= **669**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	378	1.00	378	4	0	0	378
SB	0	0.00	0	344	1	344	
EB	221	1	221	0	0	0	221
WB	238	0.55	131	20	1	20	

CLV TOTAL= **599**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis

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Old Marlboro Pike & Melwood Chapel Ln
(Existing Traffic)

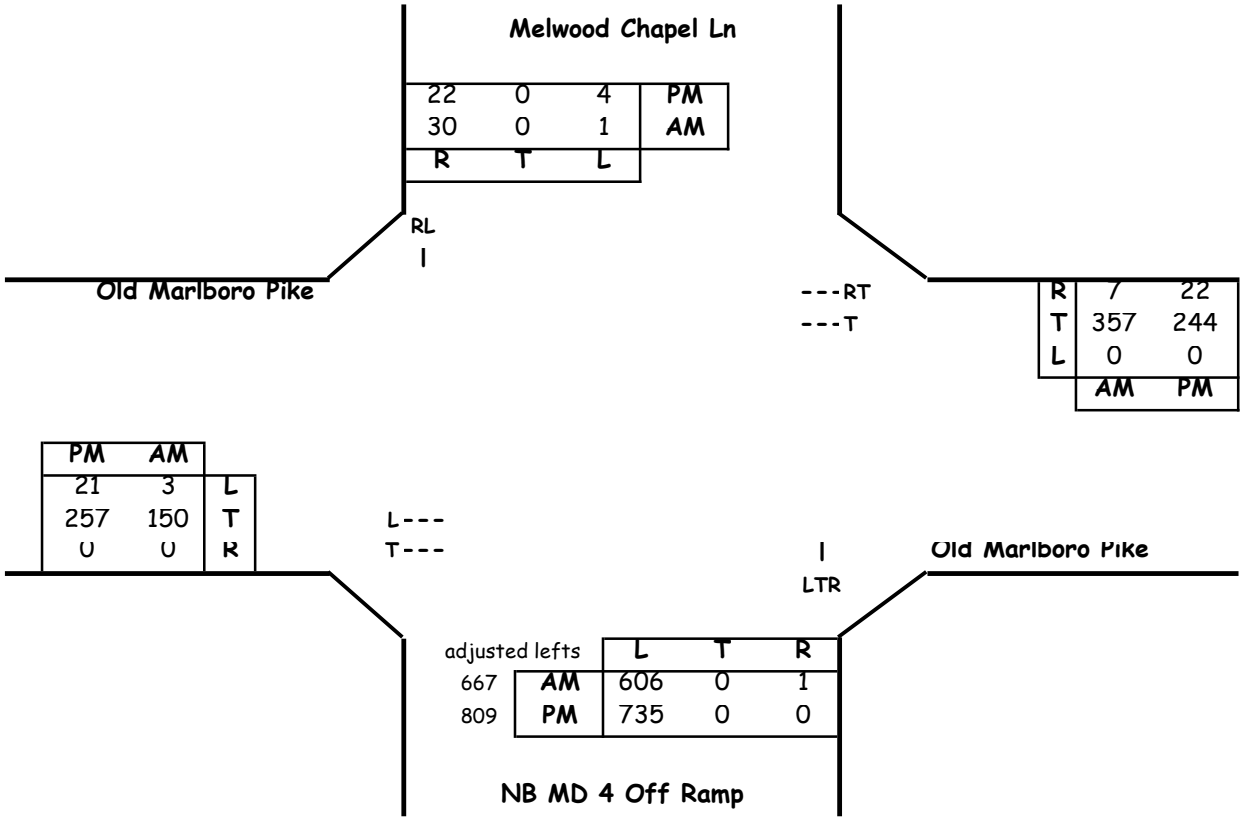
Intersection 6

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Old Marlboro Pike
Minor Street: Melwood Chapel Ln
Study Period: Background Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	668	1.00	668	1	0	0	668
SB	0	0.00	0	606	1	606	
EB	150	1	150	0	0	0	203
WB	364	0.55	200	3	1	3	

CLV TOTAL= **871**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	809	1.00	809	4	0	0	809
SB	0	0.00	0	735	1	735	
EB	257	1	257	0	0	0	257
WB	266	0.55	146	21	1	21	

CLV TOTAL= **1066**
Level of Service (LOS)= **B**

Critical Lane Volume Analysis

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Old Marlboro Pike & Melwood Chapel Ln
(Background Traffic)

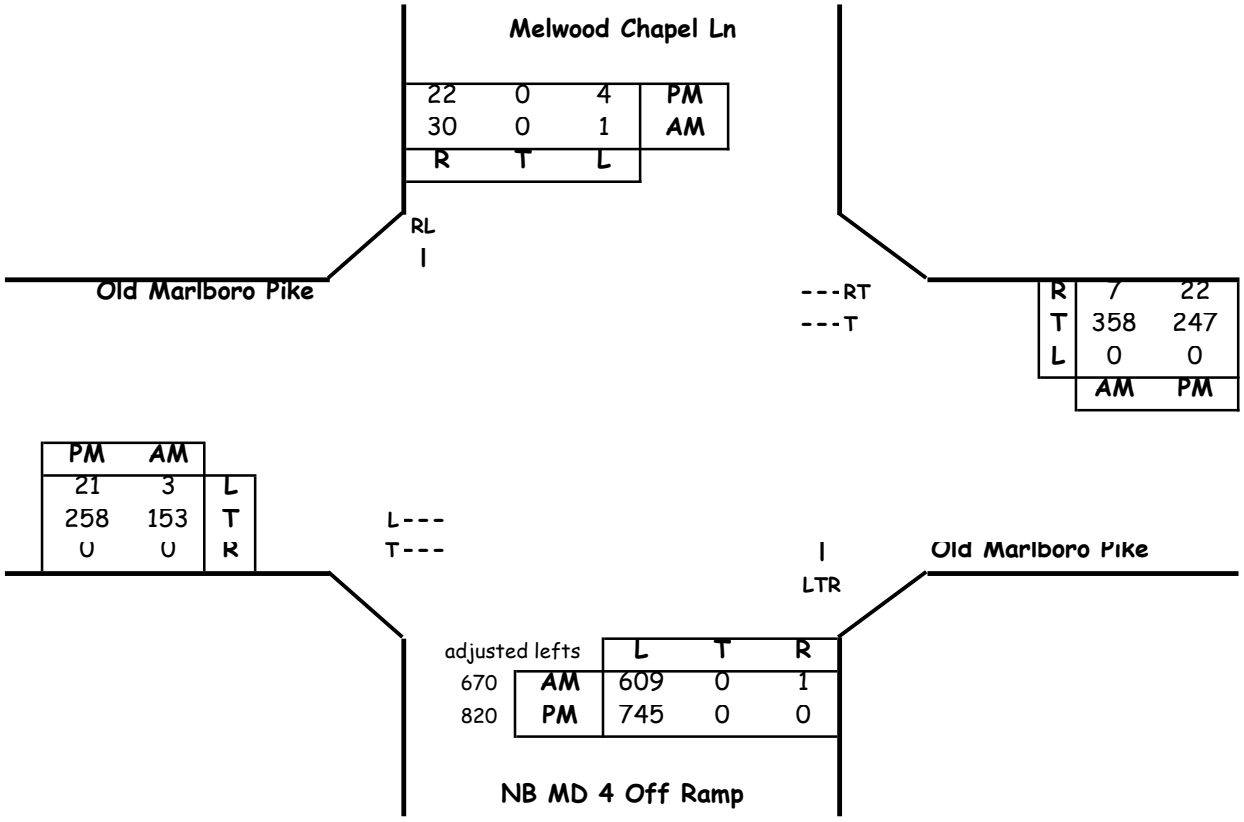
Intersection
6

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Old Marlboro Pike
Minor Street: Melwood Chapel Ln
Study Period: Total Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	671	1.00	671	1	0	0	671
SB	0	0.00	0	609	1	609	
EB	153	1	153	0	0	0	204
WB	365	0.55	201	3	1	3	

CLV TOTAL= **875**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	820	1.00	820	4	0	0	820
SB	0	0.00	0	745	1	745	
EB	258	1	258	0	0	0	258
WB	269	0.55	148	21	1	21	

CLV TOTAL= **1078**
Level of Service (LOS)= **B**

Critical Lane Volume Analysis

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Old Marlboro Pike & Melwood Chapel Ln
(Total Traffic)

Intersection 6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	294	100	26	17	6
Future Volume (Veh/h)	2	294	100	26	17	6
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	320	109	28	18	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)					1080	
pX, platoon unblocked						
vC, conflicting volume	268	22	25			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	268	22	25			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	70	93			
cM capacity (veh/h)	672	1056	1589			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	322	137	25
Volume Left	2	109	0
Volume Right	320	0	7
cSH	1052	1589	1700
Volume to Capacity	0.31	0.07	0.01
Queue Length 95th (ft)	33	6	0
Control Delay (s)	9.9	6.0	0.0
Lane LOS	A	A	
Approach Delay (s)	9.9	6.0	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	8.3		
Intersection Capacity Utilization	38.6%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	151	255	17	24	1
Future Volume (Veh/h)	2	151	255	17	24	1
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	164	277	18	26	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)					1080	
pX, platoon unblocked						
vC, conflicting volume	598	26	27			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	598	26	27			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	84	83			
cM capacity (veh/h)	384	1049	1587			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	166	295	27
Volume Left	2	277	0
Volume Right	164	0	1
cSH	1028	1587	1700
Volume to Capacity	0.16	0.17	0.02
Queue Length 95th (ft)	14	16	0
Control Delay (s)	9.2	7.4	0.0
Lane LOS	A	A	
Approach Delay (s)	9.2	7.4	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	7.6		
Intersection Capacity Utilization	37.8%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	687	236	39	91	6
Future Volume (Veh/h)	2	687	236	39	91	6
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	747	257	42	99	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	658	102	106			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	658	102	106			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	22	83			
cM capacity (veh/h)	355	953	1485			

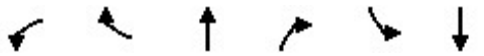
Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	749	299	106
Volume Left	2	257	0
Volume Right	747	0	7
cSH	948	1485	1700
Volume to Capacity	0.79	0.17	0.06
Queue Length 95th (ft)	211	16	0
Control Delay (s)	21.4	7.0	0.0
Lane LOS	C	A	
Approach Delay (s)	21.4	7.0	0.0
Approach LOS	C		

Intersection Summary			
Average Delay	15.7		
Intersection Capacity Utilization	71.1%	ICU Level of Service	C
Analysis Period (min)	15		

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	423	687	50	64	1
Future Volume (Veh/h)	2	423	687	50	64	1
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	460	747	54	70	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1618	70	71			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1618	70	71			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	97	54	51			
cM capacity (veh/h)	58	992	1529			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	462	801	71
Volume Left	2	747	0
Volume Right	460	0	1
cSH	928	1529	1700
Volume to Capacity	0.50	0.49	0.04
Queue Length 95th (ft)	71	70	0
Control Delay (s)	12.7	9.3	0.0
Lane LOS	B	A	
Approach Delay (s)	12.7	9.3	0.0
Approach LOS	B		

Intersection Summary			
Average Delay	9.9		
Intersection Capacity Utilization	80.3%	ICU Level of Service	D
Analysis Period (min)	15		



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	52	0	41	13	0	97
Future Volume (Veh/h)	52	0	41	13	0	97
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	57	0	45	14	0	105
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	157	52			59	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	157	52			59	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	93	100			100	
cM capacity (veh/h)	834	1016			1545	

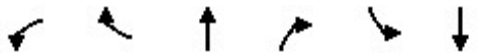
Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	57	59	105
Volume Left	57	0	0
Volume Right	0	14	0
cSH	834	1700	1545
Volume to Capacity	0.07	0.03	0.00
Queue Length 95th (ft)	5	0	0
Control Delay (s)	9.6	0.0	0.0
Lane LOS	A		
Approach Delay (s)	9.6	0.0	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	2.5		
Intersection Capacity Utilization	15.1%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	687	236	52	143	6
Future Volume (Veh/h)	2	687	236	52	143	6
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	747	257	57	155	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	730	158	162			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	730	158	162			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	16	82			
cM capacity (veh/h)	319	887	1417			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	749	314	162
Volume Left	2	257	0
Volume Right	747	0	7
cSH	883	1417	1700
Volume to Capacity	0.85	0.18	0.10
Queue Length 95th (ft)	259	17	0
Control Delay (s)	27.1	6.9	0.0
Lane LOS	D	A	
Approach Delay (s)	27.1	6.9	0.0
Approach LOS	D		

Intersection Summary			
Average Delay	18.4		
Intersection Capacity Utilization	76.3%	ICU Level of Service	D
Analysis Period (min)	15		



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	27	0	52	51	0	65
Future Volume (Veh/h)	27	0	52	51	0	65
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	29	0	57	55	0	71
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	156	84			112	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	156	84			112	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	100			100	
cM capacity (veh/h)	836	975			1478	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	29	112	71
Volume Left	29	0	0
Volume Right	0	55	0
cSH	836	1700	1478
Volume to Capacity	0.03	0.07	0.00
Queue Length 95th (ft)	3	0	0
Control Delay (s)	9.5	0.0	0.0
Lane LOS	A		
Approach Delay (s)	9.5	0.0	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	1.3		
Intersection Capacity Utilization	15.9%	ICU Level of Service	A
Analysis Period (min)	15		

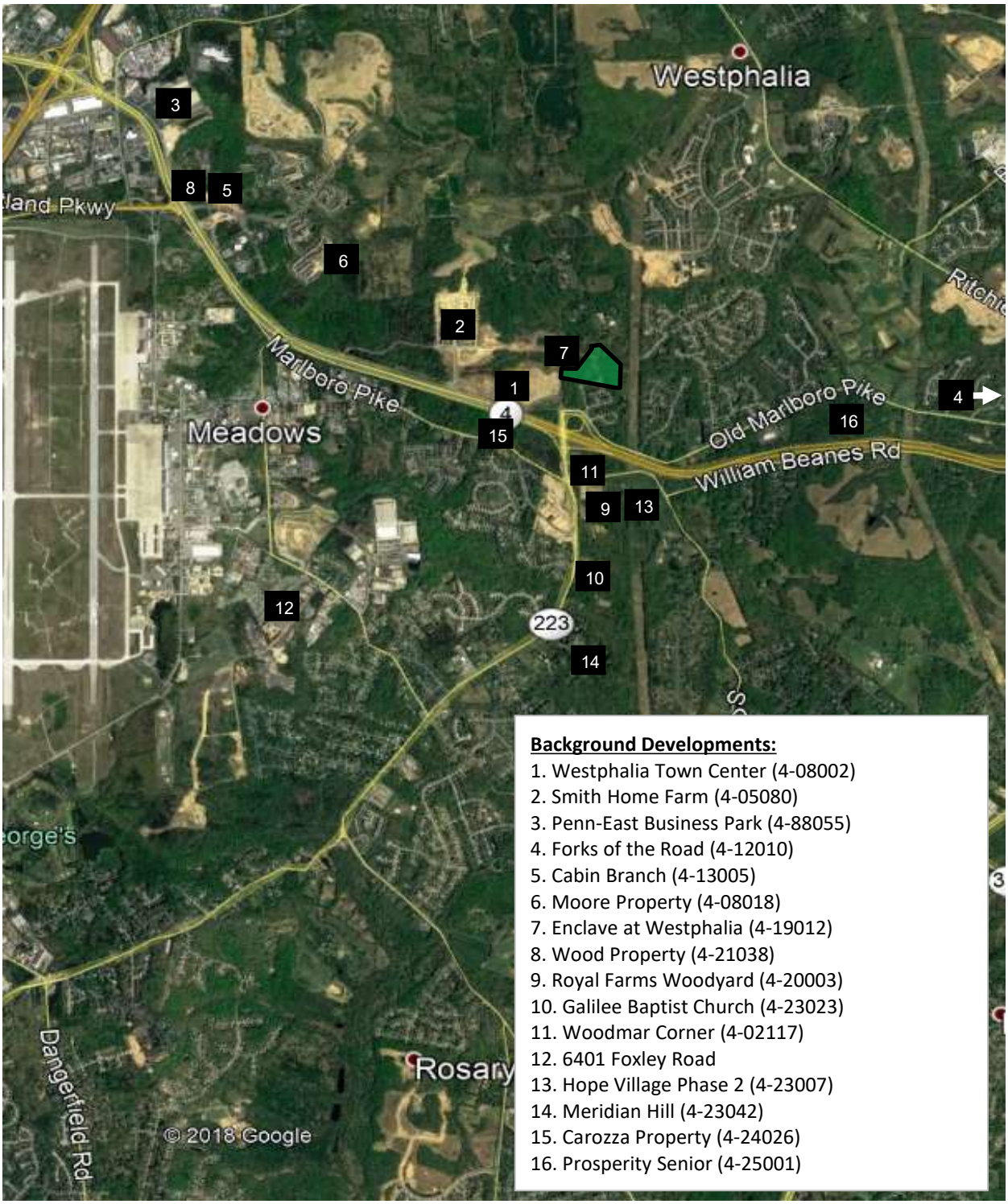
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	423	687	101	91	1
Future Volume (Veh/h)	2	423	687	101	91	1
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	460	747	110	99	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1704	100	100			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1704	100	100			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	96	52	50			
cM capacity (veh/h)	50	956	1493			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	462	857	100
Volume Left	2	747	0
Volume Right	460	0	1
cSH	887	1493	1700
Volume to Capacity	0.52	0.50	0.06
Queue Length 95th (ft)	77	73	0
Control Delay (s)	13.4	9.2	0.0
Lane LOS	B	A	
Approach Delay (s)	13.4	9.2	0.0
Approach LOS	B		

Intersection Summary			
Average Delay	9.9		
Intersection Capacity Utilization	83.0%	ICU Level of Service	E
Analysis Period (min)	15		

Appendix C

Background Developments



Background Developments:

1. Westphalia Town Center (4-08002)
2. Smith Home Farm (4-05080)
3. Penn-East Business Park (4-88055)
4. Forks of the Road (4-12010)
5. Cabin Branch (4-13005)
6. Moore Property (4-08018)
7. Enclave at Westphalia (4-19012)
8. Wood Property (4-21038)
9. Royal Farms Woodyard (4-20003)
10. Galilee Baptist Church (4-23023)
11. Woodmar Corner (4-02117)
12. 6401 Foxley Road
13. Hope Village Phase 2 (4-23007)
14. Meridian Hill (4-23042)
15. Carozza Property (4-24026)
16. Prosperity Senior (4-25001)

Traffic Impact Analysis	Background Development Map	**Exhibit C-1**
LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com		

Trip Generation Totals

					AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
1	Westphalia Town Center	Residential	150	room hotel	53	45	98	68	52	120
			504	Townhouses	71	282	353	262	141	403
			1,473	MFs	88	354	442	383	206	589
		minus Phase 1 Townhouses	455	units	-64	-255	-319	-237	-127	-364
		minus Phase 1 SFUs	38	units	-6	-23	-29	-22	-12	-34
				Net Residential Trips:	54	49	103	71	54	125
		Retail	300,000	sq. ft. shopping center	106	68	174	387	420	807
				Less Internal Trips	-10	-8	-18	-35	-50	-85
				Less Pass-by 40%	-38	-24	-62	-141	-148	-289
				Net Retail Trips:	58	36	94	211	222	433
		Assigned on Exhibit C-4 -->		**Total Remaining Trips:**	**112**	**85**	**197**	**282**	**276**	**558**
2	Smith Home Farm (from TIS conducted for Smith Home Farm Section 7)	Residential - Phases 1-6	967	units remaining	87	378	465	329	151	480
		Residential - Section 7	639	units remaining	77	338	415	303	152	455
		Retail - Section 7	46,000	sq.ft.	27	17	44	37	40	77
				Remaining Trips	191	733	924	669	343	1012
3	Penn East Business Pk				Built Out					
4	Forks of The Road	Trip Cap from PP 4-12010 minus DSP-17057	59,156	sq.ft. Commercial/Retail	69	47	116	84	101	185
5	Cabin Branch	Townhouse (Prince Georges County Rates)	86	units remaining	12	48	60	45	24	69
		Retail (ksf, ITE-820) (After subtracting 60% pass-by trips)	8,600	sq.ft. (Primary Trips)	3	2	5	10	10	20
6	Moore Property	Apartments (garden and mid-rise, Prince Georges County Rates)	640	units	67	266	333	250	134	384
7	Enclave at Westphalia	Townhouse (Prince Georges County Rates)	356	units	50	199	249	185	100	285
8	Wood Property	Townhouse (Prince Georges County Rates)	88	units	12	50	62	46	24	70
9	Royal Farms Woodyard (from Resolution 4-20003)	Convenience (Super) Market/Gas Station (Fueling Positions/Square Footage, ITE-960)	16	Fueling Positions	201	201	402	171	172	343
			4,650	sq. ft.						
				Pass-by trips (76% AM & PM)	-153	-153	-306	-130	-131	-261
				Total Primary Trips:	48	48	96	41	41	82
10	Galilee Baptist Church	Church (over 25,000 square feet (Prince George's County & ITE Rates))	38,988	sq. ft.	12	7	19	9	10	19
11	Woodmar Corner	Hotel and Bank (from Resolution 4-02117)			28	24	52	36	28	64
12	6401 Foxley Road	High-Cube Fulfillment Center Warehouse (ITE-155, ksf)	162,500	sq.ft.	115	26	141	76	119	195
13	Hope Village Phase 2	Trip Cap from ADQ-2023-013	249	multifamily units	35	139	174	129	70	199
14	Meridian Hill	Senior Adult Housing - Single Family (Prince George's County Rates)	176	senior adult units	14	25	39	28	20	48
15	Carozza Property	High Turnover (Sit-Down) Rest. (ksf, ITE-932)	24,000	sq.ft.	126	104	230	132	85	217
				Internal Trips for Restaurants:	0	0	0	0	0	0
				Driveway Trips for Restaurants:	126	104	230	132	85	217
				Pass-by Trips for Restaurant (0% AM, 43% PM)	0	0	0	0	0	0
				Total Primary Trips for Restaurants:	**126**	**104**	**230**	**132**	**85**	**217**
		Convenience Store/Gas Station (ksf, ITE-945)	6,000	sq.ft.	274	274	548	237	237	474
				Internal Trips for Retail:	0	0	0	0	0	0
				Driveway Trips for Retail:	274	274	548	237	237	474
				Pass-by Trips for Retail (76% AM, 75% PM)	0	0	0	0	0	0
				Total Primary Trips for Retail:	**274**	**274**	**548**	**237**	**237**	**474**
		Strip Retail Plaza (<40k) (ksf, ITE-822)	20,000	sq.ft.	27	18	45	63	64	127
				Internal Trips for Retail:	-85	0	-85	-35	0	-35
				Driveway Trips for Retail:	-58	18	-40	28	64	92
				Pass-by Trips for Retail (50% AM, 50% PM)	0	0	0	0	0	0
				Total Primary Trips for Retail:	**-58**	**18**	**-40**	**28**	**64**	**92**
		units	199	units	28	111	139	103	56	159
				Internal Trips for Townhomes:	0	0	0	0	0	0
				Total Primary Trips for Townhomes:	**28**	**111**	**139**	**103**	**56**	**159**
		Multifamily (garden and mid-rise, Prince George's County Rates)	401	units	42	167	209	157	84	241
				Internal Trips for Multifamily:	0	0	0	0	0	0
				Total Primary Trips for Multifamily:	**42**	**167**	**209**	**157**	**84**	**241**
16	Prosperity Senior	Senior Adult Housing - Single Family (Prince George's County Rates)	114	senior adult units	9	16	25	18	13	31

Traffic Impact Analysis

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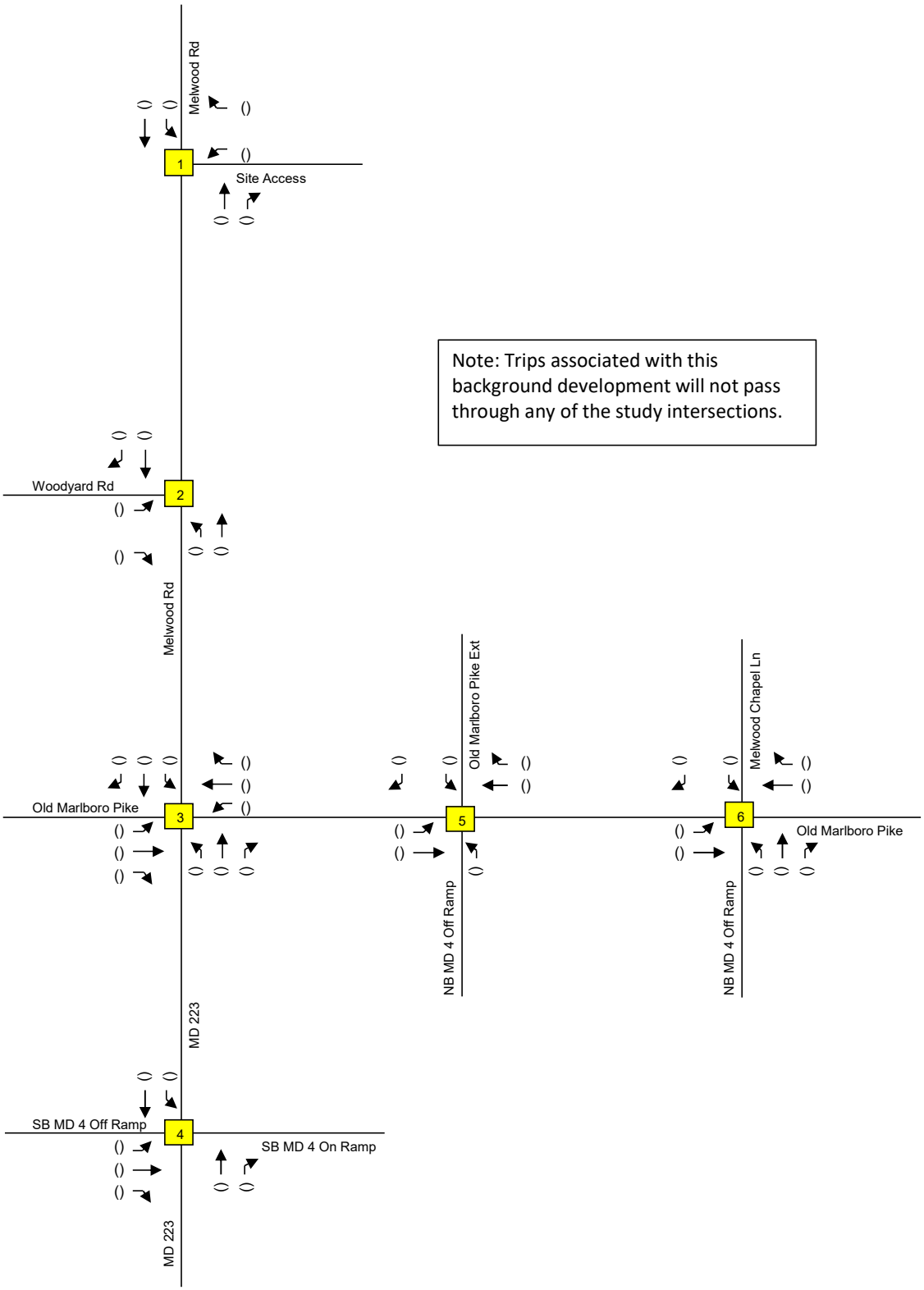
Trip Assignment for Westphalia Town Center

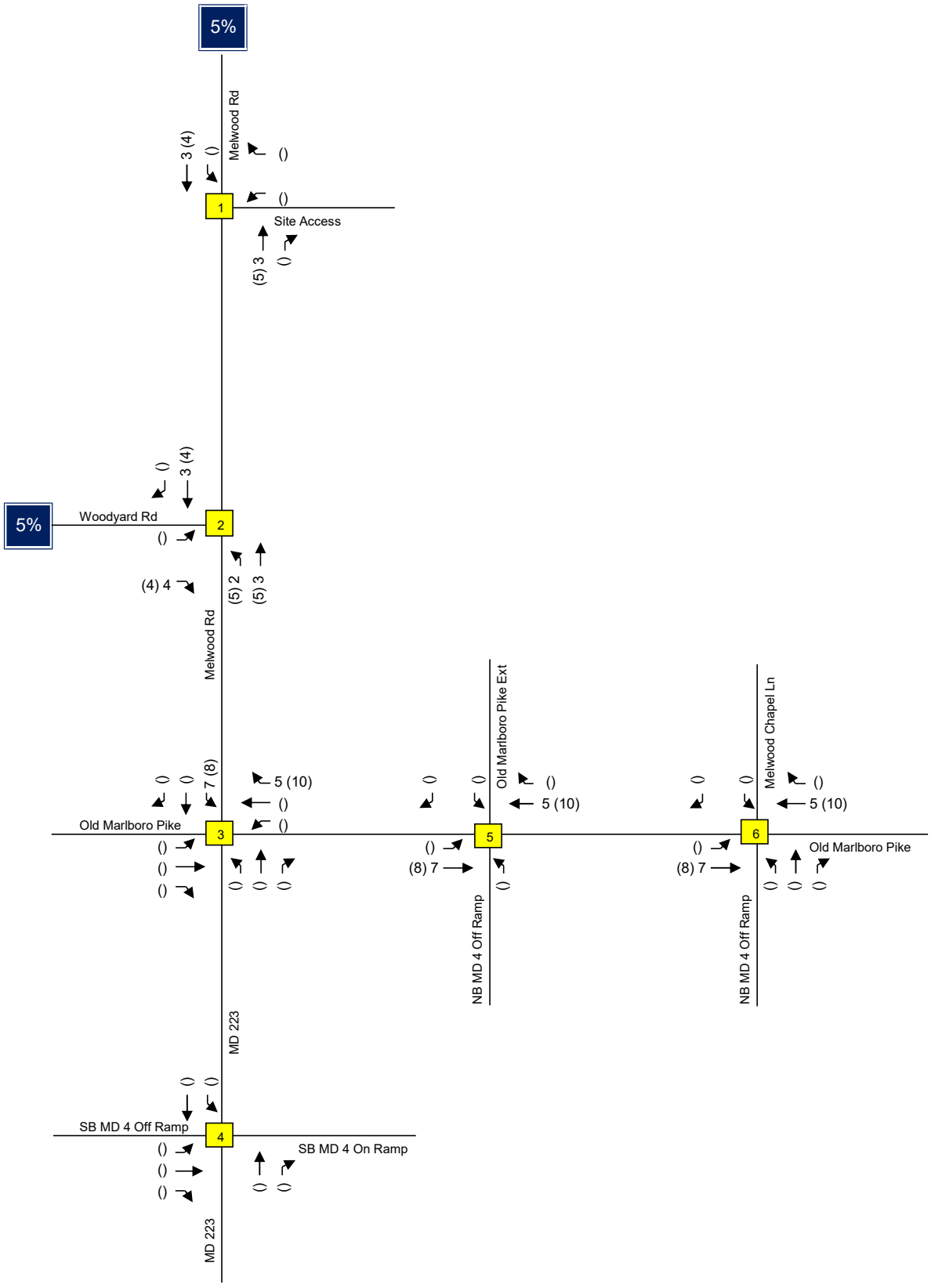
Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit C-3

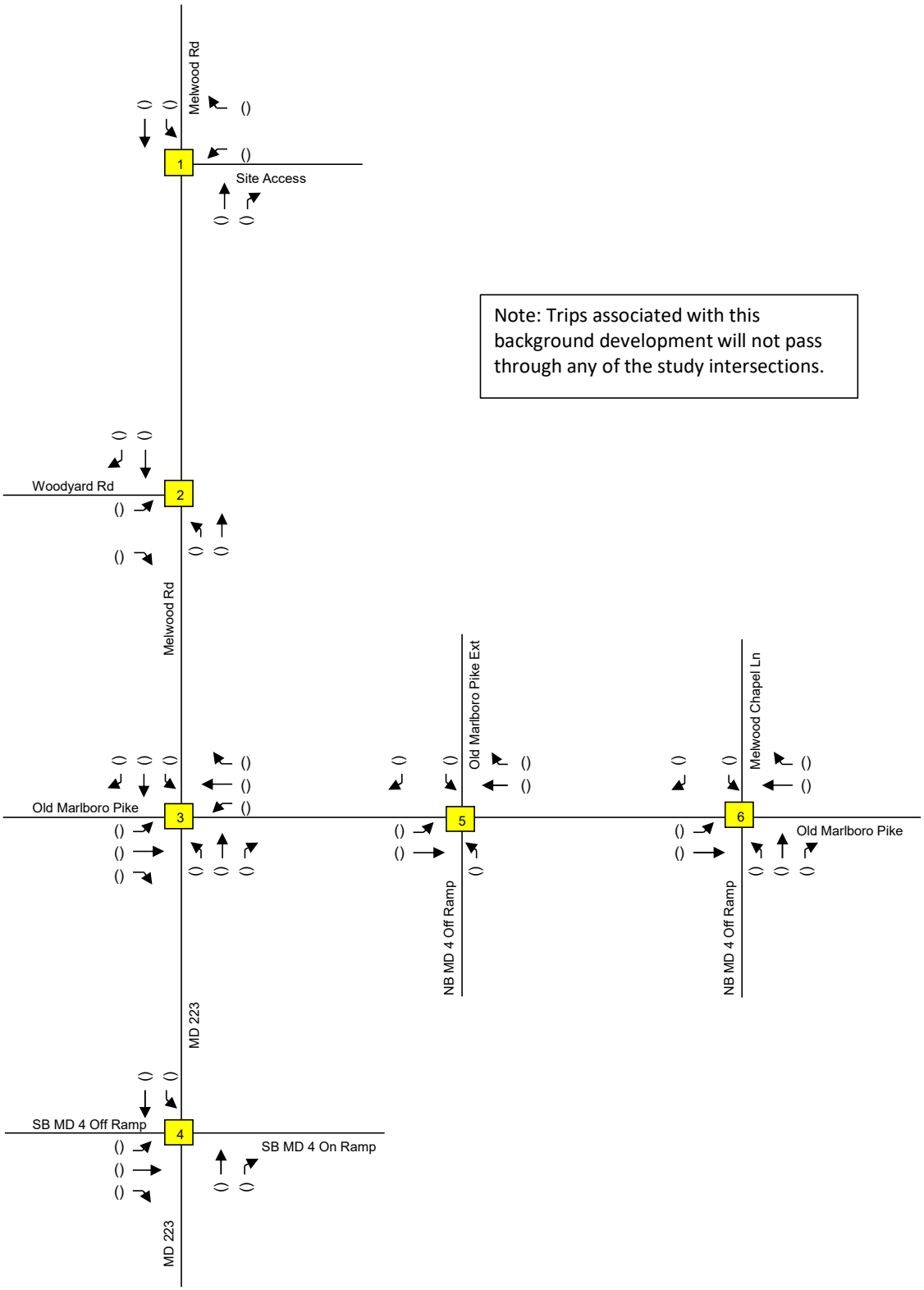
Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Smith Home Farm Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-4**



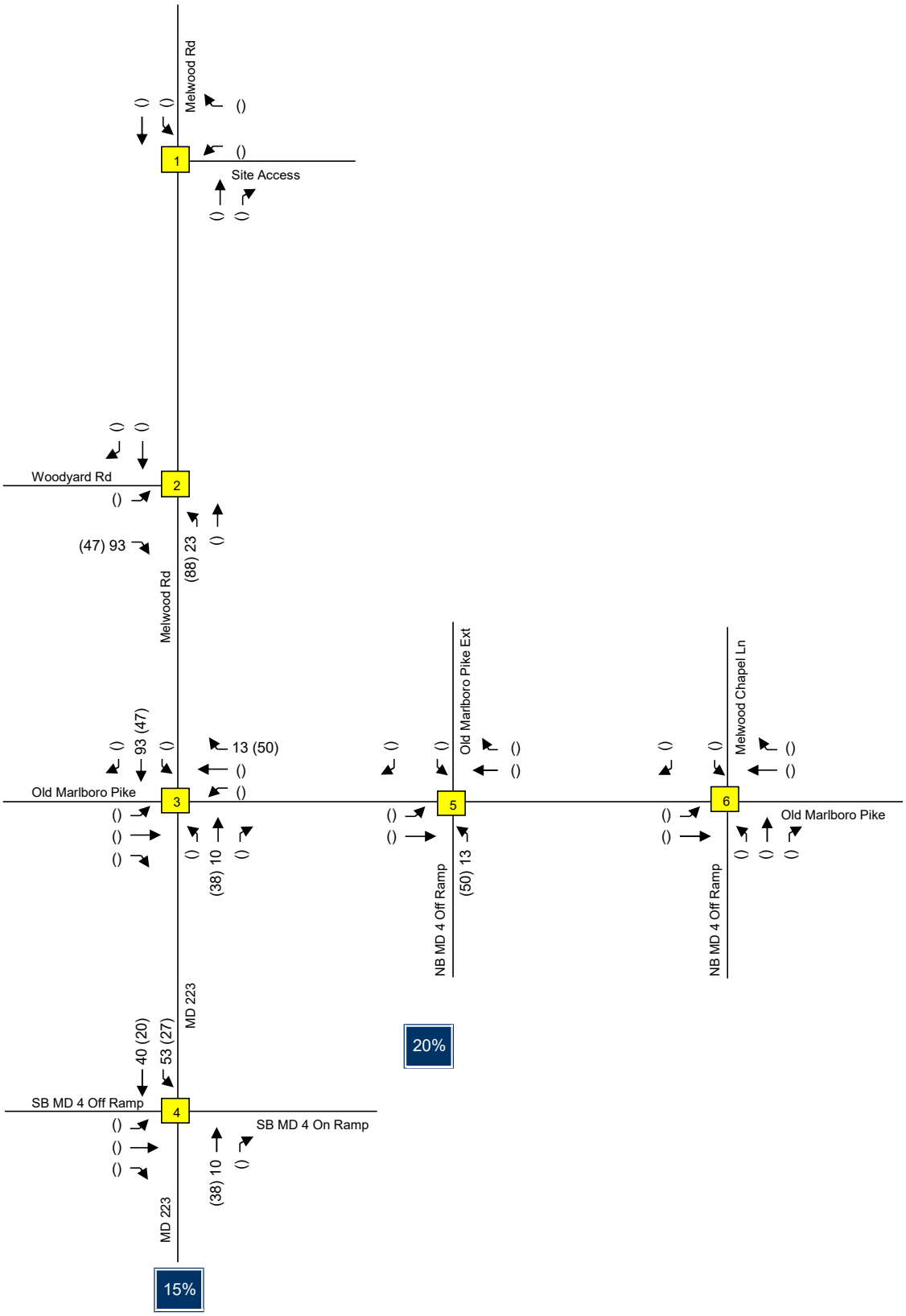
Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Penn East Business Park Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-5**



Traffic Impact Analysis	Trip Assignment for Forks of the Road	**Exhibit C-6**
LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Cabin Branch Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-7**



Traffic Impact Analysis

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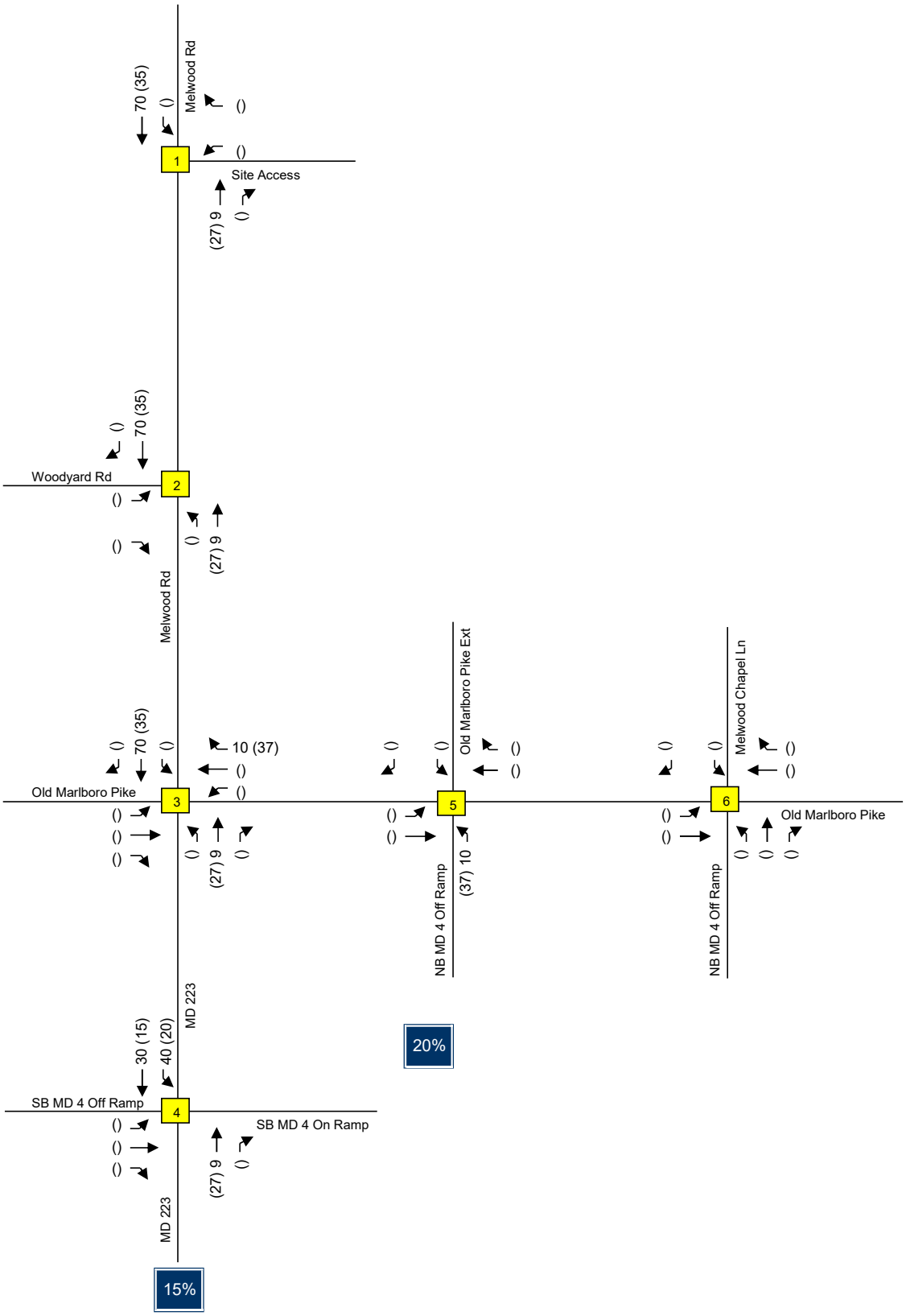
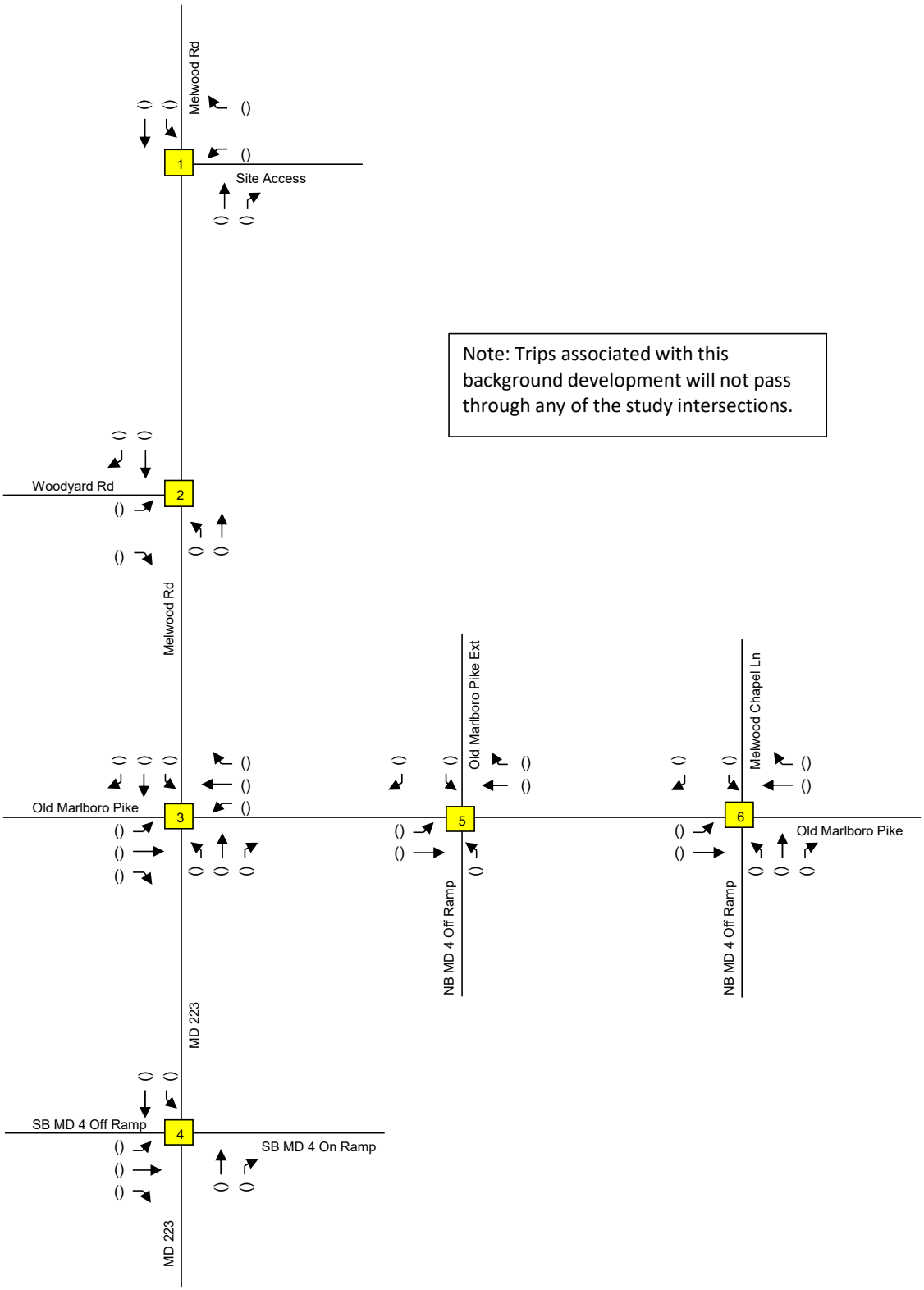
Trip Assignment for Moore Property

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

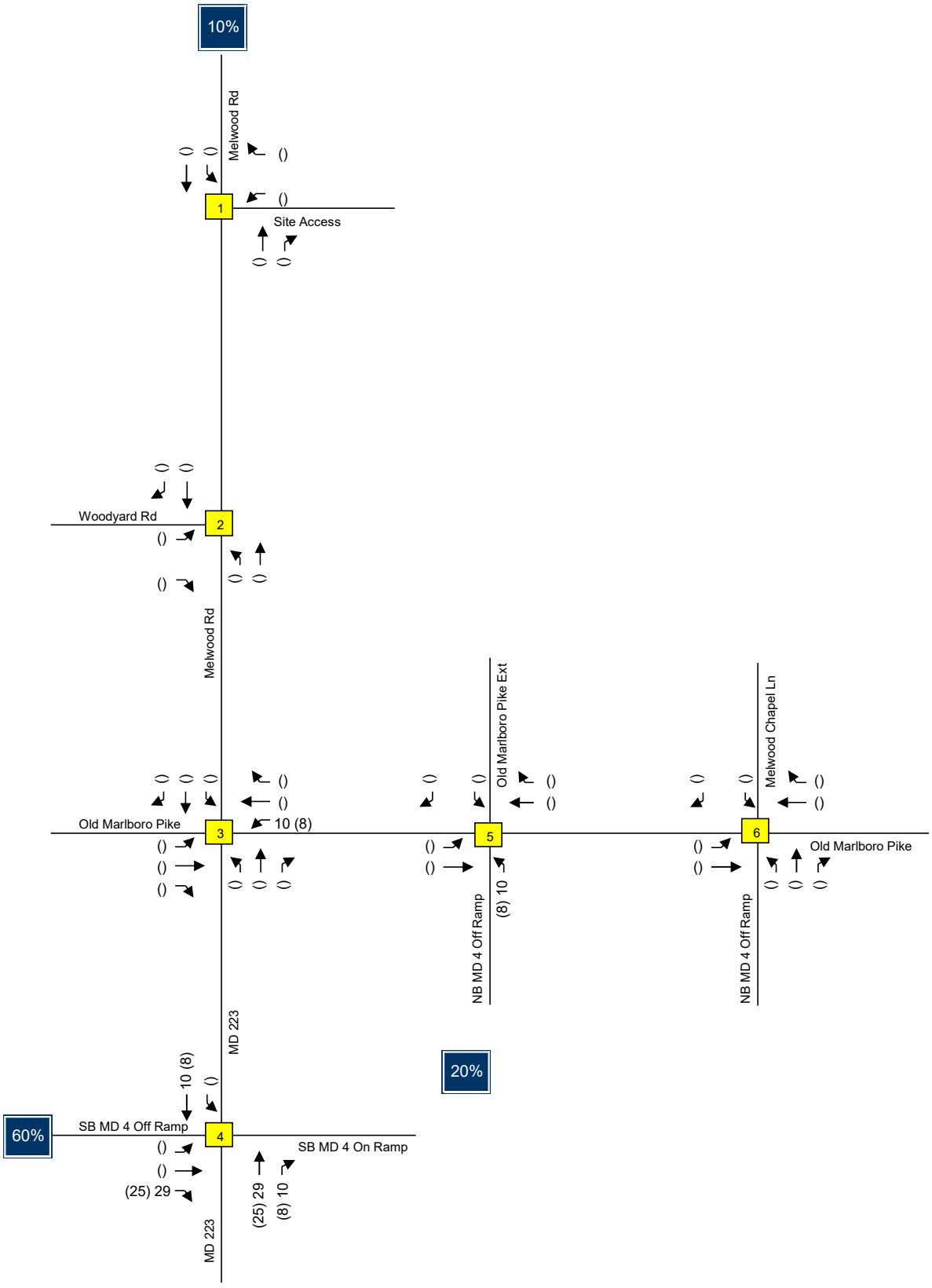
Exhibit C-8



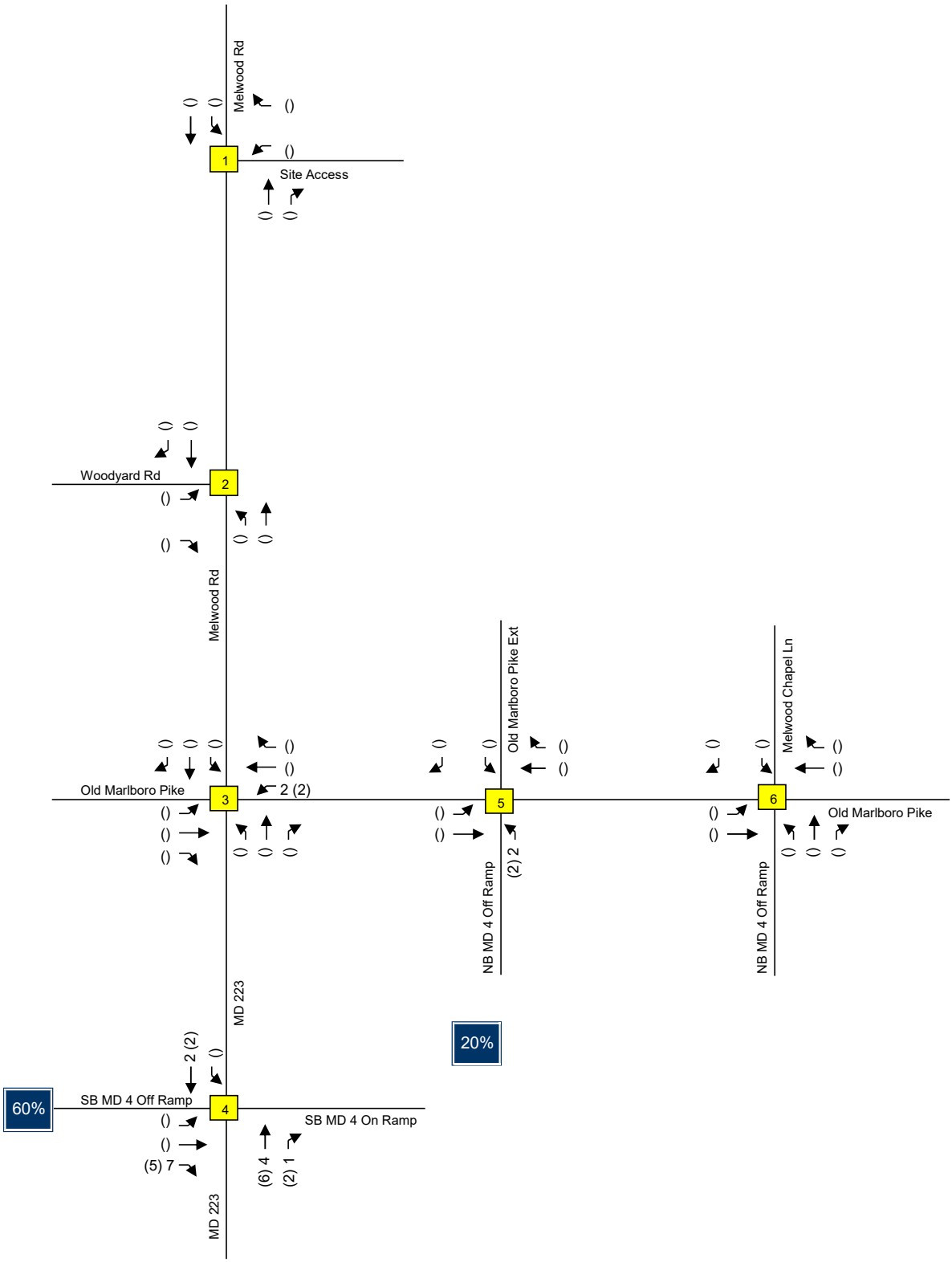
Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Enclave at Westphalia Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-9**



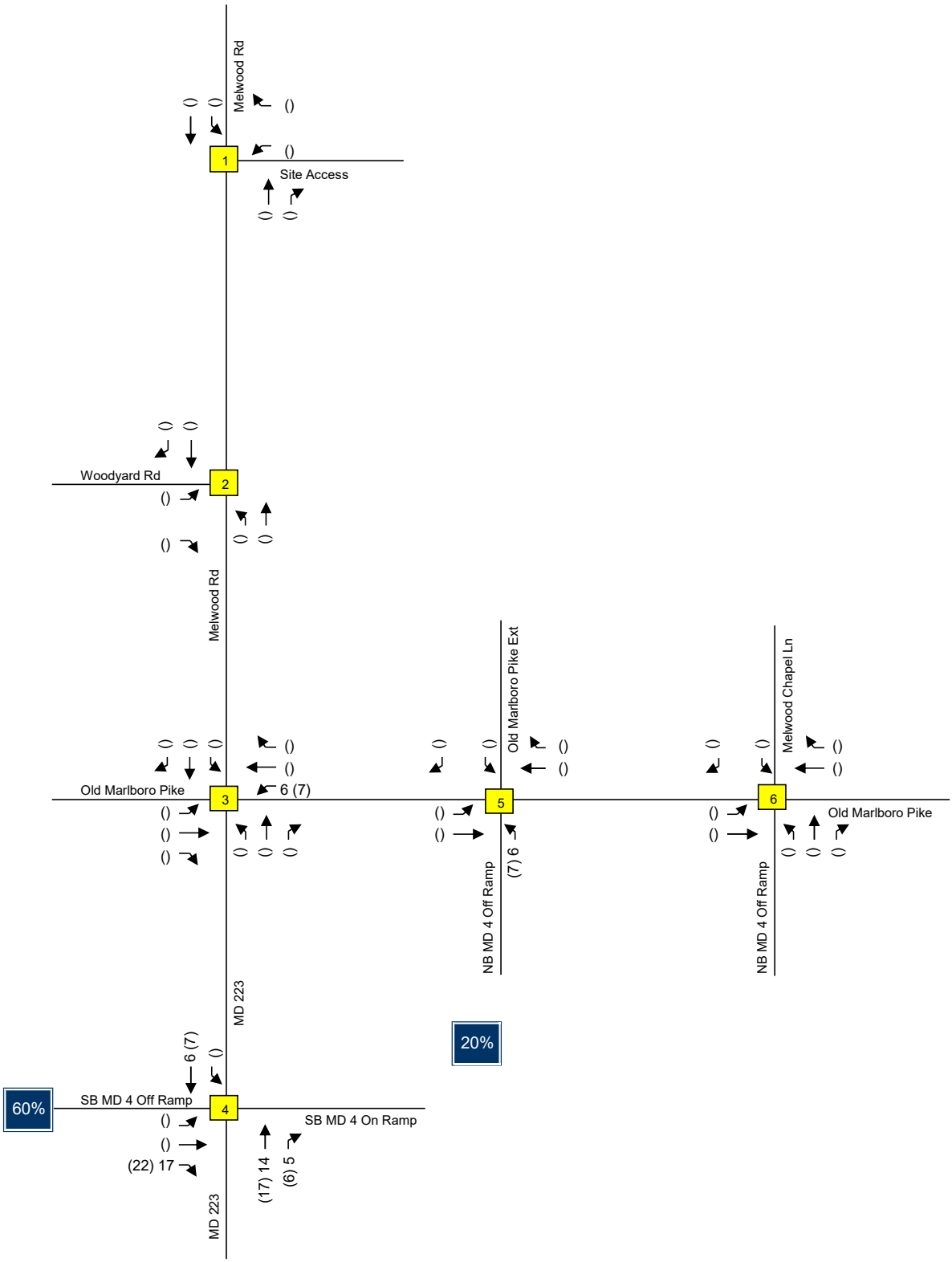
Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Wood Property Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-10**



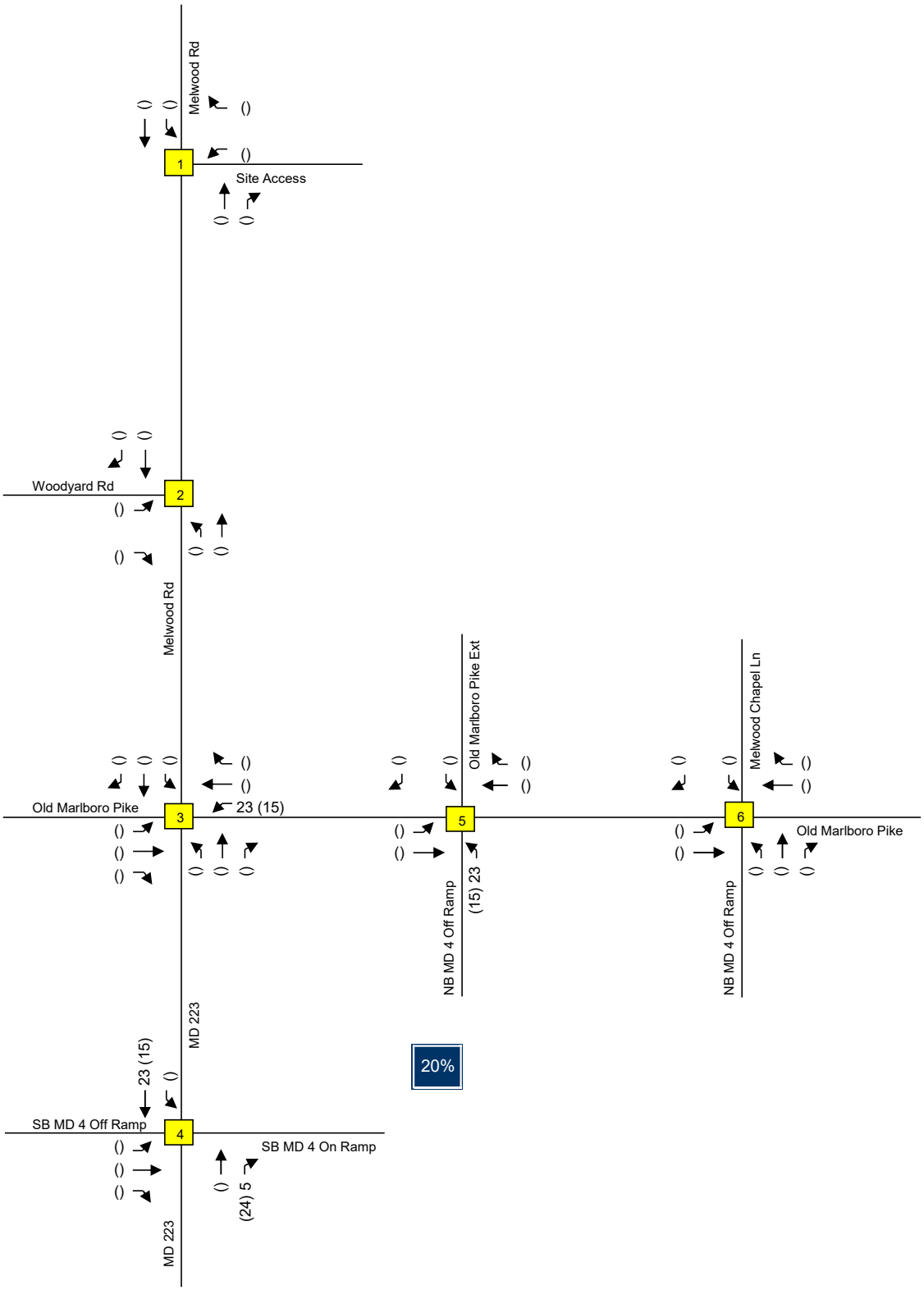
Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Royal Farms Woodyard Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-11**



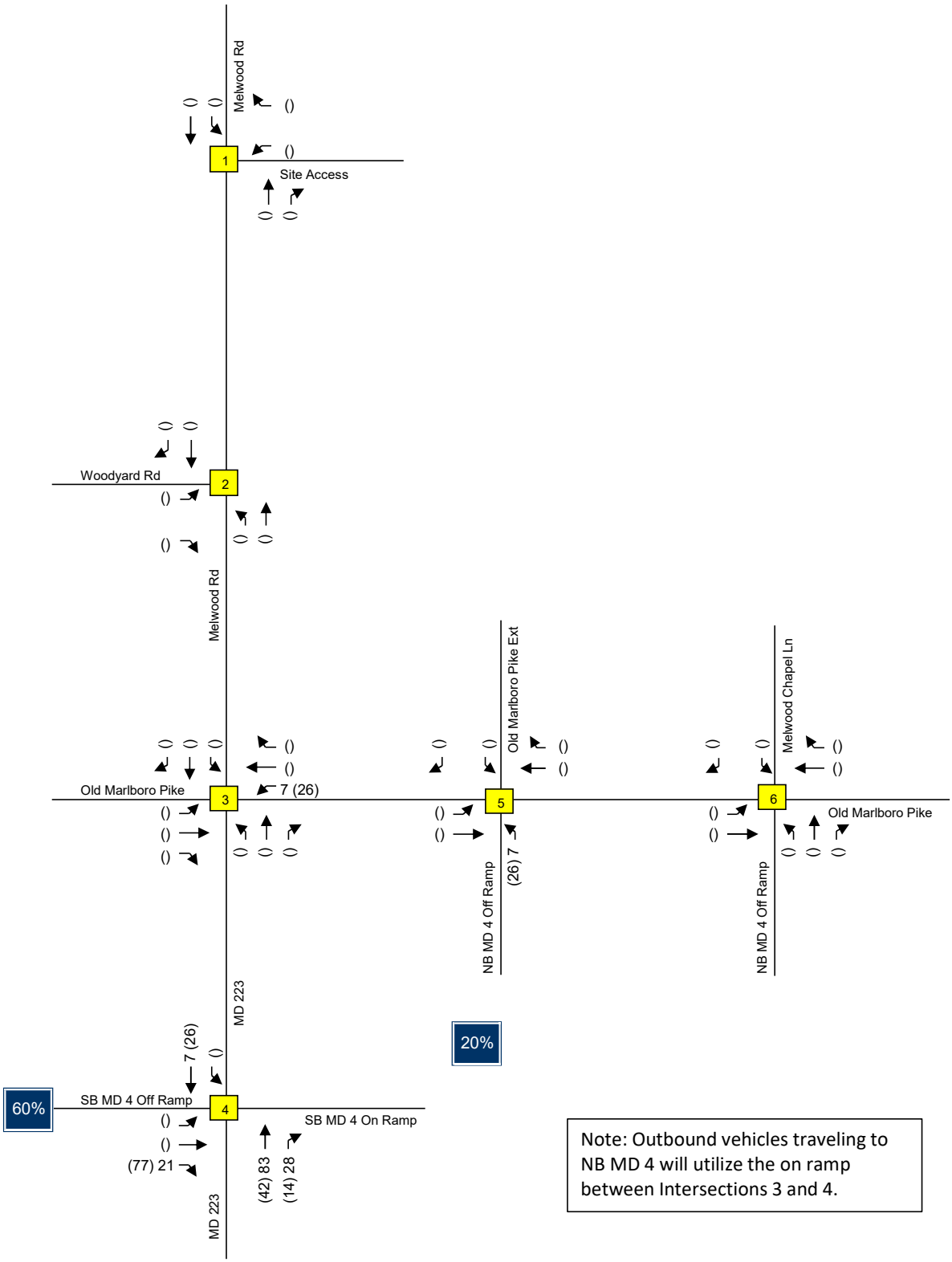
Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Galilee Baptist Church Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-12**



Traffic Impact Analysis	Trip Assignment for Woodmar Corner	**Exhibit C-13**
LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for 6401 Foxley Road Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-14**



Note: Outbound vehicles traveling to NB MD 4 will utilize the on ramp between Intersections 3 and 4.

Traffic Impact Analysis

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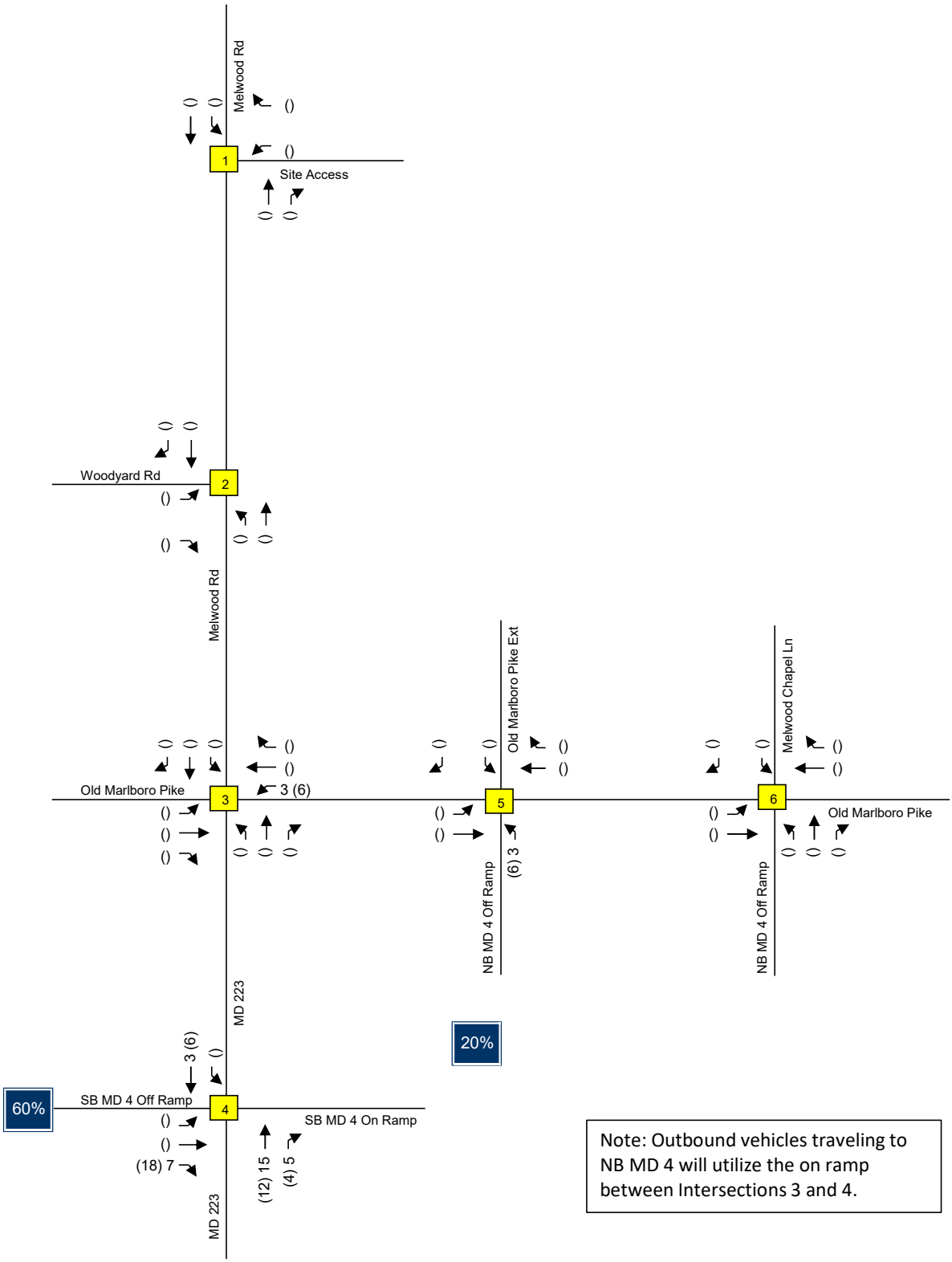
Trip Assignment for Hope Village Phase 2

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit C-15



Note: Outbound vehicles traveling to NB MD 4 will utilize the on ramp between Intersections 3 and 4.

Traffic Impact Analysis

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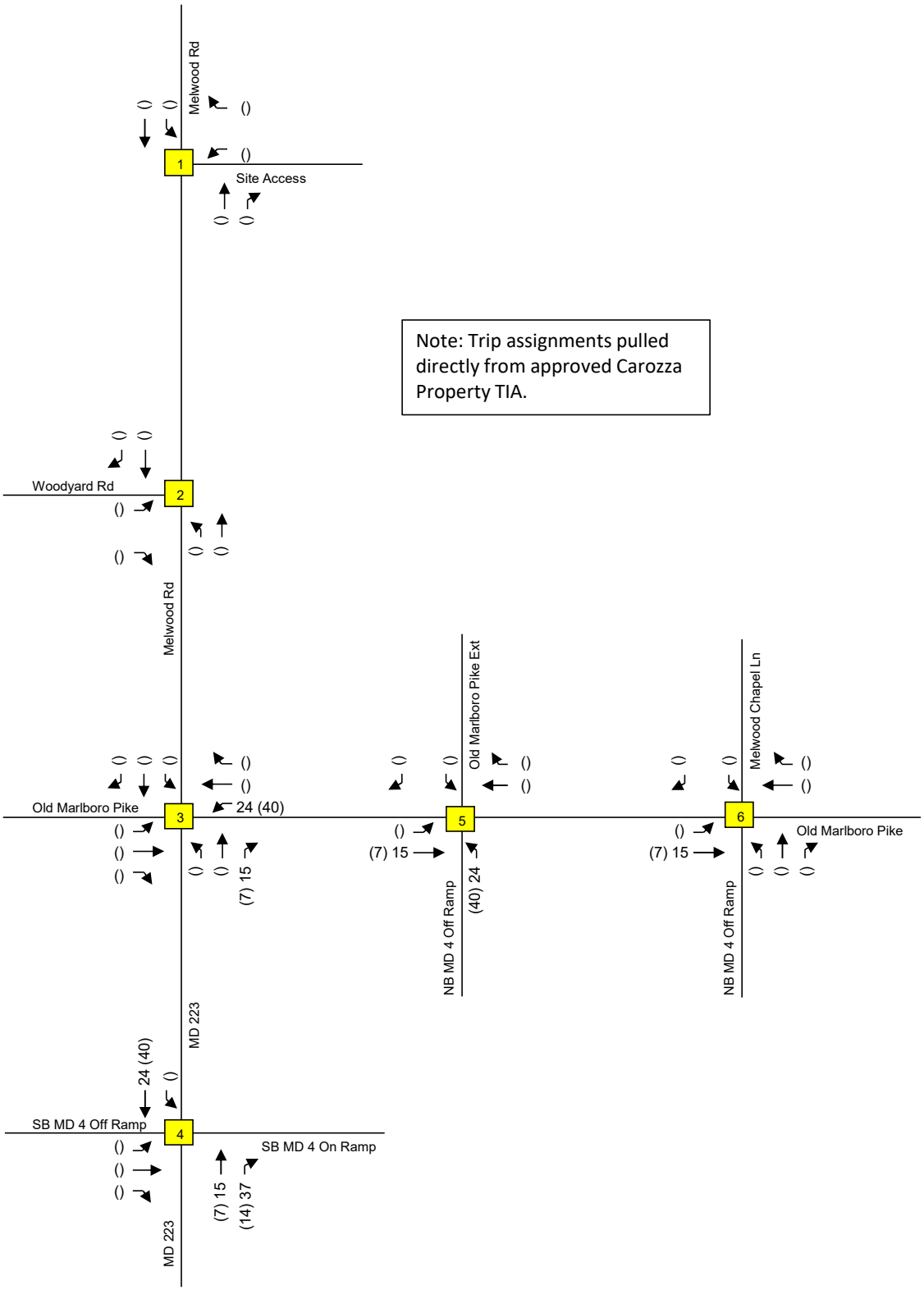
Trip Assignment for Meridian Hill

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit C-16



Traffic Impact Analysis

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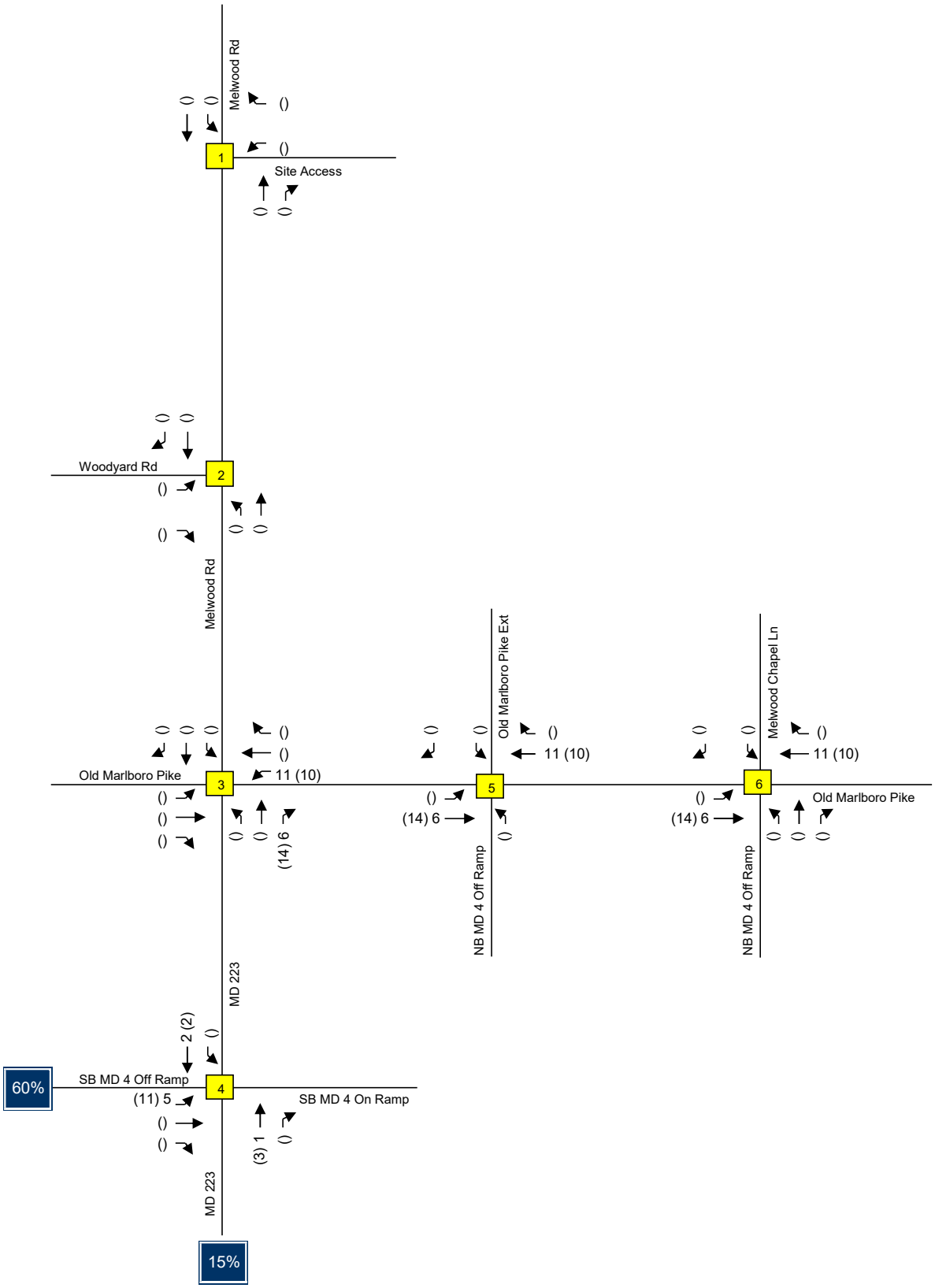
Trip Assignment for Carozza Property

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit C-17



Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Trip Assignment for Prosperity Senior

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit C-18

PRE-APPLICATION NEIGHBORHOOD MEETING AFFIDAVIT
ZMA-2025-003 – MELWOOD ESTATES

I, Matthew C. Tedesco, do hereby declare as follows:

1. I have conducted a Pre-Application Neighborhood Meeting for the proposed new construction, alteration, or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.

2. The meeting was conducted at **Marlboro Ridge Clubhouse, 11401 Marlboro Ridge Road, Upper Marlboro, MD 20772** on **Wednesday, April 16, 2025,** starting at **6:30 pm**.

3. I have included the mailing list (names and addresses of all parties to whom the letter was sent, including dates the letters were mailed), receipt for the list of required invitees from M-NCPPC, meeting invitation and postmarked letter, sign-in sheet, pdf of plans distributed at the meeting, and copy of the PANM summary emailed to all attendees. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.

4. I have prepared (or have caused to be prepared) these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of Maryland that the foregoing is true and correct.

EXECUTED ON THIS 15TH DAY OF MAY 2025.

Matthew C. Tedesco
Attorney/Agent

STATE OF MARYLAND *
COUNTY OF PRINCE GEORGE'S * To wit:

On this 15th day of May 2025, before me, the undersigned officer, personally appeared Matthew C. Tedesco, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission Expires: 6/5/25

Notary Public

BRYAN SPELL
Notary Public · Maryland
Charles County
My Commission Expires on
June 5, 2025

MELWOOD ESTATES

Pre-Application Neighborhood Meeting

Date/Time: Wednesday, April 16, 2025, at 6:30 p.m.
(Doors will open at 6:00 p.m.)

(Developer Representatives will be available to answer questions)

March 14, 2025

Dear Neighbor:

You are invited to a Pre-Application Neighborhood Meeting to review and discuss the development proposal at 4816 Melwood Road, Upper Marlboro, Maryland 20772; and Lot 11 and Outlots A & B, Tax Map 100, Grid B1, which is generally located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4); (Lots 8 and 11, and Outlots A & B; Zoning: AR), in accordance with the Prince George's County Planning Department's Pre-Application procedures for Application Number(s): **ZMA-2025-003.**

Meeting Location:
Marlboro Ridge Clubhouse, 11401 Marlboro Ridge Road, Upper Marlboro, Maryland.

Purpose of the Meeting:
The Pre-Application Neighborhood Meeting is intended as a way for the Project sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of the application to the Prince George's County Planning Department. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a development application has been accepted to the Planning Department, you may track its status at http://www.mncppcapps.org/planning/DAMSWEB/default.cfm.

During the Pre-Application Neighborhood Meeting, the applicant's representatives will present the proposed development to the community. This presentation will provide the applicant an opportunity to hear comments and concerns about the development proposal in order to resolve conflicts and outstanding issues, where possible. Pre-Application Neighborhood Meetings are opportunities for informal communication between applicants and the landowners and occupants of nearby lands, and other residents affected by development proposals. Participation in any preliminary, Pre-Application Neighborhood Meeting is for informational purposes only. **Any resultant participation and/or written summary of same shall not be part of the administrative record for any development application that may be filed and accepted**.

A Pre-Application Neighborhood Meeting is required because this project includes (check all that apply):

- [X] A rezoning of a property (including ZMAs, Planned Developments, and CBCA).
- [ ] An application for Special Exception use.
- [ ] A major departure per Section 27-3614(b)(2).
- [ ] A Preliminary Plan of Major Subdivision.
- [ ] Construction, expansion, or alteration of townhouse and/or multifamily dwelling development of greater than ten (10) units.

- ☐ Construction, expansion, or alteration of nonresidential development consisting of greater than a total of 25,000 square feet of gross floor area.
- ☐ Construction, expansion, or alteration of mixed-use development with greater than ten thousand (10,000) square feet of gross floor area and/or greater than ten (10) dwelling units.
- ☐ A Pre-Application Neighborhood Meeting is option for this application, but the applicant has opted to hold one.

The conceptual development proposal is for: **A Zoning Map Amendment to rezone the property from AR (Agricultural-Residential) Zone to RSF-A (Residential, Single-Family-Attached) Zone to accommodate the future development of approximately 89 single-family detached dwelling units.**

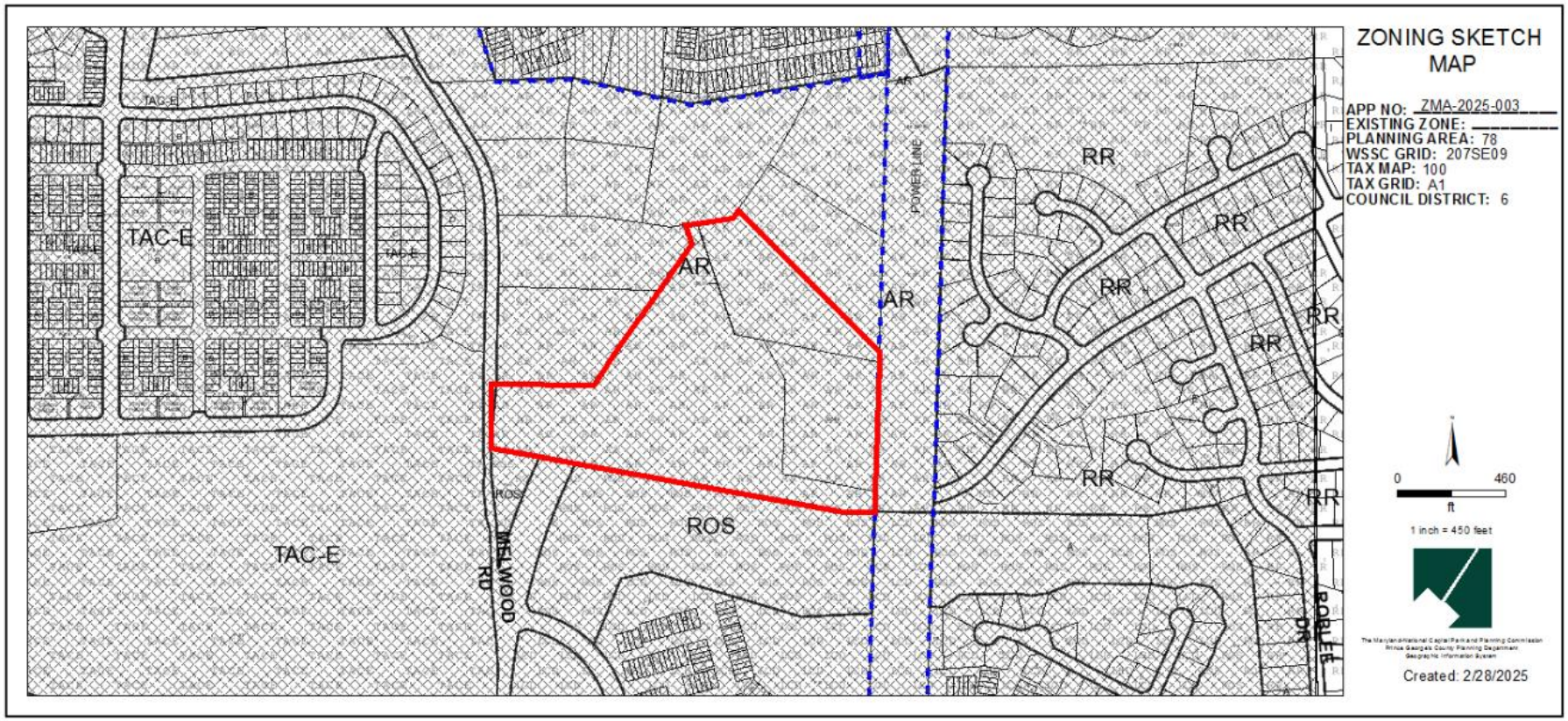
Meeting Information:
Applicant: Day Land Investment LLC c/o Olumuyiwa Sobo
Contact information (email/phone): Matthew C. Tedesco, Esq., MTedesco@mhlawyers.com, (301) 441-2420
Developer/Builder Information (if different from Applicant): Same as Applicant

No government agency has reviewed this application. If you have questions about the Prince George's County Zoning Ordinance, Subdivision Regulations or general development process in the County, please call the Public Information Services Counter at 301-952-3195, or contact the Planning Department via email at PPD-Infocounter@ppd.mncppc.org. You may also find information about the Prince George's County Planning Department and on-going planning efforts at www.pgplanning.org.

If you wish to become a person of record to this application, you may submit your request online at https://www.mncppcapps.org/planning/Person_of_Record/default.cfm or by mail to M-NCPPC, Development Review Division, County Administration Office, 1616 McCormick Drive, Largo, Maryland 20774. Please reference the subject application number.

Sincerely,

Matthew C. Tedesco


ZONING SKETCH MAP
APP NO: ZMA-2025-003
EXISTING ZONE:
PLANNING AREA: 78
WSSC GRID: 207SE09
TAX MAP: 100
TAX GRID: A1
COUNCIL DISTRICT: 6
TAC-E
AR
POWER LINE
RR
ROS
MELWOOD RD
0
460
ft
1 inch = 450 feet
Created: 2/28/2025

The Maryland-National Capital Park & Planning Commission
Planning Department Prince George's County
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774
www.pgplanning.org

Date: 2/28/2025

MAILING LIST - RECEIPT

[X] Development Application **ZMA-2025-003**
[ ] County Application

This receipt is to acknowledge that Matthew Tedesco received the following lists as described by the categories below:

[X] Registered community organization list	Total Records: 48
[X] Adjoining property owners list	Total Records: 90
[X] Municipalities within one mile list	Total Records: 0
[X] Additional government contacts	Total Records: 4

This list is valid for 180 days from the date referenced above. Applicants must obtain an updated mailing list if notifications are not sent within 180 days.

This property is located on WSSC Grid: 207SE09

Ashley Celestin
Development Review Division

Download Extracts:
ZMA-2025-003_02282025122720_Reg_Assoc.xlsx
ZMA-2025-003_02282025122720_Adjoining_Property_Premise_Owner_Address.xlsx
ZMA-2025-003_02282025122719_GovernmentContact.xlsx

A copy of the adjoining properties map has been included for your reference:
ZMA-2025-003_02282025122720_Adjoining_Property.jpg

A mailing list archive has been generated for your reference:
ZMA-2025-003_02282025122720_MailingListArchive.zip

The download extract links above will be available for 3 months. You must download the extracts if you need access to the data in the future.

Data extract may include duplicate address records.

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: ZMA-2025-003
Date: 2/28/2025
Time: 12:27:20 PM

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Total Records(s): 48

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Registered Association Name	First Name
RUSTIC RIDGE HOMEOWNERS ASSOCIATION	
MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC	SANDRA
HOLMEHURST WEST CIVIC ASSOCIATION	CAROLYN
LAKE ARBOR FOUNDATION, INC.	
FORESTVILLE KNOLLS	
LANHAM STATION AREA CITIZENS ASSOCIATION	
RITCHIE HEIGHTS/RITCHIE MANOR CIVIC ASSOCIATION	MALLORY
CANTERBURY HEIGHTS HOMEOWNERS ASSOCIATION	DOUG
MILLWOOD COMMUNITY ASSOCIATION, INC.	
PRINCE GEORGE'S COUNTY EDUCATOR'S ASSOCIATION (PGCEA)	
CANTERBURY ESTATES CIVIC ASSOCIATION	MARGO
THE PARK AT ADDISON METRO HOA, INC.	LAYLA
BELMONT CREST HOMEOWNERS ASSOCIATION	
ENTERPRISE ROAD CORRIDOR DEV. REVIEW DISTRICT	
CAPITAL COURT HOMEOWNERS ASSOCIATION INC.	FRANK
FAIRWOOD COMMUNITY ASSOCIATION, INC.	GENERAL
RESIDENCES @ VICTORY PROMENADE HOMEOWNERS ASSOCIATION, INC	RESIDENCES @ VICTORY
PERRYWOOD COMMUNITY ASSOCIATION, INC.	
LAKE LARGO TOWNHOUSES ASSOCIATION (LLTA)	
THE KNOLLS AT CABIN BRANCH	RUBY
WILLOW WOOD ESTATES	WILLIAM
MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC	SANDRA
COALITION OF CENTRAL PGC COMMUNITY ASSOCIATIONS	
CLAGETT LANDING ASSOCIATION	
CENTRAL CIVIC ASSOCIATION OF THE WILBURN COMMUNITY	DAISY
SUITLAND CIVIC ASSOCIATION, INC.	CHARLOTTE
LITTLE WASHINGTON CIVIC ASSOCIATION	MELVIN P.
ROBLEE CITIZENS ASSOCIATION	JOHN
DELIGHT 1A CONDOMINIUM ASSOCIATION (FAIRWOOD)	
RANDOLPH VILLAGE CIVIC ASSOCIATION	HERMAN
FOXCHASE II HOA	ELAINE
COLLINGTON HOMEOWNERS ASSOCIATION	
FORESTVILLE ESTATES CIVIC ASSOCIATION	WALTER
ADDISON WOODS HOA	CORTEZ
MARWOOD COMMUNITY ASSOCIATION, INC.	ELVIRA
LAKE ARBOR CIVIC ASSOCIATION	THELMA
WESTLAKE AT LAKE ARBOR HOMEOWNERS ASSOCIATION	
WOODMORE ESTATES HOA	GEORGE
ST. MARGARET'S OF SCOTLAND CATHOLIC CHURCH	

MILLWOOD-WATERFORD CITIZENS ASSOCIATION, INC.	MARGARET
MELWOOD ROAD CIVIC ASSOCIATION	
SCENIC PRINCE GEORGE'S	MARK
ARDMORE SPRINGDALE CIVIC ASSOCIATION	TERRY
TALL OAKS CROSSING HOMEOWNERS ASSOCIATION	DOUG
ENTERPRISE ESTATES CIVIC ASSOCIATION	
PALISADES HOMEOWNERS ASSOCIATION	
HILLS OVER MULLIKAN STATION HOA	
THE WOODS OF WOODMORE	KYM

Last Name	Address Number	Street Name & Type
	2200	DEFENSE HIGHWAY
MOTZ	4703	COLONEL DARNELL PLACE
WOOD	11808	PARALLEL ROAD
	12138	CENTRAL AVENUE
	1811	ALTAMONT PLACE
	5308	LANHAM STATION ROAD
JOHNSON	1224	DARLINGTON STREET
DOWNS	10480	LITTLE PATUXENT PARKWAY
	306	SHADY GLEN DRIVE
	8008	MARLBORO PIKE
NELSON	1802	ALBERT COURT
BROWN	3414	MORNINGWOOD DRIVE
	10416	MARLBORO PIKE
	1400	ROSEMARY COURT
CASSAGNOL	9502	CAPITAL COURT
MANAGER	12600	FAIRWOOD PARKWAY
PROMENADE HOA	625	TOUCHDOWN DRIVE
	13200	TRUMPETER SWAN COURT
	9011	LAKE LARGO DRIVE
ARMORER	3311	ALTAIR LANE
TOLLIVER	10101	BALD HILL ROAD
MOTZ	4703	COLONEL DARNELL PLACE
	708	QUARRY AVENUE
	1209	HERITAGE HILLS DRIVE
CHERRY MAGGETT	6616	SISALBED DRIVE
WILLIAMS	4801	TANGIER PLACE
HENDERSON	9200	LINCOLN AVENUE
TILLERY	4815	WOODFORD LANE
	12530	FAIRWOOD PARKWAY
PRIVOTT, JR.	8422	DUNBAR AVENUE
HART	4208	DUTCHESS CT
	312	MARSHALL AVENUE
REDMOND	2005	OVERTON DIVE
HARRINGTON	6718	MOUNTAIN LAKE PLACE
MOZEJKO	10001	GOLDENWOOD COURT
FISHER	1603	PEBBLE BEACH DR
	4307	GALLATIN STREET
OYEGOKE	14302	DRIFTWOOD ROAD
	408	ADDISON ROAD

WHITE	1005	ELDERBERRY PLACE
	4110	MELWOOD ROAD
FALZONE	1012	14TH STREET, NW
HAMLIN	3108	BARCROTT DRIVE
DOWNS	10480	LITTLE PATUXENT PARKWAY
	11704	WHITTIER ROAD
	14106	JONES BRIDGE ROAD
	16606	PEACH STREET
TAYLOR	3003	WESTBROOK LANE

Suite Number	City	State	Zip Code
C/O SENTRY MANAGEMENT	CROFTON	MD	21114
	UPPER MARLBORO	MD	20772
	BOWIE	MD	20720
SUITE 884	BOWIE	MD	20721
	DISTRICT HEIGHTS	MD	20747
	LANHAM	MD	20706
	DISTRICT HEIGHTS	MD	20747
1000	COLUMBIA	MD	21044
	CAPITOL HEIGHTS	MD	20743
	DISTRICT HEIGHTS	MD	20747
	BOWIE	MD	20721
	OLNEY	MD	20832
	UPPER MARLBORO	MD	20772
	BOWIE	MD	20716
	UPPER MARLBORO	MD	20774
	BOWIE	MD	20720
	HYATTSVILLE	MD	20785
	UPPER MARLBORO	MD	20772
	UPPER MARLBORO	MD	20774
	UPPER MARLBORO	MD	20774
	BOWIE	MD	20721
	UPPER MARLBORO	MD	20772
	CAPITOL HEIGHTS	MD	20743
	UPPER MARLBORO	MD	20774
	CAPITOL HEIGHTS	MD	20743
	SUITLAND	MD	20746
	UPPER MARLBORO	MD	20774
	UPPER MARLBORO	MD	20772
SUITE 103	BOWIE	MD	20720
	HYATTSVILLE	MD	20785
	UPPER MARLBORO	MD	20772
SUITE 1006,C/O SABRENA GASKIN-T&A COVENANT SOLUTIO	LAUREL	MD	20707
	DISTRICT HEIGHTS	MD	20747
	CAPITOL HEIGHTS	MD	20743
	UPPER MARLBORO	MD	20772
	BOWIE	MD	20721
C/O BENJAMIN COLBERT, METROPOLIS	HYATTSVILLE	MD	20781
	BOWIE	MD	20721
	CAPITOL HEIGHTS	MD	20743

	CAPITOL HEIGHTS	MD	20743
	UPPER MARLBORO	MD	20772
1108	WASHINGTON	DC	20005
	UPPER MARLBORO	MD	20774
1000	COLUMBIA	MD	21044
	BOWIE	MD	20721
C/O ANDREA CLARK-CHAMBERS MGMT	UPPER MARLBORO	MD	20774
	BOWIE	MD	20716
	BOWIE	MD	20721

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: ZMA-2025-003
Date: 2/28/2025
Time: 12:27:20 PM
Premise Address - Table Columns A-H
Owner Address - Table Columns I-N
==========
Total Records(s): 90
==========

Tax Account	Premise House Number	Premise House Suffix	Premise Street Name
3445335	0		MELWOOD
5677918	11012		MERIDIAN HILL
5677920	11010		MERIDIAN HILL
1776798	4900		MELWOOD
2933802	10624		IGNATIUS DIGGES
1776749	4806		MELWOOD
1776780	4816		MELWOOD
5744437	10611		EAGLE LANDING
5744392	10621		EAGLE LANDING
5744357	10629		EAGLE LANDING
5744346	10631		EAGLE LANDING
2931244	10902		MELWOOD PARK
1777515	5020		ASHFORD
1777606	0		ASHFORD
1776814	10900		ASHFORD
1776822	10904		ASHFORD
1777390	10903		ASHFORD
1777341	5005		ASHFORD
5513635	4999		MELWOOD
5678081	5512		CEDAR GROVE
5677986	11022		MERIDIAN HILL
1776723	4808		MELWOOD
1776806	4902		MELWOOD
2933810	10622		IGNATIUS DIGGES
2933778	5302		ELEANOR BROOKE
1718758	0		MELWOOD
1776731	4802		MELWOOD
5744448	10609		EAGLE LANDING
1776350	10898		OLD MARLBORO
1776517	0		MELWOOD
1777267	5025		ASHFORD
1777275	5023		ASHFORD
1777523	5022		ASHFORD
2931327	0		MELWOOD PARK
1776848	4813		ASHFORD
1776830	4815		ASHFORD
3394517	0		MELWOOD

5678070	5508	CEDAR GROVE
1776756	4804	MELWOOD
1776988	4900	ASHFORD
3445343	4920	MELWOOD
1718733	4920	MELWOOD
5678092	5516	CEDAR GROVE
5677873	11020	MERIDIAN HILL
5677884	11018	MERIDIAN HILL
5695781	10808	MERIDIAN HILL
2933786	5300	ELEANOR BROOKE
2932986	0	ELEANOR BROOKE
1776764	4812	MELWOOD
5744153	4725	GOLDEN GATE
5744370	10625	EAGLE LANDING
5744506	10613	EAGLE LANDING
2931343	0	MELWOOD PARK
2931251	10900	MELWOOD PARK
1776855	4811	ASHFORD
1777325	5013	ASHFORD
1777382	10905	ASHFORD
1776970	4814	ASHFORD
5678002	11015	MERIDIAN HILL
5677895	11016	MERIDIAN HILL
2933760	5304	ELEANOR BROOKE
3679453	4812	MELWOOD
5744450	10607	EAGLE LANDING
5744426	10615	EAGLE LANDING
5744368	10627	EAGLE LANDING
1777507	5018	ASHFORD
1718741	0	MELWOOD
5744415	10617	EAGLE LANDING
5744404	10619	EAGLE LANDING
5744381	10623	EAGLE LANDING
1776962	4812	ASHFORD
2934255	0	WOODYARD
2934248	5200	ELEANOR BROOKE
5677997	11017	MERIDIAN HILL
5677907	11014	MERIDIAN HILL
2933794	10626	IGNATIUS DIGGES
5744335	10633	EAGLE LANDING
5744517	10635	EAGLE LANDING
1777317	5015	ASHFORD
1777408	10901	ASHFORD
1777333	5007	ASHFORD
3445285	0	MELWOOD
2933828	10620	IGNATIUS DIGGES
2933752	5306	ELEANOR BROOKE
2934214	0	OLD MARLBORO

1776772	4814	MELWOOD
1777283	5021	ASHFORD
1777291	5019	ASHFORD
1777309	5017	ASHFORD
1776863	4809	ASHFORD

Premise Street Type	Premise Unit Number	Premise City	Premise ZIP Code
RD		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PIKE		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772

DR		UPPER MARLBORO	20772
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RD		UPPER MARLBORO	20772
DR	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
PIKE		UPPER MARLBORO	20772

RD	UPPER MARLBORO	20772
DR	UPPER MARLBORO	20772
DR	UPPER MARLBORO	20772
DR	UPPER MARLBORO	20772
PL	UPPER MARLBORO	20772

Owner Name	In Care Of Name
DAY FAMILY TRUST	
RANDOLPH JOE EDWARD II ETAL	
PROCTOR KIRK N ETAL	
RUSSELL DALEY C SR TRUST	
JOHNSON MASHARON N	
MANN JAMES H & PRISCILLA R	
DAY FAMILY TRUST	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
BROWN LAWRENCE P & KAREN A	
COX NATISHA	
MELWOOD MANOR HMOWNRS ASSOC IN	
BROWN CHARLES W & DONNA W	
PRICE DAYNA	
CLARKE RUSSELL S & CYNTHIA B	
BROWN BRIAN	
WALTON WESTPHALIA EUROPE LP	WALTON DEVELOPMENT LLC #345
SHOULDERS ROSHANDA LEA	
WESTPHALIA TOWN CENTER	WALTON GLOBAL HOLDINGS LTD
GODDARD LYDIA A	
KEGEGE OBADIAH ETAL	
MCELHANEY ROBIN	
WRIGHT BARBARA A	
DAY FAMILY TRUST	
WILHITE ROBERT W & VIRGINIA E	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
POTOMAC ELECTRIC POWER CO	CORPORATE TAX DEPT 5TH FLOOR
POTOMAC ELECTRIC POWER CO	CORPORATE TAX DEPT 5TH FLOOR
COOPER ANDRE V & WANDA J	
HILLIAN LAWRENCE & EFFIE S	
PAYNE FRENCHETTIA C	
MNCPPC	BECKY NORDAN
HARVEY FRANK E & JACQUELINE G	
JUNG EDWARD L & ALICE L	
DAY FAMILY TRUST	

VAN VITU	
JACKSON JACK L & DONNA A	
MCCALL VINCENT E JR & JOYCELYNN Y	
DEMPSEY TIANA ETAL	
DEMPSEY TIANA ETAL	
FORD NICOL M ETAL	
TURNER TIFFANY CEYLON ETAL	
JONES MICHAEL LEANTHONY JR ETAL	
WESTPHALIA TOWN CENTER RESIDENTIAL	STE 345
O GILVIE GLENROY M ETAL	
MELWOOD PARK H O A INC	DEPT 320 MAJERLE MGMT INC
MCCREARY MELVIN H ETAL	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
MELWOOD PARK H O A INC	DEPT 320 MAJERLE MGMT INC
GOLDSTEIN ROBERT & BEVERLY Y	
ALEXANDER JOHN A & SHARON P	
DIXON WILLIE L & ALICE I	
ADEYEMO KEMISOLA LAURA ETAL	
HAYSLETT JOHN E III & GAY M	
POWELL LOVANDER III ETAL	
ASONGANYI ALICE N ETAL	
LATTIBEAUDIERE SOPHIA K	
MCCREARY MELVIN H ETAL	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
CARTLEDGE ERNEST B & BARBARA A	
DAY FAMILY TRUST	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
IROGHO JOHN ETAL	
MNCPPC	BECKY NORDAN
MNCPPC	BECKY NORDAN
WILSON COREY DEWAYNE ETAL	
MAYS CAROL GENA	
GREENWELL-LYLES HELEN	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
TAYLOR ADRIAN M	
SLAUGHTER DARRELL A	
ACHALEKE NKANGU JOHN ETAL	
DAY FAMILY TRUST	
DILLOW RICHARD & YONG	
DAY KEON	
MELWOOD PARK H O A INC	PROFESSIONAL COMMUNITY MGMT

PADILLA CHRISTOPHER LYNN B ETAL
RICHARDSON RONALD C ETAL
RICHARDSON JUDY REVOCABLE LIVING
DANIELS CODY
MORGAN RICHARD JR & VALIERE V

Mailing Street Address	Mailing City	Mailing State	Mailing ZIP Code
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
11012 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
11010 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
4900 MELWOOD RD	UPPER MARLBORO	MD	20772
13304 WILLIAMS DR	BRANDYWINE	MD	20613
4806 MELWOOD RD	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
10902 MELWOOD PARK PL	UPPER MARLBORO	MD	20772
5020 ASHFORD DR	UPPER MARLBORO	MD	20772
3704 PERRY AVE	KENSINGTON	MD	20895
10900 ASHFORD CT	UPPER MARLBORO	MD	20772
10904 ASHFORD CT	UPPER MARLBORO	MD	20772
10903 ASHFORD CT	UPPER MARLBORO	MD	20772
5005 ASHFORD DR	UPPER MARLBORO	MD	20772
8800 NORTH GAINERY CENTER DR	SCOTTSDALE	AZ	85258
5512 CEDAR GROVE DR	UPPER MARLBORO	MD	20772
8000 WESTPARK DR STE 430	MCLEAN	VA	22102
4808 MELWOOD RD	UPPER MARLBORO	MD	20772
4902 MELWOOD RD	UPPER MARLBORO	MD	20772
10622 IGNATIUS DIGGES DR	UPPER MARLBORO	MD	20772
5302 ELEANOR BROOKE WAY	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
4802 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
701 NINTH ST NW	WASHINGTON	DC	20068
701 NINTH ST NW	WASHINGTON	DC	20068
5025 ASHFORD DR	UPPER MARLBORO	MD	20772
5023 ASHFORD DR	UPPER MARLBORO	MD	20772
5022 ASHFORD DR	UPPER MARLBORO	MD	20772
14741 GOVERNOR ODEN BOWIE DR	UPPER MARLBORO	MD	20772
4813 ASHFORD PL	UPPER MARLBORO	MD	20772
4815 ASHFORD PL	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772

5508 CEDAR GROVE DR	UPPER MARLBORO	MD	20772
4804 MELWOOD RD	UPPER MARLBORO	MD	20772
4900 ASHFORD PL	UPPER MARLBORO	MD	20772
4920 MELWOOD RD	UPPER MARLBORO	MD	20772
4920 MELWOOD RD	UPPER MARLBORO	MD	20772
5516 CEDAR GROOVE DR	UPPER MARLBORO	MD	20772
11020 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
11018 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
8800 N GAINEY DR	SCOTTSDALE	AZ	85258
13410 MARBURG LN	UPPER MARLBORO	MD	20772
PO BOX 4579	HOUSTON	TX	77210
4812 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN BLVD	FAIRFAX	VA	22030
PO BOX 4579	HOUSTON	TX	77210
10900 MELWOOD PARK PL	UPPER MARLBORO	MD	20772
4811 ASHFORD PL	UPPER MARLBORO	MD	20772
5013 ASHFORD DR	UPPER MARLBORO	MD	20772
10905 ASHFORD CT	UPPER MARLBORO	MD	20772
4814 ASHFORD PL	UPPER MARLBORO	MD	20772
11015 MERIDAN HILL WAY	UPPER MARLBORO	MD	20772
11016 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
5304 ELEANOR BROOKE WAY	UPPER MARLBORO	MD	20772
4812 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
5018 ASHFORD DR	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
4812 ASHFORD PL	UPPER MARLBORO	MD	20772
14741 GOVERNOR ODEN BOWIE DR	UPPER MARLBORO	MD	20772
14741 GOVERNOR ODEN BOWIE DR	UPPER MARLBORO	MD	20772
11017 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
11014 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
10626 IGNATIUS DIGGES DR	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
5015 ASHFORD DR	UPPER MARLBORO	MD	20772
10901 ASHFORD CT	UPPER MARLBORO	MD	20772
5007 ASHFORD DR	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
10620 IGNATIUS DIGGES DR	UPPER MARLBORO	MD	20772
5306 ELEANOR BROOKE WAY	UPPER MARLBORO	MD	20772
400 SERENDIPITY DR	MILLERSVILLE	MD	21108

4814 MELWOOD RD	UPPER MARLBORO	MD	20772
5021 ASHFORD DR	UPPER MARLBORO	MD	20772
5019 ASHFORD DR	UPPER MARLBORO	MD	20772
5017 ASHFORD DR	UPPER MARLBORO	MD	20772
4809 ASHFORD PL	UPPER MARLBORO	MD	20772

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: ZMA-2025-003
Date: 2/28/2025
Time: 12:27:19 PM

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Total Records(s): 4

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Name of the Municipaltiy	Officials Name	Officials Title
	Lakisha Hull	Planning Director
	Wala Blegay	Council Member, District 6
	Jolene Ivey	Council Member-At-Large Ivey
	Calvin S. Hawkins, II	Council Member-At-Large Hawkins

In Care Of	Address	Sub Address
Prince George's County Planning Department	1616 McCormick Drive	
	1301 McCormick Drive	County Council, 2nd Floor
	1301 McCormick Drive	County Council, 2nd Floor
	1301 McCormick Drive	County Council, 2nd Floor

City	State	Zip Code
Largo	MD	20774
Largo	MD	20774
Largo	MD	20774
Largo	MD	20774

DAY FAMILY TRUST
4816 MELWOOD RD
UPPER MARLBORO, MD 20772

RANDOLPH JOE EDWARD II ETAL
11012 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

PROCTOR KIRK N ETAL
11010 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

RUSSELL DALEY C SR TRUST
4900 MELWOOD RD
UPPER MARLBORO, MD 20772

JOHNSON MASHARON N
13304 WILLIAMS DR
BRANDYWINE, MD 20613

MANN JAMES H & PRISCILLA R
4806 MELWOOD RD
UPPER MARLBORO, MD 20772

STANLEY MARTIN HOMES LLC
FIRST EXCEL TITLE LLC # 350
3201 JERMANTOWN RD
FAIRFAX, VA 22030

BROWN LAWRENCE P & KAREN A
10902 MELWOOD PARK PL
UPPER MARLBORO, MD 20772

COX NATISHA
5020 ASHFORD DR
UPPER MARLBORO, MD 20772

MELWOOD MANOR HMOWNRS ASSOC
IN
3704 PERRY AVE
KENSINGTON, MD 20895

BROWN CHARLES W & DONNA W
10900 ASHFORD CT
UPPER MARLBORO, MD 20772

PRICE DAYNA
10904 ASHFORD CT
UPPER MARLBORO, MD 20772

CLARKE RUSSELL S & CYNTHIA B
10903 ASHFORD CT
UPPER MARLBORO, MD 20772

BROWN BRIAN
5005 ASHFORD DR
UPPER MARLBORO, MD 20772

WALTON WESTPHALIA EUROPE LP
WALTON DEVELOPMENT LLC #345
8800 NORTH GAINERY CENTER DR
SCOTTSDALE, AZ 85258

SHOULDERS ROSHANDA LEA
5512 CEDAR GROVE DR
UPPER MARLBORO, MD 20772

WESTPHALIA TOWN CENTER
WALTON GLOBAL HOLDINGS LTD
8000 WESTPARK DR STE 430
MCLEAN, VA 22102

GODDARD LYDIA A
4808 MELWOOD RD
UPPER MARLBORO, MD 20772

KEGEGE OBADIAH ETAL
4902 MELWOOD RD
UPPER MARLBORO, MD 20772

MCELHANEY ROBIN
10622 IGNATIUS DIGGES DR
UPPER MARLBORO, MD 20772

WRIGHT BARBARA A
5302 ELEANOR BROOKE WAY
UPPER MARLBORO, MD 20772

DAY FAMILY TRUST
4816 MELWOOD RD
UPPER MARLBORO, MD 20772

WILHITE ROBERT W & VIRGINIA E
4802 MELWOOD RD
UPPER MARLBORO, MD 20772

POTOMAC ELECTRIC POWER CO
CORPORATE TAX DEPT 5TH FLOOR
701 NINTH ST NW
WASHINGTON, DC 20068

COOPER ANDRE V & WANDA J
5025 ASHFORD DR
UPPER MARLBORO, MD 20772

HILLIAN LAWRENCE & EFFIE S
5023 ASHFORD DR
UPPER MARLBORO, MD 20772

PAYNE FRENCHETTIA C
5022 ASHFORD DR
UPPER MARLBORO, MD 20772

MNCPPC
BECKY NORDAN
14741 GOVERNOR ODEN BOWIE DR
UPPER MARLBORO, MD 20772

HARVEY FRANK E & JACQUELINE G
4813 ASHFORD PL
UPPER MARLBORO, MD 20772

JUNG EDWARD L & ALICE L
4815 ASHFORD PL
UPPER MARLBORO, MD 20772

DAY FAMILY TRUST
4816 MELWOOD RD
UPPER MARLBORO, MD 20772

VAN VITU
5508 CEDAR GROVE DR
UPPER MARLBORO, MD 20772

JACKSON JACK L & DONNA A
4804 MELWOOD RD
UPPER MARLBORO, MD 20772

MCCALL VINCENT E JR & JOYCELYNN Y
4900 ASHFORD PL
UPPER MARLBORO, MD 20772

DEMPSEY TIANA ETAL
4920 MELWOOD RD
UPPER MARLBORO, MD 20772

FORD NICOL M ETAL
5516 CEDAR GROOVE DR
UPPER MARLBORO, MD 20772

TURNER TIFFANY CEYLON ETAL
11020 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

JONES MICHAEL LEANTHONY JR ETAL
11018 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

WESTPHALIA TOWN CENTER RESIDENTIAL
STE 345
8800 N GAINEY DR
SCOTTSDALE, AZ 85258

O GILVIE GLENROY M ETAL
13410 MARBURG LN
UPPER MARLBORO, MD 20772

MELWOOD PARK H O A INC
DEPT 320 MAJERLE MGMT INC
PO BOX 4579
HOUSTON, TX 77210

MCCREARY MELVIN H ETAL
4812 MELWOOD RD
UPPER MARLBORO, MD 20772

GOLDSTEIN ROBERT & BEVERLY Y
10900 MELWOOD PARK PL
UPPER MARLBORO, MD 20772

ALEXANDER JOHN A & SHARON P
4811 ASHFORD PL
UPPER MARLBORO, MD 20772

DIXON WILLIE L & ALICE I
5013 ASHFORD DR
UPPER MARLBORO, MD 20772

ADEYEMO KEMISOLA LAURA ETAL
10905 ASHFORD CT
UPPER MARLBORO, MD 20772

HAYSLETT JOHN E III & GAY M
4814 ASHFORD PL
UPPER MARLBORO, MD 20772

POWELL LOVANDER III ETAL
11015 MERIDAN HILL WAY
UPPER MARLBORO, MD 20772

ASONGANYI ALICE N ETAL
11016 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

LATTIBEAUDIERE SOPHIA K
5304 ELEANOR BROOKE WAY
UPPER MARLBORO, MD 20772

MCCREARY MELVIN H ETAL
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UPPER MARLBORO, MD 20772

CARTLEDGE ERNEST B & BARBARA A
5018 ASHFORD DR
UPPER MARLBORO, MD 20772

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4812 ASHFORD PL
UPPER MARLBORO, MD 20772

WILSON COREY DEWAYNE ETAL
11017 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

MAYS CAROL GENA
11014 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

GREENWELL-LYLES HELEN
10626 IGNATIUS DIGGES DR
UPPER MARLBORO, MD 20772

TAYLOR ADRIAN M
5015 ASHFORD DR
UPPER MARLBORO, MD 20772

SLAUGHTER DARRELL A
10901 ASHFORD CT
UPPER MARLBORO, MD 20772

ACHALEKE NKANGU JOHN ETAL
5007 ASHFORD DR
UPPER MARLBORO, MD 20772

DAY FAMILY TRUST
4816 MELWOOD RD
UPPER MARLBORO, MD 20772

RUSTIC RIDGE HOMEOWNERS ASSOCIATION
2200 DEFENSE HIGHWAY, C/O SENTRY MANAGEMENT
CROFTON, MD 21114

MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC
SANDRA MOTZ
4703 COLONEL DARNELL PLACE,
UPPER MARLBORO, MD 20772

HOLMEHURST WEST CIVIC ASSOCIATION
CAROLYN WOOD
11808 PARALLEL ROAD,
BOWIE, MD 20720

LAKE ARBOR FOUNDATION, INC.
12138 CENTRAL AVENUE, SUITE 884
BOWIE, MD 20721

FORESTVILLE KNOLLS
1811 ALTAMONT PLACE,
DISTRICT HEIGHTS, MD 20747

LANHAM STATION AREA CITIZENS ASSOCIATION
5308 LANHAM STATION ROAD,
LANHAM, MD 20706

RITCHIE HEIGHTS/RITCHIE MANOR CIVIC ASSOCIATION
MALLORY JOHNSON
1224 DARLINGTON STREET,
DISTRICT HEIGHTS, MD 20747

CANTERBURY HEIGHTS HOMEOWNERS ASSOCIATION
DOUG DOWNS
10480 LITTLE PATUXENT PARKWAY,
1000
COLUMBIA, MD 21044

MILLWOOD COMMUNITY ASSOCIATION, INC.
306 SHADY GLEN DRIVE,
CAPITOL HEIGHTS, MD 20743

PRINCE GEORGE'S COUNTY EDUCATOR'S ASSOCIATION (PGCEA)
8008 MARLBORO PIKE,
DISTRICT HEIGHTS, MD 20747

CANTERBURY ESTATES CIVIC ASSOCIATION
MARGO NELSON
1802 ALBERT COURT,
BOWIE, MD 20721

THE PARK AT ADDISON METRO HOA, INC.
LAYLA BROWN
3414 MORNINGWOOD DRIVE,
OLNEY, MD 20832

BELMONT CREST HOMEOWNERS ASSOCIATION
10416 MARLBORO PIKE,
UPPER MARLBORO, MD 20772

ENTERPRISE ROAD CORRIDOR DEV. REVIEW DISTRICT
1400 ROSEMARY COURT,
BOWIE, MD 20716

CAPITAL COURT HOMEOWNERS ASSOCIATION INC.
FRANK CASSAGNOL
9502 CAPITAL COURT,
UPPER MARLBORO, MD 20774

FAIRWOOD COMMUNITY ASSOCIATION, INC.
GENERAL MANAGER
12600 FAIRWOOD PARKWAY,
BOWIE, MD 20720

RESIDENCES @ VICTORY PROMENADE HOMEOWNERS ASSOCIATION, INC
RESIDENCES @ VICTORY PROMENADE HOA
625 TOUCHDOWN DRIVE,
HYATTSVILLE, MD 20785

PERRYWOOD COMMUNITY ASSOCIATION, INC.
13200 TRUMPETER SWAN COURT,
UPPER MARLBORO, MD 20772

LAKE LARGO TOWNHOUSES ASSOCIATION (LLTA)
9011 LAKE LARGO DRIVE,
UPPER MARLBORO, MD 20774

THE KNOLLS AT CABIN BRANCH
RUBY ARMORER
3311 ALTAIR LANE,
UPPER MARLBORO, MD 20774

WILLOW WOOD ESTATES
WILLIAM TOLLIVER
10101 BALD HILL ROAD,
BOWIE, MD 20721

MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC
SANDRA MOTZ
4703 COLONEL DARNELL PLACE,
UPPER MARLBORO, MD 20772

COALITION OF CENTRAL PGC COMMUNITY ASSOCIATIONS
708 QUARRY AVENUE,
CAPITOL HEIGHTS, MD 20743

CLAGETT LANDING ASSOCIATION
1209 HERITAGE HILLS DRIVE,
UPPER MARLBORO, MD 20774

CENTRAL CIVIC ASSOCIATION OF THE WILBURN COMMUNITY
DAISY CHERRY MAGGETT
6616 SISALBED DRIVE,
CAPITOL HEIGHTS, MD 20743

SUITLAND CIVIC ASSOCIATION, INC.
CHARLOTTE WILLIAMS
4801 TANGIER PLACE,
SUITLAND, MD 20746

LITTLE WASHINGTON CIVIC ASSOCIATION
MELVIN P. HENDERSON
9200 LINCOLN AVENUE,
UPPER MARLBORO, MD 20774

ROBLEE CITIZENS ASSOCIATION
JOHN TILLERY
4815 WOODFORD LANE,
UPPER MARLBORO, MD 20772

DELIGHT 1A CONDOMINIUM ASSOCIATION (FAIRWOOD)
12530 FAIRWOOD PARKWAY, SUITE 103
BOWIE, MD 20720

RANDOLPH VILLAGE CIVIC ASSOCIATION
HERMAN PRIVOTT, JR.
8422 DUNBAR AVENUE,
HYATTSVILLE, MD 20785

FOXCHASE II HOA
ELAINE HART
4208 DUTCHESS CT,
UPPER MARLBORO, MD 20772

COLLINGTON HOMEOWNERS ASSOCIATION
312 MARSHALL AVENUE, SUITE 1006,C/O SABRENA GASKIN-T&A COVENANT SOLUTIO
LAUREL, MD 20707

FORESTVILLE ESTATES CIVIC ASSOCIATION
WALTER REDMOND
2005 OVERTON DIVE,
DISTRICT HEIGHTS, MD 20747

ADDISON WOODS HOA
CORTEZ HARRINGTON
6718 MOUNTAIN LAKE PLACE,
CAPITOL HEIGHTS, MD 20743

MARWOOD COMMUNITY ASSOCIATION, INC.
ELVIRA MOZEJKO
10001 GOLDENWOOD COURT,
UPPER MARLBORO, MD 20772

LAKE ARBOR CIVIC ASSOCIATION
THELMA FISHER
1603 PEBBLE BEACH DR,
BOWIE, MD 20721

WESTLAKE AT LAKE ARBOR HOMEOWNERS ASSOCIATION
4307 GALLATIN STREET, C/O BENJAMIN COLBERT, METROPOLIS
HYATTSVILLE, MD 20781

WOODMORE ESTATES HOA
GEORGE OYEGOKE
14302 DRIFTWOOD ROAD,
BOWIE, MD 20721

ST. MARGARET'S OF SCOTLAND CATHOLIC CHURCH
408 ADDISON ROAD,
CAPITOL HEIGHTS, MD 20743

MILLWOOD-WATERFORD CITIZENS ASSOCIATION, INC.
MARGARET WHITE
1005 ELDERBERRY PLACE,
CAPITOL HEIGHTS, MD 20743

MELWOOD ROAD CIVIC ASSOCIATION
4110 MELWOOD ROAD,
UPPER MARLBORO, MD 20772

SCENIC PRINCE GEORGE'S
MARK FALZONE
1012 14TH STREET, NW, 1108
WASHINGTON, DC 20005

ARDMORE SPRINGDALE CIVIC ASSOCIATION
TERRY HAMLIN
3108 BARCROTT DRIVE,
UPPER MARLBORO, MD 20774

TALL OAKS CROSSING HOMEOWNERS ASSOCIATION
DOUG DOWNS
10480 LITTLE PATUXENT PARKWAY, 1000
COLUMBIA, MD 21044

ENTERPRISE ESTATES CIVIC ASSOCIATION
11704 WHITTIER ROAD,
BOWIE, MD 20721

PALISADES HOMEOWNERS ASSOCIATION
14106 JONES BRIDGE ROAD, C/O ANDREA CLARK-CHAMBERS MGMT
UPPER MARLBORO, MD 20774

HILLS OVER MULLIKAN STATION HOA
16606 PEACH STREET,
BOWIE, MD 20716

THE WOODS OF WOODMORE
KYM TAYLOR
3003 WESTBROOK LANE,
BOWIE, MD 20721

Lakisha Hull
Planning Director
Prince George's County Planning Department
1616 McCormick Drive
Largo, MD 20774

Wala Blegay
Council Member, District 6
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774

Jolene Ivey
Council Member-At-Large Ivey
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774

Calvin S. Hawkins, II
Council Member-At-Large Hawkins
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774

DILLOW RICHARD & YONG
10620 IGNATIUS DIGGES DR
UPPER MARLBORO, MD 20772

DAY KEON
5306 ELEANOR BROOKE WAY
UPPER MARLBORO, MD 20772

MELWOOD PARK H O A INC
PROFESSIONAL COMMUNITY MGMT
400 SERENDIPITY DR
MILLERSVILLE, MD 21108

PADILLA CHRISTOPHER LYNN B ETAL
4814 MELWOOD RD
UPPER MARLBORO, MD 20772

RICHARDSON RONALD C ETAL
5021 ASHFORD DR
UPPER MARLBORO, MD 20772

RICHARDSON JUDY REVOCABLE LIVING
5019 ASHFORD DR
UPPER MARLBORO, MD 20772

DANIELS CODY
5017 ASHFORD DR
UPPER MARLBORO, MD 20772

MORGAN RICHARD JR & VALIERE V
4809 ASHFORD PL
UPPER MARLBORO, MD 20772

McNamee Hosea
Attorneys & Advisors

6404 Ivy Lane, Suite 820
Greenbelt, Maryland 20770

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 20770
02 7H
0006207413

$ 002.040

MAR 14 2025

ACT

Matthew C. Tedesco, Esq.
McNamee Hosea
6404 Ivy Lane, Suite 820
Greenbelt, MD 20770

M-NCPPC
Prince George's County
Planning Department

PRE-APPLICATION NEIGHBORHOOD MEETING

Proposed Development

Zone:
AR

Acres:
27.54

Application No:
ZMA-2025-003

Property Description:
A Zoning Map Amendment to rezone the property from AR (Agricultural-Residential) Zone to RSF-A (Residential, Single-Family-Attached) Zone to accommodate the future development of single-family detached dwelling units.

Applicant Contact

Name: c/o Matthew C. Tedesco, Esq.
Phone: (301) 441-2420
Email: MTedesco@mhlawyers.com

☑ Include Neighborhood Meeting Information: (uncheck if not needed)

Neighborhood Meeting Information

4/16/2025 (Date) 6:30 pm (Time) · Marlboro Ridge Clubhouse (Location)
11401 Marlboro Ridge Road
Upper Marlboro, MD

Become a Party of Record

To become a party of record submit your request online at https://pglan.org/record or by mail to:

Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Upper Marlboro, MD 20774

The pre-application neighborhood meeting is intended to inform residents of nearby lands about a proposed development application, and to provide the applicant an opportunity to hear comments and concerns about the development proposal in order to resolve conflicts and outstanding issues, where possible.

For more information about this project or to share comments:

240-545-8976

or email Hearing.Request@ppd.mncppc.org

For more information:

Case Information: https://www.mncppcapps.org/planning/damsweb/default.cfm
Planning Department: www.pgplanning.org
County Council/District Council: www.pgccouncil.us

No government agency has reviewed this application.

Reset Form

4920
M-NCPPC
Prince George's County
Planning Department
PRE-APPLICATION NEIGHBORHOOD
MEETING
Zone:
AR
Acres:
27.54
Application No:
ZMA-2025-003
Proposed Development
Property Description:
A Zoning Map Amendment to rezone the property from AR (Agricultural-Residential) Zone to RSF-A (Residential, Single-Family-Attached) Zone to accommodate the future development of single-family detached dwelling units.
Applicant Contact
Name: c/o Matthew C. Tedesco, Esq.
Phone: (301) 441-2420
Email: MTedesco@mhlawyers.com
Neighborhood Meeting Information
4/16/2025 (Date)
6:30 pm (Time)
Marlboro Ridge Clubhouse (Location)
11401 Marlboro Ridge Road
Upper Marlboro, MD
Become a Party of Record
To become a party of record submit your request online at
https://pgplan.org/record or by mail to:
Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Upper Marlboro, MD 20774
The pre-application neighborhood meeting is intended to inform residents of nearby lands about a proposed development application, and to provide the applicant an opportunity to hear comments and concerns about the development proposal in order to resolve conflicts and outstanding issues, where possible.
For more information about this project or to share comments:
240-545-8976
or email Hearing.Request@ppd.mncppc.org
For more information:
Case Information: https://www.mncppcapps.org/planning/darmwebdefault.cfm
Planning Department: www.pgplanning.org
County Council/District Council: www.pgccouncil.us
No government agency has reviewed this application.

4920
MEETING
MEETING

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

MELWOOD ESTATES

Pre-Application Neighborhood Meeting Sign-In Sheet

Meeting Date: WEDNESDAY, APRIL 16, 2025

Meeting Time: 6:30 P.M. (DOORS OPEN AT 6:00 P.M.)

Meeting Address: MARLBORO RIDGE CLUBHOUSE, 11401 MARLBORO RIDGE ROAD
UPPER MARLBORO, MARYLAND

Project Application Number(s): ZMA-2025-003

Project Address: 4816 MELWOOD ROAD, UPPER MARLBORO, MARYLAND 20772

Property Owner Name(s): DAY FAMILY TRUST

Applicant Name and Contact Information (email/phone): DAY LAND INVESTMENTS LLC
C/O MATTHEW C. TEDESCO, ESQ.
MCNAMEE HOSEA, P.A.
MTEDESCO@MHLAWYERS.COM
(301) 441-2420

Project Sponsor/Representative:

Please print your name below, state your affiliation with a neighborhood group (as applicable), and provide your address, phone number, and email. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

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

If you attend the meeting and sign the attendance sheet provided by the applicant and would also like to become a Person of Record, you are encouraged to request to become a Person of Record (see instructions on the written invitation for this meeting). As a Person of Record, you will be entitled to certain rights under the Zoning Ordinance or Subdivision Regulations such as notice of upcoming meetings, actions, and decisions rendered at certain stages of application process, as well as relevant appeals procedures.

Name/Organization	Address	Phone	Email
Barbara Wright	5302 Eleanor Brookeway	240 484-5334	wright@mail@yahoo.com
Andrea Anderson	4508 grazing Way		

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

If you attend the meeting and sign the attendance sheet provided by the applicant and would also like to become a Person of Record, you are encouraged to request to become a Person of Record (see instructions on the written invitation for this meeting). As a Person of Record, you will be entitled to certain rights under the Zoning Ordinance or Subdivision Regulations such as notice of upcoming meetings, actions, and decisions rendered at certain stages of application process, as well as relevant appeals procedures.

Name/Organization	Address	Phone	Email
Yadira Bordlemay Padilla	4814 Melwood Rd Upper Marlboro, MD 20772	347 320 2098	Yadira.padilla@gmail.com
Robin Williams	10913 Dappled Grey Way	301-456-4676	RobinW327@gmail.com
Rosalia Mann	4806 Melwood Rd	301-233-2334	mmann11@aol.com

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

If you attend the meeting and sign the attendance sheet provided by the applicant and would also like to become a Person of Record, you are encouraged to request to become a Person of Record (see instructions on the written invitation for this meeting). As a Person of Record, you will be entitled to certain rights under the Zoning Ordinance or Subdivision Regulations such as notice of upcoming meetings, actions, and decisions rendered at certain stages of application process, as well as relevant appeals procedures.

Name/Organization	Address	Phone	Email
Chris Bordlemay Padilla	4814 Melwood Rd. Upper Marlboro, MD 20772	607-227-7646	[redacted] cristobal.b.padilla@gmail.com
Tiana Woolard	4920 Melwood Rd Upper Marlboro, MD	240-434-6374	ms.woolard2020@gmail.com

Melwood Estates (Day Property)

ZMA-2025-003
PANM Fact Sheet

1. **Property Addresses/Description:** 4816 Melwood Road, Upper Marlboro, Maryland 20772; and Lot 11 and Outlots A & B, Tax Map 100, Grid B1, which is generally located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4); (Lots 8 and 11, and Outlots A & B)

2. **Owner:** Day Family Trust

3. **Applicant/Developer:** Day Land Investment, LLC c/o Olumuyiwa Sobo

4. **Point of Contact:** Matthew C. Tedesco, Esq., McNamee Hosea, P.A.
(301) 441-2420
Mtedesco@mhlawyers.com

5. **Type of Application:**
Zoning Map Amendment of a rural and agricultural base zone to a residential base zone.
   - Current Zone: AR (Agricultural-Residential) Zone
   - Requested Zone: RSF-A (Residential-Single-Family Attached) Zone to accommodate the future development of single-family detached dwelling units.

6. **Project Notes**

- Approximately 25.95 acres.
- Approximately 85-89 single-family detached units.
- Zoning Map Amendment to the RSF-A Zone to provide development in a form that supports residential living and walkability, is pedestrian oriented, and is well connected to surrounding lands.
- The property is envisioned, under this new development scheme, to align with the goals of the RFA-Zone.
- The minimum net lot area for single-family detached dwelling units will be 5,000 square feet, which is consistent with the existing single-family detached lots to the east within the Westphalia East subdivision.
- The development of the property with single-family detached dwellings on lot sizes comparable with those in Westphalia East will also serve as a transition between the higher density single-family attached dwellings to the north and south with the single family detached dwellings to the east (east of the PEPCO transmission lines) in the RR Zone.
- The envisioned development will be in a compact and distinctly organic form, with lot and block motifs consistent with emerging residential development within the Westphalia Edge areas while also preserving and enhancing environmental adaptation of the property.
- With a compact development of single-family detached residential units, design considerations will be accommodated to provide a variety of open spaces areas in order to promote active healthy lifestyles.
- The development, which will be consistent with adjacent emerging development will also help to implement the Sector Plan and MPOT by providing roadways in a way that forms a livable and walkable edge to the neighborhood through provision of an extensive interior open space system and internal sidewalks.

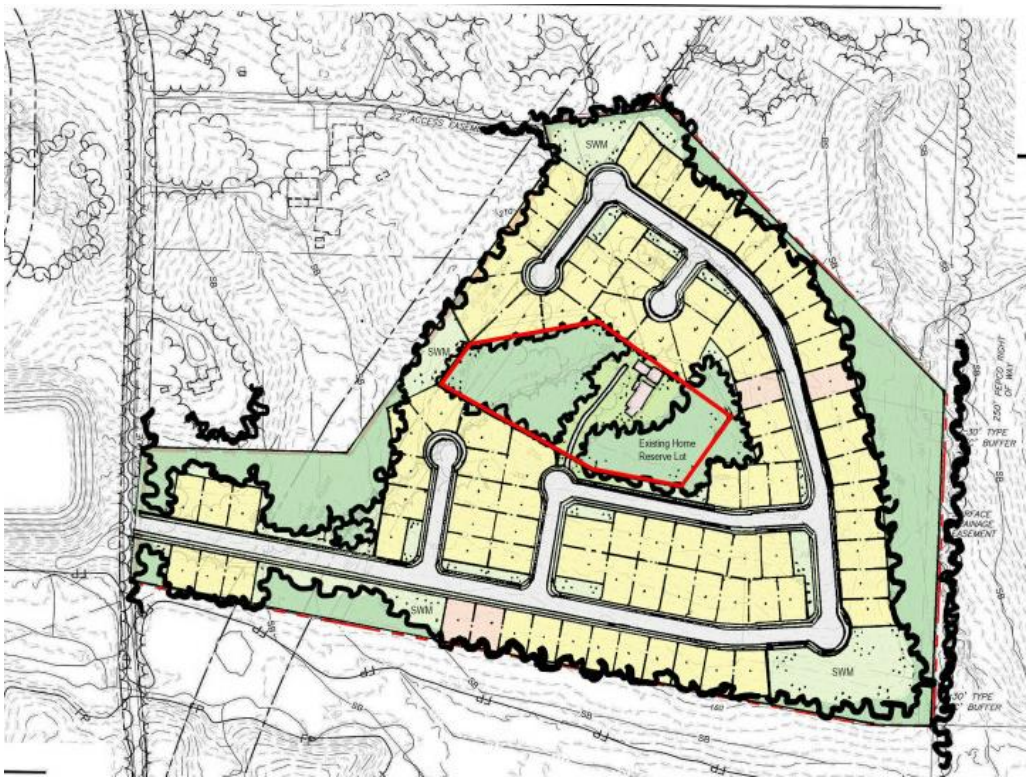
- The proposed development will include public roadways which also accommodate a variety of pedestrian modes: walking, biking, and jogging.

7. Intensity & Dimensional standards:

(2) Intensity and Dimensional Standards	
Standard(1)	**Single-Family Detached Dwelling**
Density, max. (du/ac of net lot area)	8.70
Net lot area, min. (sf)	5,000
❶ Lot width, min. (ft)	45 (10)
Lot frontage (width) at front street line, min. (ft)	40
Lot coverage, max. (% of net lot area)	40
❷ Front yard depth, min. (ft)	15
❸ Side yard depth, min. (ft)	8 (3)
❹ Rear yard depth, min. (ft)	20
❺ Principal structure height, max. (ft)	40
Accessory structure height, max. (ft) (6)	25

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

8. Conceptual Layout



9. ZMA Process:

Figure 27-3601(b): Zoning Map Amendment (ZMA) Procedure (Illustrative)

↓	27-3401	Pre-Application Conference	Required (except for District Council, Planning Board, or Planning Director)
↓	27-3402	Pre-Application Neighborhood Meeting	Required (except for District Council, Planning Board, or Planning Director)
↓	27-3403	Application Submittal	To Planning Director
↓	27-3404	Determination of Completeness	Planning Director makes determination
↓	27-3406	Staff Review and Action	Planning Director prepares Technical Staff Report
↓	27-3407	Scheduling Public Hearing and Public Notice	Review Board/ZHE (Clerk of the District Council) schedule their hearings, provide notice
↓	27-3408	Review and Recommendation by Advisory Board or Official	Planning Board recommendation (hearing optional); ZHE hearing and recommendation
↓	27-3409	Review and Decision by Decision-Making Body or Official	District Council holds oral argument hearing, makes decision (conditions allowed)
→	27-3413	Notification	Clerk of the Council notifies

10. Persons of Record Information

No government agency has reviewed this application. If you have questions about the Prince George's County Zoning Ordinance, Subdivision Regulations, or general development process in the County, please call the Public Information Services Counter at 301-952-3195, or contact the Planning Department via email at PPD-Infocounter@ppd.mncppc.org. You may also find information about the Prince George's County Planning Department and on-going planning efforts at www.pgplanning.org.

If you wish to become a Person of Record to this application, you are encouraged to do so at this time. As a Person of Record, you will be entitled to certain rights under the Zoning Ordinance and Subdivision Regulations, but registration is required. You may register online at https://www.mncppcapps.org/planning/Person_of_Record/default.cfm, or you may submit your name, address, and the above-referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774

Please reference the subject application number: **ZMA-2025-003**

Pre-Application Neighborhood Meeting Summary

Project Name: Melwood Estates

Project Application Numbers: ZMA-2025-003 and TCP or TCP Exemption

Project Address: 4816 Melwood Road, Upper Marlboro, Maryland 20772; and Lot 11 and Outlots A & B, Tax Map 100, Grid B1.

Meeting Date: Wednesday, April 16, 2025

Meeting Time: Doors Opened at 6:00 P.M.
Meeting Started at 6:30 P.M.
Meeting Concluded at 7:15 P.M.

Meeting Address: Marlboro Ridge Clubhouse, 11401 Marlboro Ridge Road, Upper Marlboro, Maryland.

Applicant Name: Day Land Investment LLC c/o Olumuyiwa Sobo

Attendees on Behalf of the Applicant:
Olumuyiwa Sobo
Day Land Investment, LLC.

Matthew Tedesco, Esq.
Dominique Lockhart, AICP
McNamee Hosea, P.A.

Daniel Schlegel
Dewberry

Ryan Wingate
Lenhart Traffic Consulting, Inc.

Topics Discussed/Raised:

- Summary of the application and project were provided that included a Project Fact Sheet, Conceptual Rendered Site Plan, and, generally, the following information:
  - Applicant information and contact information
  - Property address and location;
  - Property Zoning;
  - Application type(s);
  - Size of the project/property;
  - Design themes and elements of the project;
  - Unit type and density;
  - Rendered site plan;

- Preliminary Layout;
- ZMA Procedure Illustrative; and
- Information on how to become a Person of Record.

- Questions Raised or Discussion Topics
  - Difference between the zoning classifications of residential attached vs. residential detached. Reasoning for the proposed zone.
  - Direct or indirect impacts of proposed development on the Marlboro Ridge residential community.
  - Project team members in attendance and status of land owner as contract purchaser.
  - Number of required neighborhood meetings and outreach required for each application type (ZMA, PPS, and DET).
  - Number of applications needed and timeline (ZMA, PPS, and DET).
  - Impact of project on the County, specifically regarding police, fire, water/sewer services, and schools. Discussed impact fees associated with each of those items as well as other adequacy requirements that are tested at the time of subdivision (PPS).
  - Whether there will be front foot benefit charges associated with the project.
  - Road improvements provided by developer v. provided by the County.
  - Comments regarding the MD 4 & Woodyard Road intersection and interchange and its traffic and safety issues. SHA information shared to log complaints directly to SHA.
  - Proposed entrance to the development and any frontage improvements.
  - Impacts the future development may have on adjacent houses – buffers and setbacks were discussed.
  - Mitigation of impact to wildlife.
  - Impact of lighting on adjacent development – explained that a photometric study will be required with the future DET and that all street lights will be LED and downward facing.
  - Whether the development will impact adjacent private well and septic systems.

Bryan C. Spell

From: Matthew C. Tedesco
Sent: Wednesday, May 14, 2025 8:32 AM
To: Matthew C. Tedesco
Cc: Dominique A. Lockhart; Ryan Wingate; Mike Lenhart - Lenhart Traffic Consulting, Inc. (mlenhart@lenharttraffic.com); Schlegel, Daniel; Mark Sobo; Mark Ferguson <mglferguson@engsite.tech> (mglferguson@engsite.tech); Bryan C. Spell; Ward, Mercedes
Subject: Melwood Estates (ZMA-2025-003) - PANM Summary
Attachments: Melwood Estates ZMA PANM Summary.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning.

You are receiving this email since you attended the April 16, 2025 Pre-Application Neighborhood Meeting (PANM) on the above-referenced matter. Pursuant to the Zoning Ordinance, all attendees who provided their email address shall be sent a copy of the PANM Summary that the applicant is required to prepare after the PANM. Consequently, please find attached the PANM Summary that was prepared.

Thank you again for attending the PANM, and please do not hesitate to contact us if you should have any additional questions.

Matt

McNamee Hosea
Attorneys & Advisors

Matthew C. Tedesco
*Principal**

McNamee Hosea, P.A.
6404 Ivy Lane, Suite 820 O 301.441.2420
Greenbelt, Maryland 20770 F 301.982.9450

Facebook | mhlawyers.com

**Admitted in Maryland*

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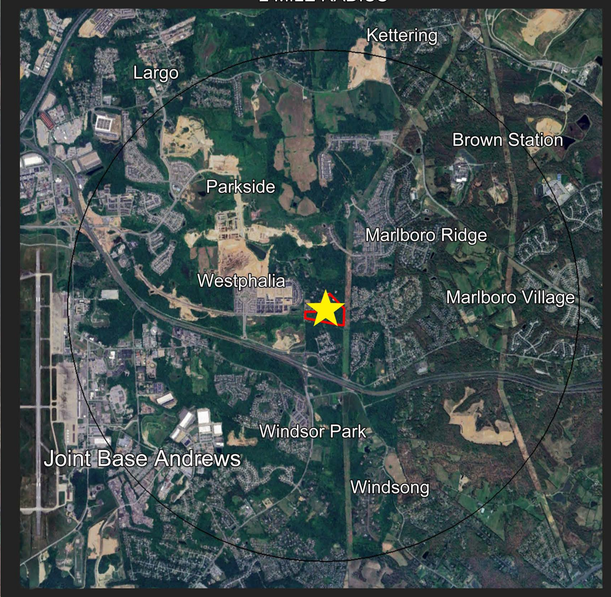
contains tax advice, it is not intended or written to be used for the purpose of 1) avoiding tax penalties that may be imposed on the taxpayer by the Internal Revenue Service, or 2) promoting, marketing or recommending to another party any transaction or matter addressed herein.

DAY PROPERTY

PRINCE GEORGE'S COUNTY, MARYLAND

VICINITY MAP

2 MILE RADIUS



EAGLE LANDING CROSSING

MELYARD ROAD

MELWOOD ROAD

CEDAR GROVE DRIVE

MERIDIAN HILL WAY

ASHFORD PLACE

ASHFORD DRIVE

SWM

250' PEPCO RIGHT OF WAY

0 70 140 280

Dewberry

4601 FORBES BOULEVARD
LANHAM, MD 20706

CONCEPTUAL DESIGN

JULY 2025

CONFORMANCE WITH ENVIRONMENTAL

INFRASTRUCTURE POLICIES AND STRATEGIES

OF THE WESTPHALIA SECTOR PLAN

The Environmental Infrastructure in the 2007 Westphalia Sector Plan is addressed on Pages 35-39 of that plan. As noted therein, the majority of the study area contains properties previously subject to agricultural practices. That is true of the Subject Property.

The Sector Plan establishes four policies related to the Environmental Infrastructure, each of which is addressed below:

Policy 1—Green Infrastructure

The first policy is to protect, preserve, and enhance the identified green infrastructure network within the Westphalia sector planning area. The Subject Property is subject to the 2024 Woodland Conservation Ordinance requirements. As such, the applicable buffers to on-site streams have increased and will be protected as part of the development.

Any impacts to these features will be limited to infrastructure improvements, as regulated by the Environmental Technical Manual. The woodland conservation to be provided on site will be concentrated adjacent to the regulated areas. Upon final approval, the preserved woodlands will be placed with conservation easements to ensure preservation in perpetuity.

Policy 2-Water Quality and Quantity

Restore and enhance water quality and quantity of receiving streams that have been degraded and preserve water quality and quantity in areas not degraded. The development of the Subject Property will be subject to the low-impact design techniques that have been required in Prince George's County since 2010. Compliance with these standards will ensure that the proposed development conforms to Policy 2.

Policy 3—Energy Consumption

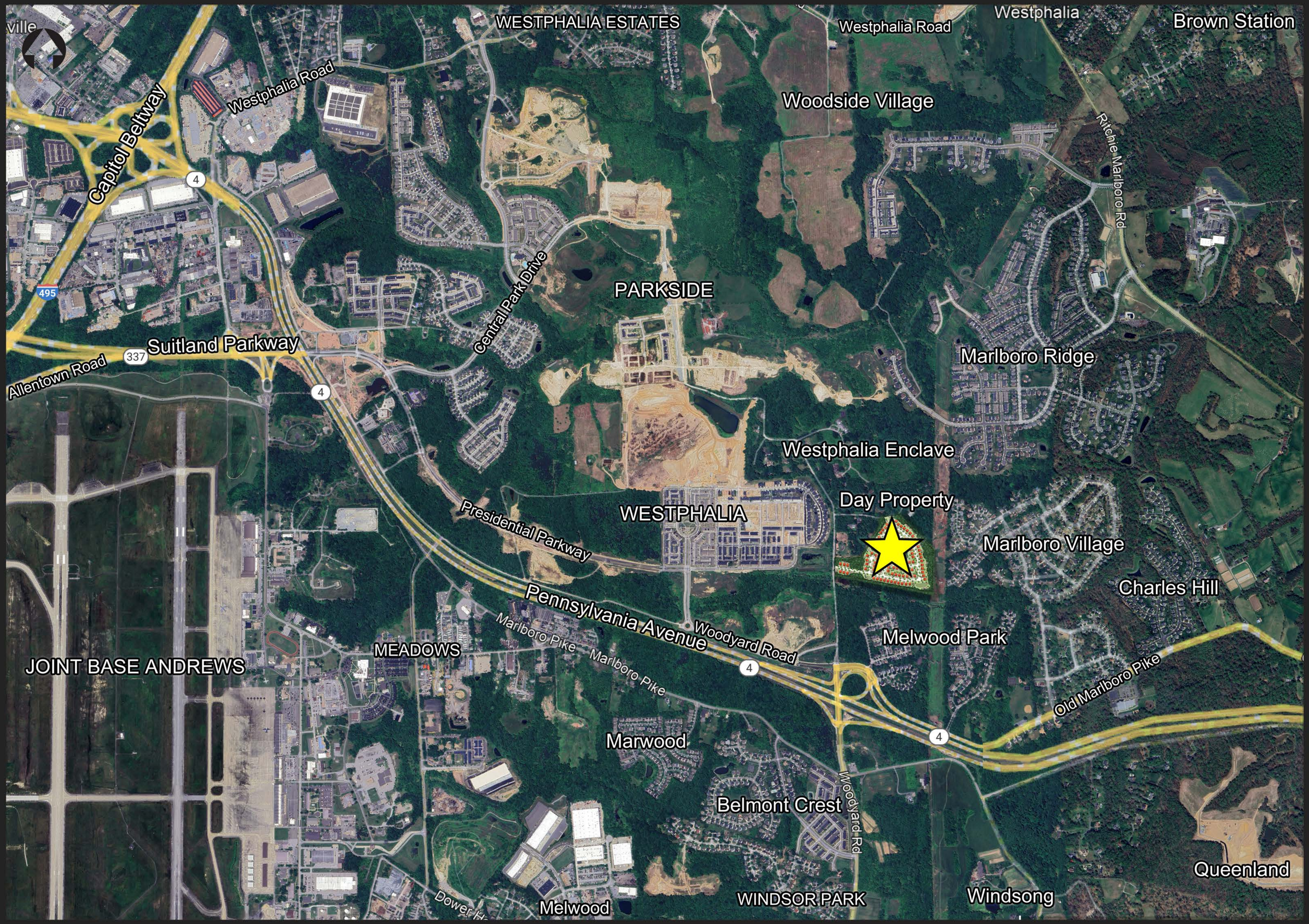
Policy 3 is set to reduce overall energy consumption and implement environmentally-sensitive building techniques. The homes that will be constructed will incorporate the latest Energy Star appliances to ensure that the homes operate efficiently and result in lower month energy bills to reduce the burden on the proposed elderly residents. Green building techniques will be used to further increase the energy efficiency in the homes.

Policy 4—Noise

Plan land uses appropriately to minimize the effects of noise from Andrews Air Force Base and existing and proposed roads of arterial classification and higher. While much of the Westphalia Town Center area is impacted by noise from Andrews Air Force Base, the Subject Property is not. While planning for the development, if determined to be necessary, Phase I noise studies and noise models may be used.

DAY PROPERTY

PRINCE GEORGE'S COUNTY, MARYLAND



Dewberry

4601 FORBES BOULEVARD
LANHAM, MD 20706

CONTEXT MAP

MAY 2025
NOT TO SCALE

McNamee Hosea
Attorneys & Advisors

McNamee Hosea
6404 Ivy Lane, Suite 820 O 301.441.2420
Greenbelt, Maryland 20770 F 301.982.9450

mhlawyers.com

Matthew C. Tedesco, Esquire
Admitted in Maryland

E-mail: MTedesco@mhlawyers.com
Direct Dial: Extension 222

July 11, 2025

Via Electronic Delivery
Candra Teshome, Reviewer
Development Review Division
M-NCPPC
1616 McCormick Drive
Largo, MD 20774

Re: ZMA-2025-003; Melwood
Pre Review Point-By-Point Comment Response Letter

Dear Candra:

On behalf of the applicant, please find below point-by-point responses to the Pre Review Comments transmitted to the applicant on June 6, 2025.

Technician Comments:
Provide point-by-point response based on staff's comments.

Response: Acknowledged.

Supervisor Comments:
Provide justification of why a parcel or lot should be spilt zoned?

Response: The Subject Property will no longer be split zoned if the rezoning is granted. Updated plans and exhibits are included with this resubmittal.

Provide a zoning Maps with the subject property outlined. Provide labels properties that you speak to in the justification (i.e. Westphalia, other properties Rezoned by the SMA.

Response: An updated Zoning Sketch Map and Survey with the Subject Property outlined in red is included. A context map exhibit is included showing the surrounding developments/subdivisions.

Provide documentation and analysis of those properties that Council considered for rezoning and did not. some properties in this area asked not to be rezoned.

Response: Analysis for the properties that Council considered for rezoning is provided in the Westphalia Sector SMA on pages 80-104. The statement of justification includes analysis for the Subject Property, which was not considered for rezoning at the time of the SMA.

Provide strong evidence that support misinformation or overlooking this property that was presented to the council other than SMA policies or recommendations that were developed with the rezoning of property.

Response: Analysis for the proposed rezoning is within the statement of justification. Further justification, if required, can be provided with the acceptance submittal.

Environmental Planning:
1. The following documents/plans are required with a zoning map amendment under the current zoning ordinance.

a. An open space set aside exhibit that shows the location of proposed structures, stormwater, utilities, roadways, and woodland conservation. At present, it is unclear where the woodland conservation will be located on-site.

Response: The required documents for a piecemeal rezoning can be found in Section 27-3601(c). An open space set aside exhibit showing proposed structures, stormwater, utilities, roadways, and woodland conservation will be provided with subsequent entitlement submissions including the Preliminary Plan of Subdivision and Detailed Site Plan applications.

b. A separate statement of justification for how the proposal meets the environmental goals, policies, and strategies of the Approved Westphalia Sector Plan and Sectional Map Amendment (2007).

Response: Although not related to the rezoning request, a separate narrative has been included to address environmental goals, policies, and strategies of the Approved Westphalia Sector Plan and Sectional Map Amendment.

2. Is woodland conservation proposed on the central property (Part of Lot 11/4920 Melwood Road)? It is unclear if this property is part of this application or if the ZMA is only for the area around this property.

Response: The total area of the Subject Property, now including the center area originally removed, is depicted on the revised survey and conceptual plan. Woodland conservation will be proposed, to the maximum extent possible, at the time of the first TCP1 submittal with the subsequent PPS submittal.

Subdivision Comments:
The proposed development seeks to rezone the property to the RSF-A (Residential Single-Family – Attached) zone to allow for the construction of 89 single-family detached residential dwellings. Although not required at this time, a new Preliminary Plan of Subdivision (PPS) and Adequate

Public Facilities (ADQ) review will be required to facilitate the subdivision and the addition of residential units.

Response: Acknowledged.

The property is currently designated under water/sewer category 4.

Response: There will ultimately be an application for a water/sewer category change, from 4 to 3 upon the approval of the future PPS.

Please address if there are any park and recreation needs proposed for subject property as Subdivision Section 24-4600(1) that lists requirements and applicability of mandatory parkland dedications.

Response: Mandatory parkland dedication, recreational facilities, or fee in-lieu options will be explored and evaluated at the time of Preliminary Plan of Subdivision as the design progresses.

Provide explanation for pink shaded circles on each property as use is unclear.

Response: The pink shaded circles on the properties are representing potential location of shade trees or ornamental trees.

If you have any questions, please do not hesitate to contact me at 301-441-2420.

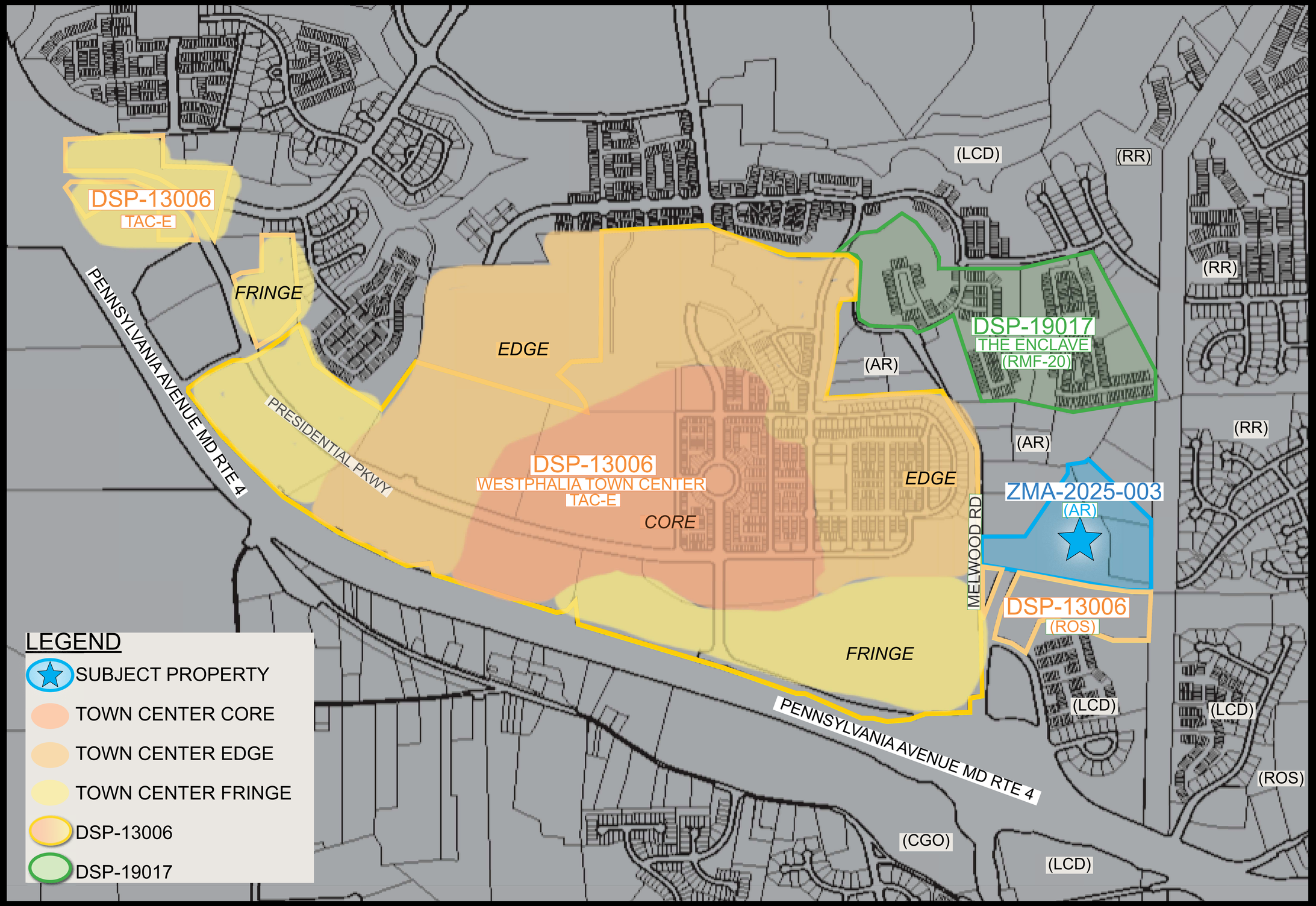
Sincerely,

Matthew C. Tedesco

Enclosures

DAY PROPERTY

PRINCE GEORGE'S COUNTY, MARYLAND



Dewberry
4601 FORBES BOULEVARD
LANHAM, MD 20706

CONTEXT EXHIBIT

AUGUST 2025

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 45251, p. 0131, MSA_CE64_45560. Date available 04/07/2021. Printed 07/17/2025.

Prince George's County, MD
Approved by RSS 04/02/2021
Recordation Tax Paid $0.00
Transfer Tax Paid $0.00

BOOK: 45251 PAGE: 131

Prince George's Cty Cir Crt
IMP FD SURE $40.00
RECORDING FEE $20.00

TOTAL $60.00
ME AD
Apr 02, 2021 03:32 pm

Crown Title Corporation
File No. **106001-20EW**
Tax ID # **15-1718733 & 15-3445343**
***NAME CHANGE ONLY**

This Deed, made this 9th day of **March, 2021**, by and between **TIANA RENEE WOOLARD** (known of record as Tiana Dempsey), GRANTOR, and **Tiana Renee Woolard**, GRANTEE.

- Witnesseth -

WHEREAS, by Deed dated March 13, 2018 and recorded March 22, 2018, the subject property was conveyed unto Tiana Dempsey, which Deed was recorded among the Land Records of Prince George's County, Maryland in Liber 40707, folio 261; and

WHEREAS, by Deed dated January 16, 2020 and recorded on February 5, 2020, the subject property was purportedly conveyed by Tiana Dempsey unto Tiana Dempsey and Darrick Lamont Dempsey, which Deed was recorded among the aforesaid Land Records in Liber 43153, folio 182 (the "Fraudulent Deed"); and

WHEREAS, the Circuit Court for Prince George's County, Maryland was ordered to strike and remove the Fraudulent Deed from its rolls pursuant to Order of the Circuit Court for Prince George's County, Maryland in Case No. CAD19-01068 (the "Order")(a copy of the Order is attached hereto as Exhibit "A" and made a part hereof); and

WHEREAS, the Order further restores to the Grantee herein the use of her former name, Tiana Renee Woolard.

NOW, THEREFORE, for NO consideration, the sole purpose of this Deed being to evidence the name change of the owner of the subject property, said GRANTOR does grant and convey to the said Tiana Renee Woolard, as sole owner, her heirs, personal representatives and assigns, in fee simple all those lots of ground situate in Prince George's County, Maryland, and described as follows, that is to say:

BEING a parcel of land hereinafter described, said parcel of land being part of Lot 11, as shown on a Plat of Subdivision entitled Lot 11 and Outlots 'A' and 'B', Melwood Estates, as recorded in Plat Book N.L.P. 147 a Plat Number 100, said part of Lot 11 being part of the lands acquired by Ralph D. Day and Jenny Lynn Day, Trustees of "The Day Family Trust dated March 23, 2001", from Ralph D. Day and Jenny Lynn Day, his wife, by Deed dated August 21, 2001 and recorded in Liber 14940 at folio 648, all among the Land Records of Prince George's County, Maryland, said Part of Lot 11 being described as follows:

BEGINNING for the said Part of Lot 11 at the common corner of Lot 11 and Lot 8, as shown on the aforementioned Plat of Subdivision recorded in Plat Book N.L.P. 147 as Plat Number 100, running thence in, through, over and across part of said Lot 11:

1. South 54 degrees 27 minutes 42 seconds East 222.24 feet to a point on the common division line between said Lot 11 and Outlot 'B' as shown on the aforementioned Plat of Subdivision, thence continuing to run in, through, over and across part of said Lot 11;
2. South 35 degrees 32 minutes 18 seconds West 172.94 feet to a point, thence;
3. North 79 degrees 10 minutes 10 seconds West 184.36 feet to a point, thence;
4. North 60 degrees 45 minutes 47 seconds West 353.14 feet to a point on the westerly outline of said Lot 11, thence;
5. North 35 degrees 32 minutes 18 seconds East 100.00 feet to a point, thence;
6. North 79 degrees 57 minutes 43 seconds East 264.30 feet to a point, thence;
7. South 54 degrees 27 minutes 42 seconds East 111.25 feet to the point of beginning.

CONTAINING 112,511 square feet or 2.5829 acres of land. (Tax Account No. 15-1718733)

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 45251, p. 0132, MSA_CE64_45560. Date available 04/07/2021. Printed 07/17/2025.

AND TOGETHER WITH a 22 foot Ingress/Egress easement hereinafter described as:

BEGINNING for the centerline of the said 22 foot Ingress/Egress Easement at a point 116.15 feet from the end of the North 60 degrees 45 minutes 47 seconds West 353.14 foot line as described above, running thence in, through, over and across part of Lot 11;

1. South 54 degrees 13 minutes 43 seconds West 121.85 feet to a point, thence;
2. South 44 degrees 39 minutes 43 seconds West 215.94 feet to a point, thence;
3. South 65 degrees 08 minutes 03 seconds West 270.60 feet to a point, thence;
4. North 76 degrees 03 minutes 28 seconds West 216.19 feet to a point on the easterly Right of Way line of Melwood Road (80 feet R/W) as shown on the aforementioned Location Drawing, said point lying 65.92 feet northerly and along said line from the beginning of the North 00 degrees 41 minutes 54 seconds East 264.55 foot line of said part of Lot 11.

CONTAINING 18, 141 square feet or 0.4165 acres of land. (Tax Account No. 15-3445343)

(ADDRESS REFERENCE IS FOR INFORMATIONAL PURPOSES ONLY)
The improvements thereon being known as 4920 Melwood Road, Upper Marlboro, MD 20772.

BEING all and the same lot of ground which by Deed dated March 13, 2018, and recorded March 22, 2018 among the Land Records of Prince George's County, Maryland, in Liber 40707, Folio 261, was granted and conveyed by Meshel L. Butler unto Tiana Dempsey. (See Case No. CAD19-01068)

Tax Account No. 15-1718733 & 15-3445343

By the execution of this Deed, the Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the said described lot of ground and premises to the said Tiana Renee Woolard, as sole owner, her heirs, personal representatives and assigns, in fee simple.

And the said Grantor hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 45251, p. 0133, MSA_CE64_45560. Date available 04/07/2021. Printed 07/17/2025.

Witness the hand and seal of the said Grantor.

WITNESS:

_____ Tiana Renee Woolard (Seal) 03-09-2021
TIANA RENEE WOOLARD

STATE OF MARYLAND }
COUNTY OF } ss

On this the 9th day of March, 2021, before me, a Notary Public, in the jurisdiction aforesaid, the undersigned Officer, personally appeared TIANA RENEE WOOLARD, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same in my presence for the purposes therein contained.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ARUN C PATEL
Notary Public - State of Maryland
Howard County
My Commission Expires Jun 29, 2024

Arun Patel
Notary Public
My commission expires June 29, 2024

Tiana Renee Woolard, party of the second part in the within Deed, hereby certifies under the penalties of perjury that the land conveyed in said Deed is residentially improved, owner-occupied, real property and that the residence will be occupied only by me.

WITNESS:

_____ Tiana Renee Woolard (SEAL) 03-09-2021
Tiana Renee Woolard

_____ _____ (SEAL)

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

David L. Thurston, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Crown Title Corporation
1 Sanford Avenue
Baltimore, MD 21228

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 45251, p. 0134, MSA_CE64_45560. Date available 04/07/2021. Printed 07/17/2025.

BOOK: 45251 PAGE: 135

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Prince George's

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

1 Deed 2 Deed of Trust	☐ Mortgage ☐ Lease	☐ Other	☐ Other	

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length *[1]*	☐ Unimproved Sale Arms-Length *[2]*	☐ Multiple Accounts Arms-Length *[3]*	☐ Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount		
Purchase Price/Consideration	$	
Any New Mortgage	$	307,793.00
Balance of Existing Mortgage	$	298,864.42
Other:	$	
Other:	$	
Full Cash Value:	$	

Finance Office Use Only Transfer and Recordation Tax Consideration		
Transfer Tax Consideration		$
X ( ) %	=	$
Less Exemption Amount	–	$
Total Transfer Tax	=	$
Recordation Tax Consideration		$
X ( ) per $500	=	$
TOTAL DUE		$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$ 20.00
Surcharge	$ 40.00	$ 40.00
State Recordation Tax	$	$ 49.50
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	15-1718733 & 15-3445343	40707/261			☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
				40707/261	

Location/Address of Property Being Conveyed (2)

4920 Melwood Road, Upper Marlboro, MD 20772

Other Property Identifiers (if applicable)	Water Meter Account No.

Residential ☒ **or Non-Residential** ☐ **Fee Simple** ☒ **or Ground Rent** ☐ **Amount:** N/A

Partial Conveyance? ☐ **Yes** ☒ **No** Description/Amt. of SqFt/Acreage Transferred: N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Tiana Renee Woolard (known of record as Tinaa Dempsey)	Tiana Renee Woolard
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 – Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
Tiana Renee Woolard	First American Title Insurance Company, Trustee

New Owner's (Grantee) Mailing Address

4920 Melwood Road, Upper Marlboro, MD 20772

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)
	CrossCountry Mortgage, LLC

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Darletta Bostic

Firm Crown Title Corporation

Address: 1 Sanford Avenue

Baltimore, MD 21228 Phone: (410) 719-0200

☒ Return to Contact Person

☐ Hold for Pickup

☐ Return Address Provided

11 Assessment Information

IMPORTANT: ***BOTH*** **THE ORIGINAL DEED** ***AND*** **A PHOTCOPY MUST ACCOMPANY EACH TRANSFER**

X Yes ☐ No Will the property being conveyed be the grantee's principal residence?

☐ Yes X No Does transfer include personal property? If yes, identify:

☐ Yes X No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line

Terminal Verification . Agricultural Verification . Whole . Part . Tran. Process Verification

Transfer Number Date Received: Deed Reference: Assigned Property No.:

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Distribution: ☐ Clerk's Office ☐ Office of Finance ☐ SDAT ☐ Preparer

AOC-CC-300 (5/2007)

106001-20EW

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 45251, p. 0135, MSA_CE64_45560. Date available 04/07/2021. Printed 07/17/2025.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Pre-application Conference Meeting Date: 3/21/2025

The Pre-application Conference is intended both for the applicant to seek guidance on the development proposal AND for staff to seek basic information about the project.

1. General Project Information		
Case Number: ZMA-2025-003	**Municipal boundary:**	**Master Plan:**
Project Name: MELWOOD	**Metro Station:**	**Planning Area: 78**
Project Location: EASE SIDE OF MELWOOD ROAD, APPROXIMATELY 1,550 FEET NORTH OF ITS INTERSECTION WITH PENNSYLVANIA AVENUE (MD ROUTE 4)	**Police District: 10**	**Water/Sewer:**
Project Description: REZONE THE PROPERTY FROM AR (AGRICULTURAL-RESIDENTIAL) ZONE TO RSF-A (RESIDENTIAL, SINGLE-FAMILY-ATTACHED) ZONE FOR THE FUTURE DEVELOPMENT OF SINGLE-FAMILY DETACHED DWELLING UNITS	**Center or Corridor:**	

2. Follow-up Actions to Pre-application Conference				
Items prepared and included with this summary:	**Zoning sketch map, mailing lists and receipt**	Informational Mailing & Notice of Neighborhood meeting template	Sign Posting for neighborhood meeting template	Application filing instructions

3. Planners Comments	Planners Name	Planners Email Address
Subdivision	Mridula Gupta	Mridula.gupta@ppd.mncppc.org
Zoning	Evan King	Evan.king@ppd.mncppc.org
Urban Design	Angele L. Bynum	Angele.bynum@ppd.mncppc.org
Community Planning	Michael Calomese	Michael.Calomese@ppd.mncppc.org
Transportation Planning **Pedestrian & Bicycle Facilities**	Noelle Smith	Noelle.smith@pps.mncppc,org
Historic Preservation **Archeology**	Tyler Smith	Tyler.smith@ppd.mncppc.org
Environmental Planning **Geotech/Soils**	Alexander Kirchhof Don Sinn	Alexander.Kirchhof@ppd.mncppc.org Donggeun.sinn@ppd.mncppc.org
Special Projects		
Parks		

4. Application Submission	
Agent - *Please submit this form with your complete application package on first submission for pre-acceptance review.*	Date: (MM/DD/YYYY)
Agent Name: MATTHEW C. TEDESCO, ESQ. / MCNAMEE HOSEA, P.A.	
Agent Phone #: (301) 441-2420	Agent E-mail: MTEDESCO@MHLAWYERS.COM

NOTE: Per Sections 24-3302(d) and 27-3404(d), Pre-Application Conference (Effect of Conference), the pre-application conference is ONLY meant to facilitate the application review process. Discussions at the pre-application conference are neither binding nor final. Furthermore, a pre-application conference request does not constitute the filing of an application. Processing time for application review does not begin until and application is submitted and determined to be complete in accordance with Section 24-3305 and 27-3404, Determination of Completeness.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Pre-application Conference Meeting Date: 3/21/2025

Subdivision:	Additional Referral Comments

Reviewer: Mridula Gupta

The subject property is known as Lot 8, recorded in the Land Records in Plat Book NLP 118, Plat no. 67, approved on December 1, 1983; and Lot 11, Outlot A, and Outlot B, recorded in the Land Records in Plat Book NLP 147, Plat no. 100, approved on July 13, 1989. The property is currently improved with commercial use, specifically, a catering service. Lot 8 is the subject of preliminary plan of subdivision 4-83005, titled Melwood Estates. Lot 11 and Outlots A & B are subject to PPS 4-88049 titled Melwood Estates. The proposal to rezone the property to RSF-A for 89 single-family detached residential dwellings. A new PPS and ADQ is required to subdivided property and add dwelling units. The property is within water/sewer category 4.
Property has frontage on Melwood Road, which is not classified as a master plan road, and is of variable right-of-way width.
Evaluate the 6 lots located close to the intersection of Melwood Road. These are disconnected from the other lots. The lots should be set back from the historic road to provide required buffers & building setback.
What are the areas shaded pink on the concept plan?
Any recreational area proposed?

Zoning:

Reviewer: Evan King

Current zoning: AR (MIO)
Proposed zoning: RSF-A

Single family detached homes at 3.22 dwelling units per acre constitute a permitted use and density in the proposed RSF-A zone. Moving forward, please observe subdivision section comments as far as review requirements and infrastructure designation.

Urban Design:

Reviewer: Angele L. Bynum

The site, previously zone as AR and now being proposed to be rezoned as RSF-A. The proposed zone permits single-family detached housing on smaller lots with greater density and walkability and supports connectivity, green space, and compact neighborhood design. A detailed site plan would be required and must demonstrate conformance to the Landscape Manual, Part 6 Development Standards of the Zoning Ordinance, and the Tree Canopy Coverage Ordinance.

Other Considerations
Building footprints and architectural elevations
Layout of parking, driveways, sidewalks, and open space
Landscaping in accordance with the Landscape Manual
Buffering and screening where required and
Frontage improvements and pedestrian amenities and location

Community Planning:

Reviewer: Michael Calomese

The 2007 Approved Westphalia Sector Plan designates the subject property for Low Density Residential future land use. Though the sector plan is silent on the definition of Low Density Residential, Plan 2035 defines Residential Low as residential areas up to 3.5 dwelling units per acre, primarily with single-family detached dwellings. The 2007 Approved Westphalia Sectional Map Amendment retained the subject property in the Residential-Agricultural (R-A) zone. The 2021 Countywide Map Amendment reclassified the subject property to the Agricultural-Residential (AR) zone. The density proposed in the application (3.22 dwelling units per net lot area) would be in keeping with the vision of the sector plan for Low Density Residential.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Pre-application Conference Meeting Date: 3/21/2025

Transportation Planning:	Additional Referral Comments
Reviewer:	

For PPS/ADQ, submit transportation checklist to determine method of evaluation.

No master planned roads impact the subject site, however, include all proposed ROW consistent with permitting agency standards.

Pedestrian & Bicycle Facilities:

Provide a sidewalk along both sides of internal roadways.

Provide crosswalks, ADA curb ramps throughout the site and bicycle parking at recreational areas.

Historic Preservation:

Reviewer: Tyler Smith

No major issues

Archeology: No major issues

Environmental Planning:

Reviewer: Alexander Kirchhof

1. The following documents/plans are required with a zoning map amendment under the current zoning ordinance.

a. A statement of justification for how the proposal meets the environmental goals, policies, and strategies of the Approved Westphalia Sector Plan and Sectional Map Amendment (2007) and the Green Infrastructure Plan.

2. While not required with the ZMA, a full natural resources inventory plan will be required prior to any subsequent development applications. This project will be subject to the 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) and public notification to adjacent and abutting neighbors is required before the Planning Board hearing.

3. The submitted concept plan shows preservation proposed within the extended Woodyard Road Right of Way. If dedication of this right-of-way is required, woodland conservation shall be located elsewhere on site.

Geotechnical:
No comments on the zoning map amendment.

Special Projects:

Reviewer:

SPS has no comments for this case type

Parks:

Reviewer:

DPR sttaff has no major issues with the zoning change proposal. DPR staff highlights the proposed Melwood Legacy Trail and Mellwood Parke Park in the vicinity. The development will be required to contribute to the Westphalia Park Club at PPS.

DAY PROPERTY
ZONING MAP AMENDMENT ZMA-2025-003

1/1 **KEY PLAN**
PLAN VIEW

SCALE 1" = 100'
0' 100' 200'

LEGEND

- PROPERTY BOUNDARY
- EXISTING INTERNAL EASEMENTS
- ADJACENT PROPERTY LINE
- EXISTING BUILDING

SITE DATA	
SUBDIVISION NAME	DAY PROPERTY
ZONE	AR
TITLE INFORMATION	1776780, 1718758, 3445335, 3445285, 3394517, 3445343 AND 1718733.
TAX MAP NUMBER	94, 100
TAX GRID NUMBER	94-B4, 100-B1
GROSS AREA	27.54 AC
FLOODPLAIN	0.00 AC
NET AREA	27.54 AC

SITE IS LOCATED ON EAST SIDE OF MELWOOD ROAD, APPROXIMATELY 1,550 FEET NORTH OF ITS INTERSECTION WITH PENNSYLVANIA AVENUE (MD ROUTE 4)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT; THAT THE INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS. FOR: DEWBERRY ENGINEERS INC.

MICHAEL B. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/2026

7/10/25

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0186 (FAX)
www.dewberry.com

APPLICANT:
DAY LAND INVESTMENT, LLC
C/O OLUMUYIWA SOBO
7607 GEORGIAN DRIVE
UPPER MARLBORO, MD 20772

CONTACT:
PATRICK RICKER
PAT@RICKERBROTHERS1988.COM, 240.375.4462

DAY PROPERTY
ZONING MAP AMENDMENT
ZMA-2025-003
PRINCE GEORGES COUNTY, MD
15TH ELECTION DISTRICT
TAX MAP/GRID: 94-B4, 100-B1
WSSC 200 FOOT MAP: 207SE09

SEAL

KEY PLAN

SCALE
0 100' 200'
SCALE: 1"=100'

No.	DATE	BY	Description

REVISIONS

DRAWN BY SEC
APPROVED BY MW
CHECKED BY PMS
DATE MAY 2025

TITLE

ZONING MAP AMENDMENT

DEWBERRY JOB NO. 50186462

1

SHEET NO. 1 OF 1

Q:\50186462 - Day Property\CAD\civil\MNCPPC\ZMA Basic Plan\2-Sheet Files\BP-6462.dwg, 7/9/2025 2:39:04 PM, AutoCAD PDF (General Documentation).pc3

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Memorandum: ***Date:*** **May 21, 2025**

TO: M-NCPPC
1616 McCormick Drive
Largo, MD 20774

FROM: Mike Lenhart

RE: Day Property – Traffic Statement for Proposed Rezoning

The purpose of this memo is to provide a Traffic Statement to support the ZMA application for The Day Property (Melwood) development. Specifically, the application is a request to convert the property from the existing AR (Agricultural Residential) zoning to RSF-A (Residential Single Family – Attached) zoning. With the approval of this zoning, the site is proposed to be developed with a max of 87 single-family detached units within the 24.95 acre site. This Traffic Statement will demonstrate that this change in zoning will not result in a detriment to the master planned transportation facilities or the health, safety, and welfare of the general public from a traffic standpoint.

It should be noted that while the acronym RSF-A indicates "Attached" Housing, single family dwelling detached units are permissible per Section 27-4202(f) of the Prince George's County Zoning Ordinance. This development proposes a max of 87 single family detached units and therefore is a permissible type of dwelling unit for this proposed rezoning. Furthermore, the development team is proffering two conditions with the approval of the rezoning:

- It will not pursue townhouses (or other versions of attached housing units)
- A maximum density of 3.5 dwelling units per acre
    - Per the zoning ordinance, the maximum density allowable for single family detached units in the RSF-A zoning is 8.7 dwelling units per acre

A site location map is provided on **Exhibit 1** and a concept plan is included in Appendix A. The concept plan indicates a range of 85-89 single family detached units however as detailed above a max of 87 is being pursued for this site. Included on Exhibit 1 is the Prince George's County Master Plan Right-of-Way in the vicinity of the site. As shown, the Master Plan of Transportation has no future improvements for Melwood Road along which the site is located. In addition, there are no future proposed connections to Melwood Road to nearby Master Plan roadways and therefore it can be safely assumed that this roadway will remain as a dead end roadway without any connections to the Westphalia region and therefore it is not anticipated that there will be any substantial increase in vehicular volumes along this roadway. The Day Property is located approximately 1,500 feet north of the MD 4 interchange with MD 223 and is the first undeveloped property north of Melwood Park, which has no access on Melwood Road. The approval of Day Property will result in an increase in traffic to the 1,500 foot section of Melwood Road towards MD 4 but will not add any trips to the north on Melwood Road and therefore will not impact traffic along the frontage of any of those properties to the north.

In order to determine daily volumes along Melwood Road, a 24-hour turning movement count from the intersection of Melwood Road & Woodyard Road (May 7, 2025) was utilized. The results of this 24-hour count are shown on **Exhibit 2**. As shown, the daily volumes along Melwood Road are calculated at the bottom of the exhibit and result in an ADT of 332 under existing conditions.

The Transportation Review Guidelines provide it is important to assess traffic impacts in the context of the rezoning application. The approval of a rezoning application does not approve or entitle the development, but

merely sets the density and development parameters as the project moves through future entitlements that will include adequate public facility tests. That is, a Preliminary Plan of Subdivision (PPS) will be required, at which time, an Adequate Public Facilities (ADQ) analysis will be undertaken.

Regarding the proposed rezoning, the *Transportation Review Guidelines* establishes clear procedures for evaluating rezoning applications. Specifically, the *Transportation Review Guidelines* provide that the traffic impacts of the proposed rezoning should be evaluated in consideration of the density that would be allowed under the current zone as compared to the density allowed under the proposed zone. That is, the *Transportation Review Guidelines* first requires an assessment of the **Base Case Scenario**. The traffic conditions for the **Base Case Scenario** include the existing land uses assuming the full buildout of the subject property with its current zoning.

The *Guidelines* then recommend the establishment of the **Base Case Plus Rezoning Scenario** which incorporates the traffic impacts associated with the proposed rezoning. As detailed above, the proposed rezoning to the RSF-A Zone would include 87 single-family units.

The *Guidelines* then recommend a comparison of the **Base Case Scenario** versus the **Base Case Plus Rezoning Scenario** to determine if the rezoning would have an adverse impact on the roads and/or necessitate a change to the Master Plan of Transportation.

Site Trip Generation Discussion

As discussed above and detailed on **Exhibit 3**, the area of the site is 24.95 acres. Per Section 27-4200 of the Prince George's County Zoning Ordinance, the existing density limit for the AR zone is 1 single-family dwelling units/ 2 acres (0.5 DU/acre). Given the above density limits, the resulting max number of dwelling units for the site is 12 (0.5 dwelling units/ acre * 24.95 acres). This results in 9 AM and 11 PM peak hour trips based on the maximum allowable dwelling units under the current zoning (Base Case Scenario).

Exhibit 3 also details the resulting trip generation for the site under the proposed rezoning and proferred maximum density of 3.5 units per acre detailed above which results in 87 proposed single family detached units. This results in 65 AM and 78 PM peak hour trips under the proposed rezoning (Base Case Plus Rezoning Scenario). Therefore, the proposed rezoning of the Day Property would result in an increase of 56 trips during the AM and 67 trips during the PM peak hour. For daily traffic, the proposed rezoning would increase the ADT along Melwood Road by 783 compared to the existing zoning. This results in a total projected ADT along Melwood Road of 1,115 (existing 332 + additional 783 for Day Property) which will operate well within the capacity of a two lane road section. As noted, this ADT only exists between the interchange at MD 4 and the entrance to the Day property approximately 1,500 feet north of the interchange. This does not impact traffic volumes along Melwood Road north of the Day Property.

As discussed above, there are no Master Plan improvements planned for Melwood Road. In addition, Melwood Road provides access to the recently completed MD 4 at MD 223 interchange which has been constructed to the Master Plan requirements for those two roadways. In addition, Melwood Road provides access to Woodyard Road which accesses the Westphalia Town Center and future development in the Westphalia region. However, as discussed above, Melwood Road is not projected to connect to any future roadways and therefore no additional traffic is expected along Melwood Road with the exception of the Day Property development and other future developments accessed via Melwood Road.

Given that the MD 223 and MD 4 interchange has been recently completed to the requirements of the Prince George's County Master Plan, it can be safely assumed that any increase in traffic due to the rezoning of the Day Property would not result in an adverse impact on the road network as recommended in the Master Plan of Transportation and would therefore not necessitate a change to the Master Plan of Transportation.

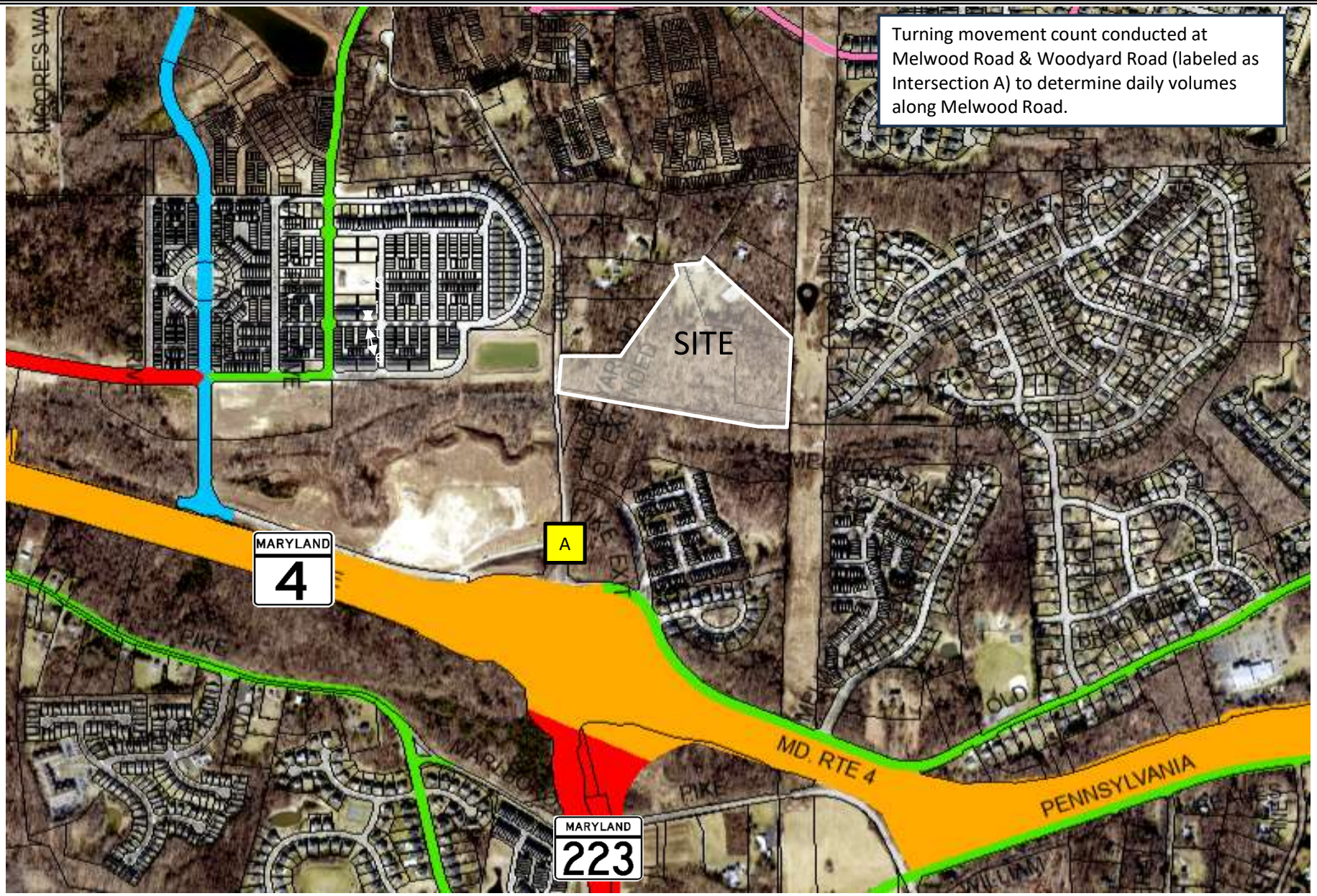
Conclusions

Given the above, the rezoning will not have a detrimental impact on any local existing/planned roadways or the local community and therefore should be approved from a traffic standpoint. Please do not hesitate to contact me if you have any questions or need any additional information regarding the above.

Thanks,

Michael Lenhart
P.E., PTOE

Lenhart Traffic Consulting, Inc.
231 Najoles Road, Suite 250
Millersville, MD 21108
Phone (410) 216-3333
email: mlenhart@lenharttraffic.com



Traffic Statement	Site Location Map	**Exhibit 1**

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

24-Hour Turning Movement Count

	Melwood Rd Northbound				Melwood Rd Southbound				Woodyard Rd Eastbound				N/A Westbound				
Time:	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Total
12:00-12:15	9	0	0	0	0	1	0	0	0	0	2	0	0	0	0	0	12
12:15-12:30	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
12:30-12:45	4	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	9
12:45-1:00	4	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	7
1:00-1:15	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
1:15-1:30	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
1:30-1:45	2	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	5
1:45-2:00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
2:00-2:15	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	3
2:15-2:30	3	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	6
2:30-2:45	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	3
2:45-3:00	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
3:00-3:15	1	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	5
3:15-3:30	2	1	0	0	0	0	0	0	0	0	2	0	0	0	0	0	5
3:30-3:45	1	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	5
3:45-4:00	2	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	10
4:00-4:15	4	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	7
4:15-4:30	2	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	10
4:30-4:45	1	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	7
4:45-5:00	2	0	0	0	0	2	0	0	0	0	12	0	0	0	0	0	16
5:00-5:15	5	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	26
5:15-5:30	3	0	0	0	0	0	0	0	0	0	35	0	0	0	0	0	38
5:30-5:45	8	0	0	0	0	0	0	0	0	0	27	0	0	0	0	0	35
5:45-6:00	8	0	0	0	0	0	0	0	0	0	38	0	0	0	0	0	46
6:00-6:15	18	1	0	0	0	0	0	0	0	0	46	0	0	0	0	0	65
6:15-6:30	21	4	0	0	0	0	1	0	2	0	48	0	0	0	0	0	76
6:30-6:45	22	11	0	0	0	2	0	0	0	0	68	0	0	0	0	0	103
6:45-7:00	24	11	0	0	0	1	2	0	0	0	70	0	0	0	0	0	108
7:00-7:15	28	3	0	0	0	3	3	0	2	0	71	0	0	0	0	0	110
7:15-7:30	26	1	0	0	0	11	1	0	0	0	85	0	0	0	0	0	124
7:30-7:45	27	1	0	0	0	6	0	0	1	0	65	0	0	0	0	0	100
7:45-8:00	28	3	0	0	0	2	0	0	0	0	64	0	0	0	0	0	97
8:00-8:15	19	2	0	0	0	2	0	0	0	0	44	0	0	0	0	0	67
8:15-8:30	38	0	0	0	0	2	0	0	0	0	41	0	0	0	0	0	81
8:30-8:45	26	1	0	0	0	2	0	0	0	0	45	0	0	0	0	0	74
8:45-9:00	30	2	0	0	0	2	0	0	0	0	53	0	0	0	0	0	87
9:00-9:15	29	1	0	0	0	2	0	0	0	0	31	0	0	0	0	0	63
9:15-9:30	20	3	0	0	0	2	0	0	0	0	35	1	0	0	0	0	61
9:30-9:45	15	3	0	0	0	4	0	0	1	0	25	0	0	0	0	0	48
9:45-10:00	23	2	0	0	0	4	0	0	0	0	35	0	0	0	0	0	64
10:00-10:15	16	1	0	0	0	0	2	0	0	0	30	0	0	0	0	0	49
10:15-10:30	13	1	0	0	0	4	0	0	2	0	27	0	0	0	0	0	47
10:30-10:45	22	2	0	0	0	1	1	0	0	0	23	0	0	0	0	0	49
10:45-11:00	14	4	0	0	0	0	2	0	2	0	37	0	0	0	0	0	59
11:00-11:15	27	0	0	0	0	5	1	0	1	0	24	0	0	0	0	0	58
11:15-11:30	27	1	0	0	0	3	0	0	1	0	20	0	0	0	0	0	52
11:30-11:45	18	3	0	0	0	2	0	0	0	0	35	0	0	0	0	0	58
11:45-12:00	24	4	0	0	0	1	0	0	0	0	29	0	0	0	0	0	58
12:00-12:15	23	4	0	0	0	2	2	0	0	0	33	0	0	0	0	0	64
12:15-12:30	19	0	0	0	0	2	1	0	0	0	27	0	0	0	0	0	49
12:30-12:45	20	2	0	0	0	0	0	0	0	0	26	1	0	0	0	0	49
12:45-1:00	26	3	0	0	0	2	1	0	0	0	31	0	0	0	0	0	63
1:00-1:15	29	2	0	0	0	5	0	0	0	0	30	0	0	0	0	0	66
1:15-1:30	32	3	0	0	0	1	2	0	0	0	20	0	0	0	0	0	58
1:30-1:45	19	3	0	0	0	1	0	0	1	0	25	0	0	0	0	0	49
1:45-2:00	23	2	0	0	0	0	1	0	0	0	16	0	0	0	0	0	42
2:00-2:15	27	2	0	0	0	3	0	0	0	0	27	0	0	0	0	0	59
2:15-2:30	34	4	0	0	0	2	1	0	1	0	28	0	0	0	0	0	70
2:30-2:45	31	0	0	0	0	2	0	0	0	0	30	0	0	0	0	0	63
2:45-3:00	33	0	0	0	0	0	0	0	0	0	32	0	0	0	0	0	65
3:00-3:15	38	0	0	0	0	0	0	0	0	0	35	0	0	0	0	0	73
3:15-3:30	35	1	0	0	0	1	1	0	0	0	28	0	0	0	0	0	66
3:30-3:45	32	4	0	0	0	1	0	0	0	0	35	0	0	0	0	0	72
3:45-4:00	36	1	0	0	0	1	1	0	0	0	25	0	0	0	0	0	64
4:00-4:15	55	1	0	0	0	2	0	0	0	0	27	0	0	0	0	0	85
4:15-4:30	54	5	0	0	0	1	1	0	0	0	20	0	0	0	0	0	81
4:30-4:45	71	2	0	0	0	3	0	0	0	0	29	0	0	0	0	0	105
4:45-5:00	58	9	0	0	0	8	0	0	1	0	42	0	0	0	0	0	118
5:00-5:15	72	4	0	0	0	2	1	0	1	0	43	0	0	0	0	0	123
5:15-5:30	54	2	0	0	0	11	0	0	0	0	37	0	0	0	0	0	104
5:30-5:45	49	0	0	0	0	4	1	0	0	0	40	0	0	0	0	0	94
5:45-6:00	63	0	0	0	0	4	0	0	0	0	40	0	0	0	0	0	107
6:00-6:15	54	0	0	0	0	1	0	0	0	0	48	0	0	0	0	0	103
6:15-6:30	68	3	0	0	0	0	0	0	0	0	29	0	0	0	0	0	100
6:30-6:45	48	1	0	0	0	1	0	0	0	0	32	0	0	0	0	0	82
6:45-7:00	60	2	0	0	0	0	0	0	0	0	29	0	0	0	0	0	91
7:00-7:15	52	3	0	0	0	1	0	0	0	0	37	0	0	0	0	0	93
7:15-7:30	54	1	0	0	0	0	0	0	1	0	35	0	0	0	0	0	91
7:30-7:45	49	2	0	0	0	2	0	0	1	0	23	0	0	0	0	0	77
7:45-8:00	52	2	0	0	0	2	0	0	0	0	25	0	0	0	0	0	81
8:00-8:15	52	1	0	0	0	1	0	0	0	0	30	0	0	0	0	0	84
8:15-8:30	37	1	0	0	0	2	0	0	0	0	17	0	0	0	0	0	57
8:30-8:45	54	3	0	0	0	0	1	0	1	0	29	0	0	0	0	0	88
8:45-9:00	48	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	69
9:00-9:15	51	2	0	0	0	0	0	0	0	0	28	0	0	0	0	0	81
9:15-9:30	28	1	0	0	0	0	0	0	0	0	11	0	0	0	0	0	40
9:30-9:45	38	0	0	0	0	0	0	0	1	0	17	0	0	0	0	0	56
9:45-10:00	26	2	0	0	0	0	0	0	0	0	17	0	0	0	0	0	45
10:00-10:15	31	0	0	0	0	0	0	0	1	0	10	0	0	0	0	0	42
10:15-10:30	20	0	0	0	0	2	0	0	0	0	15	0	0	0	0	0	37
10:30-10:45	20	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	22
10:45-11:00	18	1	0	0	0	2	1	0	0	0	14	0	0	0	0	0	36
11:00-11:15	8	1	0	0	0	0	1	0	0	0	6	0	0	0	0	0	16
11:15-11:30	16	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	22
11:30-11:45	17	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	26
11:45-12:00	13	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	19

	Melwood Rd Northbound				Melwood Rd Southbound				Woodyard Rd Eastbound				N/A Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Total
Hourly Totals																	
12:00-1:00	25	0	0	0	0	1	0	0	0	0	10	0	0	0	0	0	36
1:00-2:00	10	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	13
2:00-3:00	7	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	14
3:00-4:00	6	1	0	0	0	0	0	0	0	0	18	0	0	0	0	0	25
4:00-5:00	9	0	0	0	0	2	0	0	0	0	29	0	0	0	0	0	40
5:00-6:00	24	0	0	0	0	0	0	0	0	0	121	0	0	0	0	0	145
6:00-7:00	85	27	0	0	0	3	3	0	2	0	232	0	0	0	0	0	352
7:00-8:00	109	8	0	0	0	22	4	0	3	0	285	0	0	0	0	0	431
8:00-9:00	113	5	0	0	0	8	0	0	0	0	183	0	0	0	0	0	309
9:00-10:00	87	9	0	0	0	12	0	0	1	0	126	1	0	0	0	0	236
10:00-11:00	65	8	0	0	0	5	5	0	4	0	117	0	0	0	0	0	204
11:00-12:00	96	8	0	0	0	11	1	0	2	0	108	0	0	0	0	0	226
12:00-1:00	88	9	0	0	0	6	4	0	0	0	117	1	0	0	0	0	225
1:00-2:00	103	10	0	0	0	7	3	0	1	0	91	0	0	0	0	0	215
2:00-3:00	125	6	0	0	0	7	1	0	1	0	117	0	0	0	0	0	257
3:00-4:00	141	6	0	0	0	3	2	0	0	0	123	0	0	0	0	0	275
4:00-5:00	238	17	0	0	0	14	1	0	1	0	118	0	0	0	0	0	389
5:00-6:00	238	6	0	0	0	21	2	0	1	0	160	0	0	0	0	0	428
6:00-7:00	230	6	0	0	0	2	0	0	0	0	138	0	0	0	0	0	376
7:00-8:00	207	8	0	0	0	5	0	0	2	0	120	0	0	0	0	0	342
8:00-9:00	191	5	0	0	0	3	1	0	1	0	97	0	0	0	0	0	298
9:00-10:00	143	5	0	0	0	0	0	0	1	0	73	0	0	0	0	0	222
10:00-11:00	89	1	0	0	0	4	1	0	1	0	41	0	0	0	0	0	137
11:00-12:00	54	1	0	0	0	0	1	0	0	0	27	0	0	0	0	0	83

Melwood Road ADT Calculations:	NB	167
	SB	165
	Total:	**332**

24-Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
221 MAIDENS ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com
20

Intersection: Woodyard Rd & Melwood Rd
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Wednesday, May 7, 2025
County: Prince George's County

Exhibit 2

Maximum DU per Existing Site Zoning

Site Area:	24.95	acres
Max Density (per Sec 27-4200):	0.50	dwelling units / acre
Max Dwellings:	**12**	**dwelling units**

Trip Generation Rates

Single Family Housing (Prince George's County Rates)	**Trip Distribution (In/Out)**
Morning Trips = 0.75 x Units	20/80
Evening Trips = 0.90 x Units	65/35

Trip Generation Totals

Base Case Scenario			AM Peak			PM Peak			Daily
			In	Out	Total	In	Out	Total	
Single Family Housing (Prince George's County Rates)	12	units (max)	2	7	9	7	4	11	112
		Max Trips per Existing Zoning:	**2**	**7**	**9**	**7**	**4**	**11**	**112**

Base Case Plus Rezoning Scenario			AM Peak			PM Peak			Daily
			In	Out	Total	In	Out	Total	
Single Family Housing (Prince George's County Rates)	max of 87	units	13	52	65	51	27	78	783
		Net Trips:	**13**	**52**	**65**	**51**	**27**	**78**	**783**

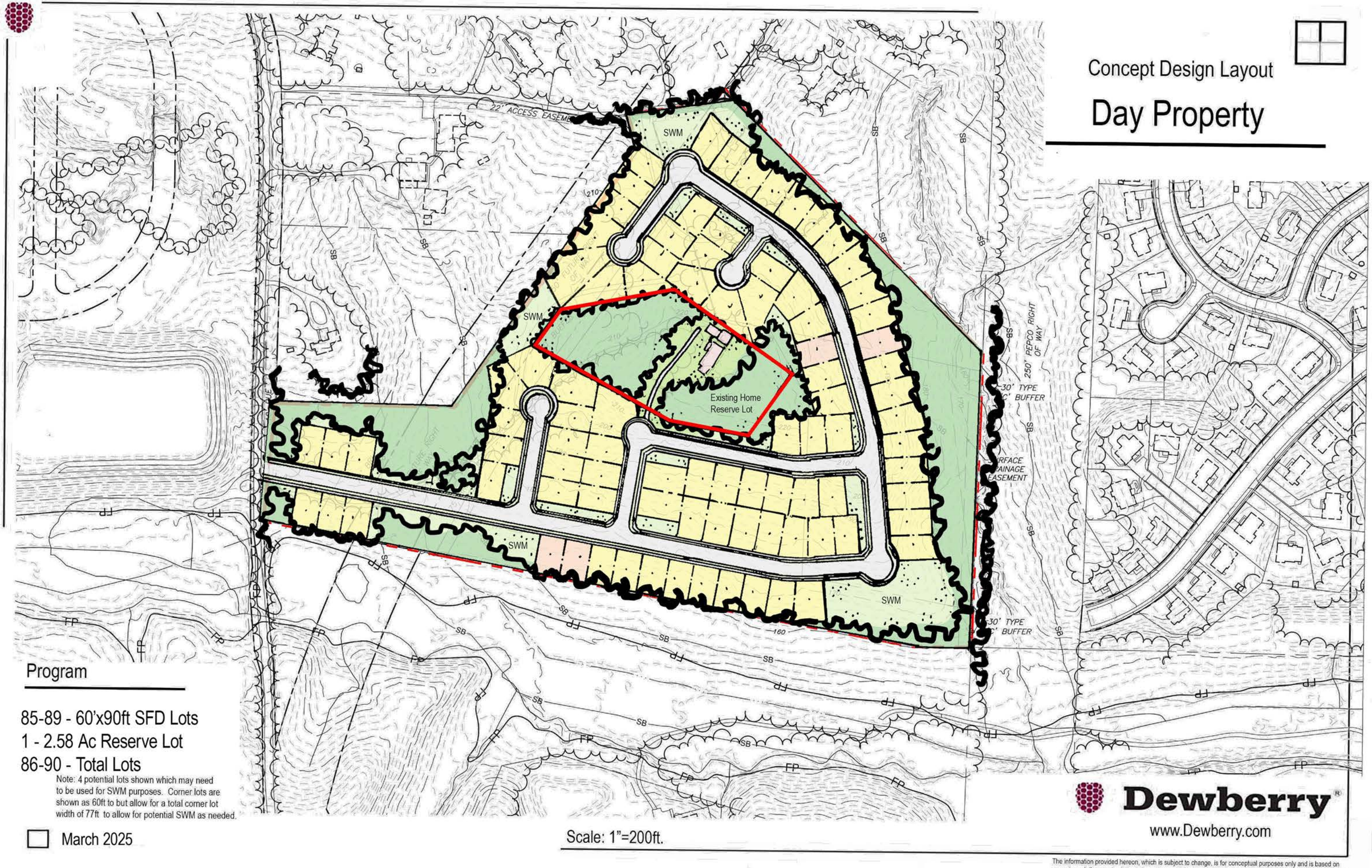
	AM Peak			PM Peak			Daily
	In	Out	Total	In	Out	Total	
Max Trips per Base Case Scenario:	2	7	9	7	4	11	112
Trips Generated by Base Case Plus Rezoning Scenario:	13	52	65	51	27	78	783
Net Difference:	**11**	**45**	**56**	**44**	**23**	**67**	**671**

Existing ADT (from Exhibit 2): 332

Projected ADT along Melwood Road: 1115

Concept Design Layout

Day Property



Program

85-89 - 60'x90ft SFD Lots
1 - 2.58 Ac Reserve Lot
86-90 - Total Lots

Note: 4 potential lots shown which may need to be used for SWM purposes. Corner lots are shown as 60ft to but allow for a total corner lot width of 77ft to allow for potential SWM as needed.

March 2025

Scale: 1"=200ft.

Dewberry®
www.Dewberry.com

The information provided hereon, which is subject to change, is for conceptual purposes only and is based on current regulations and existing information available. Detailed planning and engineering must be completed and all jurisdictional approvals must be obtained prior to finalization of this plan.

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	MT
APPROVED BY	MW
CHECKED BY	AM
DATE	APRIL 2025

APPLICANT
DAY LAND INVESTMENT, LLC
C/O OLUMUYIWA SOBO
7607 GEORGIAN DRIVE
UPPER MARLBORO, MD 20772

OWNER
DAY LAND INVESTMENT, LLC
DAY FAMILY TRUST

15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
TAX MAP 94 - GRID B4
TAX MAP 100 - GRID B1
WSSC GRID 207SE09

SCALE
0' 60' 120'
1"=60'
Unless otherwise noted

DAY PROPERTY BOUNDARY SURVEY

Dewberry
Dewberry Engineers Inc.
4601 Forbes Boulevard, Suite 300
Lanham, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO. 50186462

SHEET NO. of 1

Q:\50186462 - Dewberry\CAD\Survey\Boundary\CAD\MW_Boundary Survey plot\DAY BOUNDARY_MW edited.dwg, 4/11/2025 12:16:01 PM, mward

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY SECTOR PLAN

AND

PROPOSED SECTIONAL MAP AMENDMENT

FOR

WESTPHALIA

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

May 23, 2006

VOLUME 1 of 1

Deposition Services, Inc.
6245 Executive Boulevard
Rockville, MD 20852
Tel: (301) 881-3344 Fax: (301) 881-3338

BEFORE:

CAMILLE A. EXUM, County Council Vice Chair

WILL CAMPOS, Council Member, District 2

SAMUEL H. DEAN, Council Member, District 6

DAVID C. HARRINGTON, Council Member, District 5

TONY KNOTTS, Council Member, District 8

SAMUEL J. PARKER, JR., CHAIRMAN, M-NCPPC

SYLVESTER J. VAUGHNS, Commissioner, M-NCPPC

JOHN H. SQUIRE, Commissioner, M-NCPPC

OTHERS PRESENT:

GREGORY BAKER, Community Planning Division

C O N T E N T S

SPEAKER	PAGE
Billy Crawford	15
Darryl Bogans	16
Russell W. Shipley, Esq.	18
Robert J. Antonetti, Esq.	20
Arthur J. Horne, Jr., Esq.	22
Dennis Whitley, III, Esq.	24
Earl Adams, Jr., Esq.	26
Melvin Henderson	27
Chris Seymour	28
John Trader	30
Alan Feinberg	31
Rose Lewis	33
Gerald T. McDonough, Esq.	34
Joseph King, Esq.	35
Teena Green	37
Calvin Ruffin	38
Alfred Joel	40
Harold Johnson	41
Dorothy B. Troutman	42
Susan Nicowski	44
David Nicowski	45
Yvette Jardine	45
Rollie Washington	47
Brenda Foxx	49
Rachell Washington Garcia	50
Annette Dreher	51
Rovall Washington	52
Dorothy Washington	54
Raichell Savoy	55
Vernell Arrington, Esq.	56
Steven C. Gaskins	56
William Ship, Esq.	58
Midgett Parker, Esq.	59
Abigale Bruce Watson, Esq.	62
Sean Caldwell	64
Charles Renninger	66
Barry M. Caison, Esq.	68
Jenny Day	69
William Huttenlouff	71
Kimberlynn Davis	73
Mary Joan Robertson	76
Cathy Hook	78
Georgette Gregory	79

P R O C E E D I N G S

VICE-CHAIR EXUM: On behalf of the Prince George's County Council and the Planning Board of the Maryland National Capital Park and Planning Commission, I would like to welcome everyone to the Public Hearing on the Preliminary Sector Plan and Proposed Sectional Map Amendment for a portion of the Westphalia area. My name is Camille Exum. I'm Vice Chair of the County Council, representing the Seventh Councilmanic district. I would like to take a moment to ask each of my colleagues to introduce themselves and indicate what districts they serve. Then we'll have the Planning Board members introduce themselves. I'll start on my far left.

COUNCIL MEMBER PETERS: Good evening, Doug Peters Councilmanic district 4.

COUNCIL MEMBER KNOTTS: Good evening, Tony Knotts, Councilman, District 8.

COUNCIL MEMBER DEAN: Good afternoon, Samuel Dean, Council Member from District 6.

COUNCIL MEMBER HARRINGTON: Good evening everyone. David Harrington, representing councilmanic district 5.

COUNCIL MEMBER CAMPOS: Good evening. I'm Will Campos and I represent councilmanic District 2.

MR. CARVER: I'm Samuel J. Carver, Jr., Prince George's County Planning Board.

COMMISSIONER VAUGHNS: I'm Sylvester Vaughns, member of the Planning Board.

COMMISSIONER SQUIRE: John Squire, also member of the Planning Board.

VICE-CHAIR EXUM: Thank you, the County Council and Planning Board are holding this joint public hearing to obtain comments on the Preliminary Sector Plan and Proposed Sectional Map Amendment for Westphalia. The sector plan and the sectional map amendment are being processed concurrently. Tonight's testimony is part of the public evaluation and decision-making process that will lead to an updating of a portion of the 1994 approved Master Plan and Sectional Map Amendment for Melwood-Westphalia, Planning Areas 77 and 78 and the 2002 Prince George's County Approved General Plan.

The Westphalia sector planning area encompasses approximately 6,067 acres. It is generally bound to the north and east by Ritchie Marlboro Road, to the south by Pennsylvania Avenue, and to the west by the Capital Beltway. The preliminary plan recommends a high-density, urban mixed-use town center, residential neighborhoods with a mix of housing types and densities, adequate public facilities to serve existing and proposed development provided prior to or concurrently with new development and new and improved pubic facilities in the communities that already exist in Westphalia.

The preliminary sector plan we are considering this evening evolved from the Westphalia Comprehensive Concept

Plan study, also known as the WCCP, which was prepared in 2005 with contributions from community members and stakeholders who participated in five public meetings held between June and August 2005, three public charrettes and two team working charrettes. Several outstanding issues related to the WCCP need to be addressed in parallel with this public hearing process to avoid delays in the approval and adoption of the final sector plan. These issues include road design standards, transportation and traffic mitigation, development patterns, project and development phasing, minority participation in economic development, and the financing and provision of sufficient public facilities to serve both proposed development and existing communities.

Therefore, subsequent to the initiation of this planning process, an on-going collaborative and transparent evaluation and decision-making process has sought additional input from community leaders, residents and property owners of the Westphalia area as well as developers, local and state government agencies. This process includes bi-weekly stakeholder meetings, numerous technical staff meetings, solicitations from the public, participation in civic and homeowners association meetings, and a public workshop held on May 6. The testimony you provide tonight is part of this on-going process and will help guide the continued development and refinement of the plan.

When approved, the sector plan and corresponding sectional map amendment will guide future growth and development and serve as a policy document that guides land use and public facility decisions for years to come. A public facilities implementation and financing program, to be prepared in parallel with this sector plan, is intended to provide a formula for ensuring the provision of adequate public facilities for all parts of the community prior to, or at the same time as new development.

To allow everyone a chance to speak, we are requesting that comments be limited to three minutes per speak. Again, three minutes per speaker. One minute before the allotted time has elapsed, a yellow light will come on, then be followed shortly thereafter by a tone and a flashing light indicating that no time remains. Your cooperation in immediately concluding your comments is appreciated.

At the end of this hearing, the record will be held open for 15 days, or until the close of business on Wednesday, June 7, 2006. This 15-day extension provides an opportunity for written comments to be submitted into the record and be officially considered as part of the hearing.

If you wish to submit written remarks to supplement testimony you may give tonight or prefer submitting written comments, please send your comments to the Clerk of the Council at the address printed on today's agenda.

Following the close of the record, the Planning Board will review the testimony. The Board will transmit its recommendations on the sector plan and sectional map amendment to the Council. The County Council, in turn, will consider the Planning Board's recommendations along with the spoken testimony heard tonight and written testimony submitted for the record and will take final action on the plan and sectional map amendment early this fall.

At this time, I would like to call on Gregory Baker, the project leader, for a brief summary of the preliminary sector plan and sectional map amendment. We will then go to the sign-up sheet and start with elected officials who wish to speak. So, if you have not signed up to speak, I would ask you to do so now. It's been a very long day for the Council and we want all persons that desire to speak to be heard. So, if you would please sign up at this time. Thank you. Mr. Baker.

MR. BAKER: Thank you and good evening, Council Members and Planning Board Members. My name is Greg Baker as was mentioned, I'm with the Community Planning Division of the Prince George's County Planning Department and I'll be doing a brief presentation for you this evening to set the context and the background for this particular project.

This slide illustrates the study area of the original Westphalia Comprehensive Concept plan study which

the sector plan or the preliminary sector plan is based upon. The area is basically north of Andrews Air Force Base, north of Pennsylvania Avenue. It's approximately 6,000 acres. The study itself was bound to the north by Ritchie Marlboro Road and White House Road, and to the west by the Capital Beltway. There were certain principles that were adhered to in the development of this particular study and those were basically the guiding documents such as the 1994 Melwood-Westphalia Master Plan as well as the existing conditions in the area and development proposals that were under review, in addition to other documents.

There was significant public input that went into the development of the WCCP's study itself, which was initiated in 2005. There were five public meetings, one pre-charrette, three public charrettes and one public presentation. Additionally, there was visual preference survey and a community survey that was done and there was many forms of notification, including flyers and engagement of the local media.

This slide illustrates the vision that came out of the WCCP, the basically, the key recommendations. It didn't depart significantly from the 1994 Melwood-Westphalia Plan which essentially called for a concentrated note of commercial and residential development off of Maryland 4 and increasingly less dense bands of residential development

around it. The proposal is approximately 14,000 to 15,000 residential units and upwards of 650,000 square feet of retail and commercial uses. Public facilities will also address, as is mentioned on the slide.

In early January, the Planning Board and the County Council requested that staff go ahead and initiate a sector plan and sectional map amendment process and this is what we're bringing here today for the public hearing to speak on is essentially a preliminary Westphalia sector plan and sectional map amendment. This graph that illustrates the process, the essentially, the rationale behind engaging in a sector plan process wwas to implement the WCCP study and also to implement the vision of the study and the sector plan through zoning.

If you look at the graphic on the left, that linear sequence of charts basically illustrates the time frame and the constraints that we're under in terms of completing this process. As was mentioned, the process began in January. February through March we developed the actual preliminary sector plan. April, we published it and distributed it to the public. We are at the state now, obviously where we are before you for a public hearing and from here on out, there will be subsequent meetings including a Planning Board work session and ultimately, County Council, which we're aiming to bring it to Council in September-October.

Parallel to this process, if you notice on the right of this graphic, there's an entire other parallel process that we're calling the stakeholder/implementation and coordination process. And this essentially stems from the fact that WCCP had many elements that were outstanding in terms of different issues that weren't quite addressed to the level that thye need to be addressed in the sector plan. And I will speak to that more shortly.

This graphic illustrates the land use and zoning recommendations which are included in the actual plan documents. It wasn't a significant departure from the WCCP study. It kept with the same theme essentially, the community center, in this case, we're referring to it as a town center core, town center edge off of Maryland 4, and several mixed use village areas, in addition to lowered density developments surrounding it. The graphic that refers to zoning shows how this vision was translated through a sectional map amendment and preliminary proposal for rezoning. The majority of the area designated for mixed-use development is designated here as M-X-T, including the two village areas to the north and to the southeast. There's also a significant portion which is primarily the Smith Home farm site, which is being designated for R-M zoning.

Many of the issues that I referred to earlier that stem from the WCCP study and that we have encountered in our

stakeholder coordination and issue coordination process can be divided into essentially two categories, one of them being those pertaining to existing communities in the areas and the other one pertaining to new developments. With respect to existing communities, there are multiple issues. Both transportation, environmental and public facilities issues. For instance, there's the maintenance and upgrade of existing roads which neighborhoods and residents in existing areas have asked us to pay special attention to. With respect to environmental issues, there's landfills in the area. There's also public facility concerns, in terms of existing schools which are already somewhat overcrowded. And the lack of fire and police service or sufficient fire and police service and lack of community meeting spaces are other examples of this.

The other breakdown of the issues would basically refer to the new development that is being proposed by the plan which is obviously significant new development. One of those would be the town center orientation, urban design. We are looking more closely at that and how that may change somewhat from the WCCP study and what's in the preliminary plan right now. We are also looking more closely at how we can make this town center transit ready to either be serviced by either standard bus service or perhaps even bus/rapid transit or eventually Metro service. We're also looking at, more closely at, the park system, the central park system

design and the remainder of the park system in terms of the total acreage and making sure that the County and the public are receiving what they need out of that system. And then we will be looking at some economic development elements, as well.

In order to deal with those issues as was mentioned, there is that parallel process that we've been engaged in and we've had multiple meetings. As a result of that, staff is kind of looked at how some of those outstanding issues can be addressed within the preliminary plan process and from here, through the remainder of the process, we will be looking more closely at forming strategies to include in the actual document that address things such as new roads in existing communities, the actual alignment of the proposed transportation network, looking at possibly realigning some of the roads, including MC-634 and perhaps P-612, as well. Also looking at level of service designation issues with respect to transportation. There's also an area designated as the rural hamlet that we'll be looking more closely in terms of what that actually means. Some of the definition that resulted from teh WCCB study and it's now in the preliminary plan is not exactly definitive with respect to that.

This is the last slide illustrating some of the additional strategies that we're looking at. You can

obviously look through this at your leisure, but we wanted to have this up here to basically identify or flag certain strategies which included more complete description of the proposed central park, which I mentioned earlier, as well as looking more closely and how we can approach this area from a sector, sector-wide vision or approach and particularly with respect to some of the environmental issues such as tree conservation and stream restoration as well as storm water management.

And finally, one of the things we will be looking at as the process continues is actually changing the current preliminary SMA re-zoning proposal, particularly as it relates to some of the areas that call for the mixes of uses, maybe looking more closely at how our actual zoning Code could be amended to basically implement the vision which is a unique vision in this particular plan. And you can see the slide illustrates some of the examples of things that we may be looking at.

This concludes the PowerPoint presentation. At this juncture, I'd like to go ahead and submit a couple of items for the public record, one of them being the actual plan document itself. Another would be a list of issues, as I mentioned earlier, we have been categorizing and tracking outstanding issues from the WCCP study and now the preliminary plan and hopefully addressing most of them

through the stakeholder coordination process. I will be submitting this list to you all as well and one final item would be a listing of approximately nine additional requests for rezoning, essentially that we received after our cutoff for the sector plan document.

Once again, that concludes the presentation. If there's any questions, I'll take them now.

VICE CHAIR EXUM: Seeing no questions, we'll move into, there is one elected official, council member Brian Shivers from Seat Pleasant, signed up to speak. Is he here? Okay, we're moving on. The first person, Melvin McCleary. The person following him will be Billy Crawford. I ask that your name, if you're next, please come down toward the front, so we can keep this process moving smoothing. Melvin McCleary. Billy Crawford. Following Billy Crawford, Darryl Bogans.

MR. CRAWFORD: Good afternoon, Planning Board members. My name is Billy Crawford. I am a resident of Prince George's County. I've been living in Prince George's County for well over 25 years and I noticed a lot of change in Prince George's County, but one thing I have noticed that has not changed that much, and that's high end retail stores. If we decide to go shopping to stores such as Macy's, Lord and Taylor, or other stores of that caliber, we have to drive out of our communities, out of our cities and all the way out

of the County to Montgomery County, Anne Arundel County, and Arlington County. In other words, when we go out there and spend our hard earned money, it does nothing to benefit Prince George's County. We have certain stores here like Hecht and so forth. We have an abundance of dollar stores, but we need high end retail stores. That's one of the main reasons why I support the Rosewood town center. This will allow Prince George's County to compete with the surrounding counties, but most of all, it would generate revenue that will give Prince George's County the social and economic boost that we so greatly need. So, in closing, I jsut want to say that if we build this, people will come. Thank you very much.

VICE CHAIR: Thank you, sir. Mr. Bogans. Following Mr. Bogans, I'm going to ask that we keep proper decorum. There will be no clapping or anything of that nature. Mr. Bogans and then following him, Russell Shipley. Thank you.

MR. BOGANS: Good evening. My name is Darryl Bogans. I am a long time resident of Prince George's County. Me and my wife and our children, we live in Prince George's County. I'm going to be reading a lot because I can talk a lot, so I'm going to be reading from this paper so that I can stay within the time frame. Me and my daughter was in attendance at the Surratt Meetings in Westphalia not much

long ago. During the Surratt process, we talked with some of the residents of Westphalia who shared with all of us during that time, their interest in the development, Rosewood City Town Center at Westphalia. During these Surratt meetings, we were put in different groups, as each group was given the opportunity to express their views on map locations, road constructions, historic places to be reserved, preserved, but upgraded, of course, with the scenery of new decelopment. We also talked about economic benefits that would be needed such as police station, a fire department, response time for emergency care, a school system large enough to to accommodate the estimated population of othe Rosewood Center which included also a local church, the Rosewood Medical Center which would provide affordable medical services for the people, subsidized and affordable housing program for the elderly, the disabled and for the residents of Westphalia who would desire to move into the new homes. And an employment/training center in partnership with government agencies so that both young and old that needed training for position in the Rosewood business district, could receive the training and get hired for the position. And if desired, could possibly walk or cycle or drive to work. In view of all that was spoken of thus far, there, have we only scratched the surface. I was talking to my daughter who was in attendance with me at one of the Surratt meetings,

explained to her with excitement the Rosewood city is going to be the greatest hhistorical city ever built in Prince George's County. And we do thank our elected officials for that. And internationally and how did Prince George's Couty is making plans for her future and her brothers' and sisters' future and also your children and all of our grandchildren. What an awesome plan and what could be better than this plan for us and our children. Well, the answer to that question is simply nothing. Rosewood will be very close to being or having heaven on earth, a city so desirable that people will travel to and from all over the world to visit, to shop, to live, to worship and to enjoy life in abundance. So now --

VICE CHAIR EXUM: Mr. Bogans, I thank you. You can submit the rest of your testimony in writing. I appreciate your time.

MR. BOGANS: Okay, thank you.

VICE CHAIR: Thank you. Russell Shipley. Following Mr. Shipley, we have Robert Antonetti.

MR. SHIPLEY: Good evening, members of the District Council, Members of the Planning Board, for the record, my name is Russell Shipley. I'm with the firm of Shipley and Horne in Largo, Maryland and I speak in behalf of Toll Brothers with specific reference to page 56 of the proposed sector plan identified as Item number 11, Woodside Village, 370 acres. Toll Brothers, the applicant in that case, the

property consists of four small farms that are located on the southside of Westphalia Road, about a third of a mile west of its intersection with Ritchie Marlboro Road. It is significant in that it's a proposed for the R-M zone and that is suggested and recommended by teh staff and the Planning Board. I should mention that it is the subject of a piecemeal application for comprehensive design zoning to the R-M which has been heard and recommended for approval by teh Planning Board and by your staff with numerous conditions, all of which we are in concurrence with. I mention that in the context of the fact that Toll Brothers filed this application quite some time ago, perhaps a year. They began venturing into Prince George's County a few years ago and acquired a paroperty called the Claggett Farm which is on the west side of Ritchie Marlboro Road, south east of the subject property. That is 550 acres, it's called Marlboro Ridge, sometimes the Villages of Claggett Farm. We'll have over 1,000 homes and 150 acre equestrian center which is being planned at the present time. These are very luxurious executive homes. The executive models sell for $600,000 and up. I make mention that that has been preliminary subdivided and the R-R equestrian center zone and the sales office recently opened to sell the first units that were available, some 50 units and it sold out over a weekend. Toll has every intention of complementing the luxury that began at the

Claggett Farm. That's the sole purpose in pursuing these other properties to make them compatible with the other properties in the area, particularly the large Smith farm and Presidential Park, etc and so, we are here to speak in favor of the staff's recommendation in regard to that property and hope for your support thereof. Thank you very much.

VICE CHAIR EXUM: Thank you, Mr. Shipley. Robert Antonetti. Following Mr. Antonetti, is Arthur Horne.

MR. ANTONETTI: Good evening, Madam Chair, members of the Council, Chairman Parker, members of the Planning Board. My name's Robert Antonetti from the law firm of Shipley and Horne, here tonight to speak on behalf of two land developers in the Westphalia area who have requested rezoning changes through the instant sector plan and that is Amay. The first property is located near Pennsylvania Avenue on the north side of Armstrong Lane and contains approximately 23 acres, zoned R-R and I-3. The developer, VP, LLC is requesting approval of the X-M-T zone for the development of residential uses as consistent with the recommendations in the WCCP and the preliminary sector plan. The preliminary sector plan and SMA recommend X-M-T as well, on page 60 of the draft document. The site is located near the gateway for the Westphalia Center, near the future Criddle intersection of A-66 extended and the Suitland Parkway extended. The approval of the X-M-T zone for the

development of the site will lead to improvements of local roadways, including Armstrong Lane and the construction of a portion of A-66.

My client would ask that the staff and the Board and Council give strong consdieratoin to showing a connection from this property onto the adjacent Smith-nfarm site to ensure access for future residents to the core area and to other public amenities, including the grand central park that is being planned. My client has been involved with the public input process and has heard, on several occasions, that the Council is considering zoning a number of properties in and near the core to X-M-T and that these X-M-T zoned properties will be considered for a mix of uses comprehensively among all the properties. This will require legislative change and my client is very much in favor of that legislative change.

I'm also here to speak on behalf of Washington Management and Development Company, Inc with regards to approximately 24 acres located near, on the south side of Ritchie Marlboro Road, near the interchange with the Capital Beltway. The property is currently zoned R-R and R-A and the applicant is requesting a rezoning to the M-X-T zone. The sector plan, and SMA recommends the rezoning of the property to M-X-T zone and identifies it as a village gateway for the Westphalia center. The applicant is seeking ultimately to

develop the site with an appropriate balance of residential and commercial uses and it will be applying those commercial uses along a main street along Sansbury Road and two to four-story buidlings with commercial on the first floor and residential above it and including a variety of towns and two over two town homes.

Briefly, my client is being contacted by an adajacent property owner on the north side of Ritchie Marlboro Road about submitting a joint development proposal. My client supports such a request. I'll defer to the representative for that developer to speak to that but we would concur with including that property inside the boundaries of the SMA and rezone it to X-M-T. And thank you for your consideration.

VICE CHAIR EXUM: Thank you, Mr. Antonetti. Mr. Horne. Following Mr. Horne is Dennis Whitley.

MR. HORNE: Good evening, Madam Chairman, Members of the Council, Mr. Parker, Chairman and Members of the Planning Board. For the record, Arthur Horne with teh law offices of Shipley and Horne in Largo, Maryland, here on behalf of the property that Mr. Baker described in his presentation aproperties that's been designated as the Hamlet properties, that would be properties owned by Rovall and Dorothy Washington, it is about 80 acres off of Ritchie Marlboro and Westphalia, properties owned by Rock Creek

Baptist Church and by A. Dean. When the designation for the Hamlet property took hold on these properties we requested definition of hamlet. What is rural hamlet? And I'm embarrassed to say that not only I not know or my clients not know, nobody at Park and Planning was able to tell us what the definition of rural hamlet was, as well. So, we did a little search and see if we could find what rural hamlet means and the only definition I found was in Black's Law Dictionary and they defined rural hamlet as a village or hamlet in a rural community which may be no more than a store, a school, a church or two or three residents. And they get that definition from a court case in Kansas. Looking at the history of rural hamlets, we find that they were like tiny communities built up to serve off the lord of an estate, so the lord of an estate built little rural hamlets on his property so that his servants can have a place to live, they had to pay taxes to him. That's where rural hamlet came from and I think over the years, maybe the definition has changed, but it's not defined in our zoning ordinance and it's not defined in anything that we can find. So, we would object to being placed in a category that nobody has a definition of in nothing that we can describe.

We really appreciate the opportunity to work with teh staff on coming up with a development proposal for these properties. Certainly, working with Mr. Dean and his goals

and concepts of this area, we were told that perhaps all the properties would be rezoned to M-X-T, then we could look at it from that perspective. We certainly support that, if that was to occur. If not, then a comprehensive zone would be appropriate for that area. We already have applications for R-M in that area. We think that that would probably be aoppropriate for these properties, as well. I think that it's important to note that, and you'll hear from the Washington family here and members of Rock Creek Curch coming up that they have attended every single meeting that goes through to the summer time and the meetings that have been here throughout and, again, they are very, very supportive of what's going on in the Westphalia area, want to work very closely with Mr. Dean and all the members, but just want to be treated fairly and I see my time has run out.

VICE CHAIR EXUM: Sir, thank you.

MR. HORNE: Thank you very much.

VICE CHAIR EXUM: Mr. Whitley. Following Mr. Whitley, Earl Adams.

MR. WHITLEY: Good evening, Madam Chair, chairman Parker, members of the Planning Board, Members of the Distrcit Council. My name is Dennis Whitley, III. I'm also attorney hwith the law firm of Shipley and Horne, with offices in Largo, Maryland and I am here to speak on two properties. First, I'm here on behalf of BPV, LLC to request

that the Merick property which is located at 8711 Westphalia Road be rezoned from I-1 to X-M-T. The property consists of approximately 86.96 acres and can be viewed by the District Council and the Planning Board on page 57, map 15. The property is currently imporved by a 100,000 square foot office warehouse space and it is my client's vision to build approximately 260 townhomes on the 20 acres of property which lies outside of the H-U Noyes area. It also be noted that my client's request for M-X-T zoning and it's desire to build residential units is consistent with the modified perferred WCCP which calls for residential units on the property. Lastly, M-X-T is also appropriate because it allows the density, the flexibility designs needed to incorporate the structure that is currently on the property and also minimize any negative effects which may exist from the property's proximity to Andrews Air Force Base.

I'm also here to speak on behalf of Samuel T. Woods Company to request that the properties located at 8580 through 8600 Pennsylvania Avenue be rezoned from I-1 to M-X- The properties consist of approximately 22.9 acres and can be viewed by the District Council and the Planning Board on page 57, map 15, item number 4.

In the time I have left, I'd like to request the staff's recommendation improve and relocate I-603 be eliminated. Currently, a majority of the properties in the

I-603 area are zoned industrial. However, during the WCCP process, most of these properties are requested M-X-T zoning. As such, there's no need for an industrial road on properties which are requesting M-X-T zoning.

In the alternative, should the Council decide that the road is still needed, we would request that the road be moved to run parallel with the property as to not bisect the property and interfere with traditional M-X-T property.

VICE CHAIR EXUM: Following Mr. Adams, Melvin Henderson. Following Mr. Henderson, Chris Seymour.

MR. ADAMS: Good evening, Madam Chair, members of the Council, members of the Planning Board, for the record, my name is Earl Adams, Jr. I'm also an attorney with the law firm of Shipley and Horne with offices in Largo, Maryland. I am here tonight to speak on behalf of Mr. Ali Askari who is the representative of Armstrong-Lane, LLC. The property is identified in the SMA document as property number 12. The property was two parcels of approximately four acres which ran on the south side of Armstrong Lane. The property is currently zoned as I-1 and we are here tonight requesting that the property be rezoned CX-T in accordance with the staff's recommendation. This rezoning is appropriate, in our opinion, because the properties at the Gateway of the core, the Westphalia project, and as a result of its proximity to the core, the M-X-T rezoning will complement the proposed

development that is going to occur within Westphalia. Our client is proposing that appropriate mixture of residential and commercial uses for this property and we just ask that the Council and Planning Board support the recommendation of the staff and I thank you for your time.

VICE CHAIR EXUM: thank you, Mr. Adams. Melvin Henderson. On Mr. Henderson, Chris Seymour. John Trader.

MR. HENDERSON: Good evening and distinguished Council Members. I am the president of Little Washington Civic Association. I'm not here to develop anything. I'm here to support what we have. My main concerns are Arrowhead Elementary and Melwood school, Melwood Elementary. With all of the ongoing and upcoming development that's going on, the impact on the schools that are already overcrowded. We need to take into consideration that they need to be updated to be able to accommodate the incoming traffic and incoming members coming into the school because I know there's plans for future schools, but they won't be built immediately. Also, the infrastructure, the roads. We are already overburdened with truck traffic and traffic as you know. I mean, we need to have the road looked at to be updated, to be broadened, whatever needed to be done, we need a good study to update our roads because there are potholes, there's no traffic control per se that's being monitored.

I'm also here to support the D'Arcy Park Place

which, D'Arcy Park Place, that is going to help us keep two landfills closed, one rubble filled and one DC Sand and Gravel. We support them because that's going to help control the truck traffic in our area.

We do need medical facilities in all upcoming development. We need to think about development because the major port of my community is over 60, so let's not travel 40, 50, 60 miles to try to get decent medical facilities when we can have it right at home. And with the amenities that are being all developed in all the new communities, I would like for it to be open to the public, not to be per se controlled by an HOA, but to be open to other associations around the area that we can enjoy the same things they have. I thank you for your time.

VICE CHAIR EXUM: Thank you, Mr. Washington. Mr. Seymour. Following Mr. Seymour, I'm sorry, Mr. Henderson. Mr. Seymour, John Trader.

MR. SEYMOUR: Good evening, Madam Chair.

VICE CHAIR EXUM: How are you?

MR. SEYMOUR: Council members, I'm here on behalf of Rock Creek Baptist Church. My name is Chris Seymour. I'm Chairman of the Trustee board of Rock Creek Baptist Church. And we're here to bring some clarification. As you heard, Arthur Horne mentioned a rural hamlet. I want to go back, just briefly, just to mention how we had come to this point.

We were in the inception of the Rosewood project. I believe there was a hearing. And from that point on, we attended every charrette. And the pastor and the leadership at the church had a desire to not just build a church in this area, but to have something in place where it can feed the community and the community can be a part of with the church was going to be about, in terms of ministries. And we had not just considered having the church, but we also wanted to have houses, which will, and schools and a little retail that was in the mind of the church, but now the properties of rural hamlets, as I remember it, was considering the Bean property, the Washington property and the church property and we have a layout here that the church and the supporting members, the Washington property and the Bean property where we think something will look good, either as called a rural hamlet or something thereof such like a rural hamlet. And we just wanted to be able to be on record on this is the ideal way where we're thinking. And we talking about a senior citizen facility being able to take care of people who desire to maybe in their, 55 and plus to be able to be in a place like this. We're also considering a school and we also consider people where I would call workforce housing within that area. And in order for us to reach this. We've all come to the conclusion that we should be an R-M zoning and I think at some of the meetings at the hearing, at the Westphalia

Shareholders meeting, they were talking about this being a park area. I just want to briefly say in terms of where we are with that, the Washington's, Rock Creek Baptist Church, are minorities in here and we know from our County Council in that area, Sam Dean, that we want to be a part of this whole process and this process should be about us and so we don't want to get left out and saying we are going to cover all these three parcels, this park area. So, I certainly appreciate your time, your consideration on where we're coming from and thank you very much.

VICE CHAIR EXUM: Thank you, Mr. Seymour. Don Trader. Following Mr. Trader, Joan Marshall and Alan Feinberg.

MR. TRADER: Good evening, Madam Chairman, members of the Council and Planning Committee. I'm actually going to speaking for myself and Ms. Marshall, so we can skip over here. My name is John Trader and I work for the College Savings Plans of Maryland. I'm the Public Relations and Marketing Manager and we were approached by Rosewood City group with a proposal to offer families that move into the residential units in the proposed project, to offer them a college savings plan of Maryland account as an incentive to move into the community. And I'm here this evening just to give you a brief explanation of our state agency and exactly what we do. Our agency is responsible, we are the non profit

state agency that's responsible for administering Maryland's 2529 college savings plans. The first plan being the Maryland prepaid college trust which actually gives families the ability to lock into tomorrow's tuition at today's prices and that plan is actually also backed by a Maryland legislative guarantee. The second plan that we administer is the Maryland college investment plan which is a plan that is a mutual fund portfolio investment. Also a 529 plan, also a college savings vehicle. Both of these plans offer affordable, flexible ways for parents to help to pay for their children's future higher education expenses and the plans also offer the ability to qualify for Maryland state income deduction for contributions made to the plan, up to the $2500 amount on each plan, depending on the plan that you choose. So, I just came here this evening to explain exactly what our state agency is and we do encourage parents to save as early as possible for their children, for their future higher education expenses to help get a jump start on that savings. Thank you very much.

VICE CHAIR: Thank you. Alan Feinberg. Following Mr. Feinberg, Ms. Rose Lewis.

MR. FEINBERG: I'm sorry, Madam Chairman. District Council, Planning Board, Chairman Parker, my name is Alan Feinberg. I lived in Prince George's County when I first got here in the Air Force and then I had an opportunity to move

to a very exciting place that this could be even more exciting, Reston, Virginia. I moved there in the early '70's and there was a spirit just like the spirit that's imbued in this concept of Rosewood. I didn't even know about Rosewood until I was working in the Gulf Coast this fall and I met a bunch of very sharp Black entrepreneurs down there and they said when you get back home at Thanksgiving, call up some folks and see about this whole idea of Rosewood. Rosewood is a much bigger thing than a bunch of properties that are split up and talked about like piece goods. It's a concept that is enormous. After all, how many opportunities are we going to have on this planet to have a city, a new urban place on the nation's avenue, Pennsylvania Avenue, on the nation's Beltway, next to an enormous opportunity of Andrews Air Force Base? It's not going to happen again. And if we do it the same way we always do it, business as usual, politics as usual and development as usual, we will miss the boat here, enormously. And that's what I, essentially, that's what I really learned from being in Baton Rouge and New Orleans. We cannot do business as usual any more in this country. We have to aspire to the kind of dream that Reston was. Reston was a failure because the guy that started it, Robert E. Simon, was pushed off the stage, but he came back. He's there now. And the dream that he started that pushed him away, was picked up by the citizens of Reston and that is why

you probably have the best town center in the world at Reston which could be much better here at Rosewood because Sam was there the other night, there were no people of color there practically. It's all rich folks. It's a rich people's ghetto and it can be much better because if Rosewood, as a concept is real, then the people of Prince George's County are going to own it and change it and control it and make it work. And be an urban place that everybody in this world can be proud of and that's why I'm here. I don't live anywhere near here, I live in Frederick, Maryland now but Frederick, Maryland is a real place, too. And what you want to do is you don't want to divide up a whole bunch of property and not create a real place.

VICE CHAIR EXUM: Thank you, Mr. Feinberg. Ms. Rose Lewis. Following Ms. Lewis, Gerald McDonough and Joseph King.

MS. LEWIS: Good evening.

VICE CHAIR EXUM: Good evening.

MS. LEWIS: My name is Rose Lewis. I am a mother, a grandmother, a concerned citizen and a former resident of Little Washington. I grew up on D'Arcy Road. I lived in the big stone house that's now the Ridgeley Church of God in Christ. My mother raised eight children there by herself. My mother has since gone on but now, being a mother and a grandmother myself, my question is, what legacy do I have to

hand down to my children and my grandchildren. The concept of Rosewood is a great concept, there will be museums and family life centers and training centers and centers for senior citizens. If I was to bring my children to Little Washington to show them where I grew up, what do I have to show them? I remember the dirt roads there which has since been paved when we would walk to the store for my mother up to Eadland Market which is located on Westphalia Road, and we would pick blackberries out of the field to bring home for dinner and poke salad and to bring home for dinner and on the other end, there was a playground there that has since been closed down and overcome with weeds, but my question is, what do we have to hand down to our children? As a concerned citizen and a former resident, this is a great project. This is a great project. Thank you very much.

VICE CHAIR EXUM: Thank you, Ms. Washington. Mr. McDonough.

MR. MCDONOUGH: Good evening, Chair people and members of the Board. My name is Gerald McDonough, attorney with offices in Washington, D.C. and Upper Marlboro, Maryland. On behalf of TSC Flowers, LLC, which owns a approximate 40 acre parcel and the last industrial parcel coming off of Flowers Road off of Westphalia Road and obviously, we support the designation as industrial and employment in the plan and the SMA recommendation, however,

we do have to express some concern within 634 which is the alignment of the road through the subject property. It showed as, we question the need for the road, but given the fact that even hypothetically, it is necessary, would question the necessity of its status as a designation as a major collector as opposed to a simple collector. And also that the alignment, if the road is put through, be adjusted to a fashion that would lend itself to the most efficient development of the properties along the alignment, as opposed to running as close to the Beltway as it showed on the plan right now. There are issues with ratings and curb and take off points, but we would like to see some language in the plan that when we face future development review based on this adopted master plan, that we would have the flexibility to adjust that alignment as requested. Thank you.

VICE CHAIR EXUM: Thank you. Joseph King. Following Mr. King, Teena Green, and George Hodge.

MR. KING: Good afternoon, good evening, Chairwoman, Council and Chairman Parker. My name is Joseph King. I'm an attorney. I represent Mr. and Mrs. Dale Keenan at 12909 Old Marlboro Pike and Mr. Alfred Bachmaier, 12905 Old Marlboro Pike. Both of these parcels are identified as property number 6 on page 55 of the sector plan. They comprise approximately 14.26 acres and are currently zoned rural, residential. It is our purpose here this evening to

request that the zoning be changed to rural townhouses or possibly to a mixed use development and in furtherance of that cause, I'd like to point out that this parcel is approximately a few hundred feet from the intersection of Ritchie Marlboro Road and Old Marlboro Pike. This intersection is designated as a rural gateway and right at this intersection, there is a mixed use development which is identified as a property number 1 which is 8.9 acres for commercial development. Therefore, by rezoning our property to a more intense zoning where higher density would be commensurate with the designation with a rural gateway as well as to the moderate and high density goal of the plan. Additionally, this intersection, this property that I'm talking about is within a quarter mile of the rural gateway and the major intersection which does have a public transportation. So, it does seem to fit properly within the definition of an area which can have higher density property. Thus, on behalf of my clients, I'm requesting the rezoning be made to townhouses or to a mixed use development. Thank you.

VICE CHAIR EXUM: Thank you, Mr. King. Teena Green. Following Ms. Green, George Hodge, Sharon Howard.

MS. GREEN: Good evening, Members of the Council, Members of the Planning Board. My name is Teena Green. I'm president of the Villages of Camp Springs Civic Association and the coordinator with the Branch Avenue Metro Focus Group.

I would just like to commend the Planning Board on their efforts in assembling the Westphalia plan. It's an impressive body of work. I'd also like to commend Councilman Dean for taking on this project in his (INAUDIBLE) as champion for this project. I think the gentleman a few before me said it right, it has to be someone that champions these huge projects and we commend that. In looking over the plan, there seems to be an adequate amount, if not, overly adequate amount of residential, but we are disappointed in the low amount of office. We think that this project is the ideal opportunity to establish an employment center in the southern part of Prince George's County. Plus we think the plan lacks specificity in the transportation plan to bring Metro from Branch Avenue Metro Station to Andrews and then on to Westphalia. Given that there are a number of properties in-between, we think that some specificity needs to be given now because there may be homes impacted. Also, we think more study needs to be done on Route 4 and Route 5, the most heavily traveled roads in the southern part of the County and look at also options to have bus service from this site to either the Branch Avenue Metro Station or the Suitland Metro Station. Thank you. That's all I have.

VICE CHAIR EXUM: Thank you, Ms. Green. George Hodge. Following Mr. Hodge, Sharon Howard. Mr. Hodge? Ms. Howard? Calvin Ruffin. Following Mr. Ruffin, Alfred Joel.

MR. RUFFIN: Good evening, everyone, Madam Chair. All right. My name is Calvin Ruffin. I'm involved with the very strong citizenship group here in PG County. I live at 613 63rd Place, Seat Pleasant, Maryland. I just have a few bullet points I'd like to point out. That is, number one, that the Rosewood City Group upholds their promises made to us in order to garner support for this project. We are well aware of the celebrity attention this project has received since it was first brought to our attention by the Rosewood City Group. Therefore, I would like to go on record stating that we are still in full support of this project as long as the original agreement is upheld by the RCG. The citizens of PG County must remain first as we will be most affected, whether positive or negative. After state officials and TV celebrities got involved with this project, we citizens have to make sure our voice is heard. Also, needless to say, there have been some unfortunate changes to the Rosewood City Group's plan that was originally presented to us three years ago. Now, the land has been sold and the new entity doesn't have the same amenities in mind for PG County and its citizens, such as the Rosewood city center. Now, this was a critical component in the Rosewood City Group's plan to foster employment, retail business, schools, etc. for the community. This was a way to put us, the taxpaying citizens, to pay us back for our support. As a matter of fact, it was

their central focus in getting us to recognize the benefit this community could bring to the County. Now, is it possible this won't happen? Well, we have power and with the support of the rest of the citizens, of the County, we'll fight to make sure this is not another victory for the rich. Our city center would be a concrete testimony to our piece of setting up the Rosewood community. It would be in stone, for us to shop, work and plan, not just broken promises at the beginning and then an excuse for doing nothing. Those were City Group promised, this is a part of their push to gain community power to get behind this project. We want ours, period. This is simply a statement that we made, being pushed aside at this point, that the community health and well being has been trumped once again by money mongers. And our tax money will be used once again for something not for our benefit. I would like to commend the County Council for its continuing efforts to make sure that the residents are served properly. We know this is true. We know you can't do it alone, so lastly, we, the people, can assist this process, if needed by empowering our legislatures through initiative or referendum, whichever is necessary. Thank you.

VICE CHAIR EXUM: Thank you. Alfred Joel. Following Mr. Joel, Harold Johnson.

MR. JOEL: Good evening.

VICE CHAIR EXUM: Good evening, sir.

MR. JOEL: My name, again, is Alfred Joel. I am current resident of Prince George's County. I was actually born in Prince George's County. I've been located, living within Prince George's County for 36 years. I am a single parent of two teenage sons who actually attend school in Prince George's County. My main apprehension is the future design here for my two sons. With all of the new buildings and homes being built within the metropolitan surrounding, we consistently see more DC residents relocating to the Prince George's County area. With this being the case, the schools are overwhelmingly crowded. The ratio from teacher to student is enormously high. I've noticed my kids being influenced by other kids to do unethical things, consistently. What we need is a community that not only my kid, but all of the kids within the Prince George's County can look at, number one, with pride. Number two, a legacy and heritage. What we also need si a community that will focus on the activities for our youth whereas they won't have to travel a lengthy distance to attend activities, but they will be in proximity, closeto one another. I would like, you know, for someone to inform me, before I leave here, as to the questions, why can't we have, you know, museums here and training centers here, employment centers here? You know, what seems to be the real challenge here? Again, thank you for your time.

VICE CHAIR EXUM: Thank you, Mr. Joel. Harold Johnson. Following Mr. Johnson, Elaine Griffin.

MR. JOHNSON: Good evening and greetings to the Honorable Council Members, Chair Exum, Council Member Dean, to the Planning Board and guests here tonight, most importantly, I'm here representing Rock Creek Baptist Church and you have heard from the church's attorney and engineers and identified compelling arguments for properly rezoning of the assemblies of land identified on page 5 of the preliminary plan of Westphalia SMA property number 8, 9 and 10. That assemblage, as you noticed, included what was called a rural hamlet. And I think our attorney, Arthur Horne has arguably put forth the case of what was the meaning of rural hamlet. But more importantly, we were asked to go back, the church and its property owners, fellow property owners, were asked to go back and bring forth a plan which would take into consideration its neighbors, its surrounding areas and most importantly, what I want to bring to bear is the environmental features. That plan is represented here, today. And as you can see, the church, along with its fellow property owners came together to ensure that proper representation is given and due consideration is given to effect this type of plan in this area. The church and its fellow citizens have been here for two years, through the process of the preliminary plan, through the process of the

charrette and even before that. They waited patiently, brought forth their energies and efforts to ensure that what they bring forward would resonate with the community and its citizens. So again, I thank you for this time and I thank you, Council Member Dean, for your efforts, whom we champion in this vision. Thanks again.

VICE CHAIR EXUM: Thank you, Mr. Johnson. Elaine Griffin. Following Ms. Griffin, Dorothy Troutman. Ms. Troutman. Following Ms. Troutman, Susan Nicowski.

MS. TROUTMAN: Good afternoon. Good evening, Madam Chair, Members of the Council, and Members of the Planning Board. Thank you for the opportunity to be here tonight. It's a very, very exciting project and I think everybody involved should be commended on what has been accomplished. Now, I'm concerned, not just about the density which effects us because we share Pennsylvania Avenue with this project. I'm just the other side of Pennsylvania Avenue. But I'm also concerned that there's no mention of a horse in this whole project. There's no picture, that happened in the sub region 6 plan, but we ended up getting it on the cover and then we have pictures on two other pages and even tobacco barns mentioned. Now, there is on page 9, a mention of that, the historic sector plan area has been used largely for agricultural and equestrian uses. So, with all this open space, the central bark, the Bridewood Historic Manor, I

think it's fairly important to bring out the character of this area. Bridewood was a top breeding farm and they had Toscalee, the top steeplechase horse of all time at Bridewood, so I think it would be very appropriate to have the park police in the central park, to give it character and remind people, you know, this was horse country and it's still horse country because we have Toll Brothers, they're the other side with an equestrian development. Across Ritchie Marlboro Road, are two horse farms, Steve D'Arcy and his mother have 150 acre farm. They have an indoor arena there and Anna Rousch has a horse farm, she has Morgan horses. So, you know, they are going to be effected very much by --

(End of Tape 1 side 2)

-- all of this and it would be nice if they had a place to ride. On page 27, there's a top, a heading, map 8, bicycle/pedestrian trail network. Why not include equestrian? They show Cabin Branch hiker equestrian trail. That branch, hiker/biker/equestrian trail. Well, let's put it up at the top and maybe have a horse somewhere. I think it would be great. I think it would be great for marketing to emphasize the positive in Prince George's County instead of letting people constantly bring out the negative. Here we have equestrian history. We have equestrian activities. We have equestrian farms. So, let's have a horse and let's

emphasize the positive. Thank you very much.

VICE CHAIR EXUM: Thank you, Ms. Troutman. Susan Nicowski. Following her, David Nicowski.

MS. NICOWSKI: Good evening, Madam Chair, Members of the Council, Members of the Planning Board. My name is Susan Nicowski. I've been a Prince George's County resident for over 34 years, more recently just moved in closer to work in Annapolis. I'm here before you this evening to address the 15.6 parcel adjacent to the Westphalia proposed project. I'm very supportive of the project and have participated in the charrette as well as the most recent Westphalia charrette. I'd like to draw your attention to page 11 of the handout of the Westphalia booklet and essentially, what you'll see on the map, at the bottom of the page, the lower middle gateway. The little right triangle right there by that gateway is the 15.6 parcel that I'm discussing. What I'd like to do is be sure that gateway parcels that are adjacent, they are given fair consideration as well. With your consideration, what you'll see on the map just below here, you can see that parcel page 11. This is an original map that was brought in 2000 before a zoning hearing and the Council. At that time, we had requested a change in the zoning but they were trying to keep things rural, that was just 2000. With the magnitude of this proposal, we just are requesting like several of the folks that have spoken before

me, parcels that are adjacent to gateways and gateways specifically that are right by the core, are given the same fair consideration. We applaud your efforts. If you have any questions, just ask. Thank you.

VICE CHAIR EXUM: Thank you. David Nicowski. Following David Nicowski, Yvette Jardine.

MR. NICOWSKI: Good evening. My name's Dave Nicowski and I'd like to address you all this evening as a businessman in Prince George's County for the past 25 years. And quite simply, what I'd like to do is see some restaurants come into the area. Specifically, the area that my sister just spoke about. There needs to be some restaurants in the area. We have Momma Stella's. We have Red Lobster, we have a few, but to entertain clients, to take them out to dinner with family, friends, we don't have any restaurants in Prince George's County right now in this area. And quite frankly, that's all I am really asking the Council to consider and the Planning Board.

VICE CHAIR EXUM: Thank you, sir. Yvette Jardine. Following Ms. Jardine, Calvin Ruffin.

MS. JARDINE: Good evening, Madam Chair, Council board members, Planning Board members, my name is Yvette Jardine. I'm a proud resident of Camp Springs, Maryland. As a 12 year County homeowner, I can appreciate Councilman Dean's efforts to improve his district, the 6th District as

well as the County Executive's commitment to grow the County. In all of this growing, I ask that you keep in mind the impact that growth will have on the homeowners already in residence. The thousands of new homes and retail space being considered will leave a tremendous impact on not only District 6, but Districts 8 and 9. Mr. Knott, Ms. Bland who is not here, what are you doing to mitigate the impact on your constituents? While the planned development borders Route 4, the impact will be felt on all roads leading in and out of southern Prince George's County, as well as the west and north as many of these new or migrating residents will follow the existing traffic routes to Washington, D.C., northern Virginia and of course, 495 north to places of employment. Branch Avenue, Route 5, already cannot handle existing traffic. Several weeks ago, I received a mailer from the Maryland State Highway Administration, concerning this very issue. From 2001 until 2003, during the peak commuter period, 780 crashes occurred. This is after the widening of the three lanes on Branch Avenue. This is between Route 301 and Auth Road. Three hundred-forty were injury related, eight deaths and 433 involved property damage. That's nearly three years old. One can only imagine what they are today. The State is requesting input form the residents as to the impact on this worsening traffic, but mind you, they've already stated there's no money available

to fix it. I live 15 minutes from my office in southwest D.C., yet I can never get through Branch Avenue going or coming in a timely fashion. To get form Manchester Road onto Branch Avenue takes nearly an act of God because of the back up traffic coming from south county onto 495 north. These are existing traffic issues. What happens when the Westphalia communities are built? What are you doing concerning, to ensure that traffic issues, County service issues, are all addressed? This is going to become a nightmare because, guaranteed, if the developer builds it, the traffic will come. I urge you, I implore you, I demand from my Councilman, Mr. Knott, and from you as the Council, to look at a global, to take a global vision as to the development for our County. Westphalia is not just a District 6, there's six issues, it's a County issue with devastating consequences if it's not done correctly. In the long term vision and the global vision impact is not taken into account, where are we going to go from here? Thank you.

VICE CHAIR EXUM: Thank you, Ms. Jardine. Rollie Washington. Following Mr. Washington, Brenda Foxx.

MR. WASHINGTON: Good afternoon. My name is Rollie Washington. I appreciate the opportunity that the Council and the Planning Board has given me and the others to address our concerns, concerning this project. I have attended all of the prior meetings regarding the Westphalia as stated,

charrettes and the other planning sessions that were actually placed regarding the actual Westphalia sector plan. Now, I was told in one of these charrette meetings that if we agreed to a rural hamlet, we would have an opportunity to put in a combination of the various types of housing, some commercial and other types of activities, that they were being able to put in on the Smith property. And as a result, I went back to my neighbor, Mr. Tom Bean, and I explained the situation to him. Mr. Beam, being an elderly white man who has a development disabled daughter, he felt that he had certain concerns that he didn't want his daughter to have to be displaced as a result of all the actual, massive development that was planned. Now, when we purchased our property, it was determined that our property line extended to the south side of Westphalia Road. Now, it just so happens that the entire Westphalia Road section, that is the front of our property based upon our deed and legal description, based on survey, is a part of our property that we had purchased and at no time, up to date, has there been any type of adjustment in our property taxes made by the County. Now, it also turns out that you are proposing a new major roadway that will be coming the south side of our land and that will also have a major impact on our property.

VICE CHAIR EXUM: Thank you, Mr. Washington. I encourage you to submit the rest of your testimony in writing

to the Clerk of the Council. Ms. Foxx. Following Ms. Foxx, Rachell Garcia.

MS. FOXX: Good evening, the County Council. My name is Brenda Foxx. I've been a resident of Prince George's County for 59 years. I was educated in the County and I have enjoyed 37 years of employment in the County. I was a teacher for 25 years in the County and I'm now the principal of one of the best elementary schools in the County, University Park Elementary School. I am going to address two issues, I feel confronting the County Council in terms of the Rosewood town center development of Westphalia. These two concerns can be characterized in two words, beginning with the letter P, promise and process. Our County was promised an outstanding town tenter that would benefit all of the citizens under the Rosewood plan. We are now in the process of either making or breaking that promise to the citizens of Prince George's County. Since we are in the mode of rezoning the area known as Westphalia, it is imperative that Prince George's County gain optimum from this rezoning process because our tax dollars will be used prior to, during, and after the project is completed. We will be responsible for schools, infrastructures, improvements, environmental concerns and all the other extras that come with new development. Developers and land owners have their rights and deserve their profit, but the carpetbagger mentality

cannot be the modality here. Prince George's County deserves its share of the pie. If the County Council and the developers cannot actualize the Rosewood vision, then we, as members of the community, must empower our Council through an initiative or referendum. We cannot afford to let Rosewood burn again because this promise to our community can be realized through the process, through the proper process. Thank you very much.

VICE CHAIR EXUM: Thank you, Ms. Foxx. Ms. Garcia. Following Ms. Garcia, Pastor Darrell and Annette Dreher.

MS. GARCIA: Good evening. My name is Rachelle Washington Garcia. I've lived in Prince George's County on Westphalia Road for well over 21 years. I've lived on that road since we knew when people were lost when they were coming down our road. And now, we know that the traffic just will not stop. I want to thank publically my parents for having the foresight and planning to think about us instead of going out and doing what their resources as they would. Instead, they planned for us. I've heard people speak of legacy. My parents planned for our legacy. Historically, as a Black family, as Black people, we've been stripped of our history. My parents have tried to build that for us and give us an identity, not by stereotypes, but by the things that they loved and presenting that to us. We live on a farm with our whole family. I live with my parents and my siblings and

my nieces and nephews and I look forward to one day having that same opportunity to do the same with my grandkids. That's what my parents planned for. I'm before you today to ask that you not take away our opportunity to plan and strategize. Just because we're not our large developer does not mean that we do not have the foresight to strategize and to plan. And to make good use of what is in our possession. Thank you.

VICE CHAIR EXUM: Thank you. Pastor Darrell and Annette Dreher. Following them, Ardenia Williams.

MS. DREHER: Good evening, Madam Chair.

VICE CHAIR EXUM: Good evening.

MS. DREHER: Members of the Council and the Planning Board. I'm standing here, first of all, I'd like to say in support of the Westphalia sector plan, but we have Spirit of God Deliverance Church. We've purchased the property April 2004, Westphalia and Melwood, parcel 67 which is about an acre and that's on page 66. They are proposing to change it from a C-A to R-R. We're asking it to be rezoned to C-S-C. Parcel 211, which is approximately three acres, 2,86 acres, they are requesting it from R-A, to be changed to R-R and we want that to be zoned to C-S-C and we are asking for it mainly because this would help us tremendous, being zoned as commercial, it would help us as far as when we get ready to go to the bank for purchasing a

building on the property. We have a phase I and phase II and we've been going through different hearings, our self. We finally got one part clear of Westphalia, now we're going to another with Melwood. Again, we are in support of the change and we know a lot of people do not like change. We are in support of it, but we don't want Spirit of God Deliverance Church to be the ones that suffer because we hear that it is a road proposed to go in the middle of our property, where our phase II will go. And if the property, if it does indeed, then we not be able to do what we purchased the property for. So, we are asking for your consideration as to the rezoning and also the road of Melwood not to come through our property. Thank you.

VICE CHAIR EXUM: Thank you. Darrell want to speak? Okay, thank you. Ardenia Williams, am I pronouncing that correctly? Okay, maybe not. Alexander Williams, Jr. Rovall Washington. Following Mr. Washington, Dorothy Washington.

MR. WASHINGTON: Good evening. My name is Rovall Washington. My family owns the property at 10704 Westphalia Road, Upper Marlboro, Maryland. Councilman Dean, Chair, Planning Board and Members, thank you for the opportunity to address you. My purpose here tonight is to state my opposition to the proposed village low zoning of our property and the reference made invoking eminent domain take over our property and turn it into a park. We request for the R-M

zoning. As property owner here in Prince George's County, I am a registered voter and a member of the Westphalia Study area. We work hard for our property, we want to be able to retire and leave a lasting legacy for our children. We bought land, developed it, paid taxes, built our lives and planned our future around this land. Legacy wealth is what my parents are trying to leave us. It's not fair for a 6,000 acre development to place the entire burden of providing this needed parcel and (INAUDIBLE) on three adjoining farms. This decreases or eliminates all value of our property, forward progress is good for the community but what you are proposing in your zoning is that the Washington family take the full blunt of this park. It should be a shared burden and we should not be sacrificed as a slave of the community for the betterment of someone else and someone's target. We ask that you not take our property from us by voting eminent domain and turning our land into parks and at the same time, satisfy the wealthy landowners and other investor developers with high density zoning. We also ask that you not assign such a low density to our area and all others involved in this process have a higher density zoning which some of our property stretches across the street into another property we've already given them our N zoning. Prince George's County is the wealthiest, predominately Black county in the country. Eighty percent of Black wealth is based on real

estate. We ask that you not take our family's wealth from us, just to give us another area of (INAUDIBLE) park. We are a family and we do about the community and we also care about our children and our grandchildren and their grandchildren. We ask that you please listen to us and take our request seriously. Thank you.

VICE CHAIR EXUM: Thank you, Mr. Washington. Dorothy Washington. Following Dorothy Washington, Raichell Savoy.

MS. WASHINGTON: Good evening, Council members, Honorable Dean, my Council member, Madam Chair and all the assembled Board members. My name is Dorothy Washington. My family owns the properties located at 10704 and 10706 Westphalia Road in Upper Marlboro, Maryland. My purpose for addressing you tonight is to ask you to reconsider the village low zoning which is proposed for our property. I'm also concerned about the reference made to eminent domain of our property and turning it into a park. My husband and I worked hard for our property and we would like to be able to retire and leave a lasting legacy for our children, our grandchildren and on. We support what is going on, but we would like to have the highest density given to our property as well as the wealthy landowners and investors and developers. We want the same benefit afforded us. Thank you.

VICE CHAIR EXUM: Thank you, Ms. Washington. Raichell Savoy. Following Ms. Savoy, Vernell Arrington.

MS. SAVOY: Hello, my name is Raichell Washington Savoy and I just want to, for the record, state my support for my family, the Washington family and Rock Creek Baptist Church and the Bean property to not be zoned as village low, but rather be zoned as R-M and definitely not to be used in the entirety as a park. Again, we work hard. I was raised here in Prince George's County. I live here now. I graduated from pharmacy school in Florida where my classmates live very well as pharmacists, but I come back home to PG County. And this is a very difficult time for our family because we have, we have built our whole lives around home and this is our home and we understand that change has to happen, make it happen fairly. Treat us fairly, as fair as you've treated the developers who will do their work which is needed and appreciated, but they will leave and go home. This is our home and we thank you for your time and commitment and again, 8, 9 and 10 on page 54, we do not want village low, we want R-M. Thank you.

VICE-CHAIR EXUM: Thank you, Ms. Washington Savoy. Ms. Arrington. Following Ms. Arrington, Steven Gaskins.

MS. ARRINGTON: Good evening, Madam Chair, members of the Council, Chairman Parker, members of the Planning Board. For the record, I'm Vernell Arrington, attorney with

offices in Lanham. I'm here tonight on behalf of Church of the Rapture, contract purchaser of the Myrick property. We request your support for the rezoning of the property from the I-1 zone to the M-X-T zone. The property is located at 8711 Westphalia Road, approximately 3,000 feet east of I-495, Route 4 interchange. It's found on Prince George's County tax map 90, grid D-2, and identified as parcel C. The property consists of approximately 68.95 acres and is developed with an existing 2 story office warehouse building. M-X-T zone would provide for a mid (INAUDIBLE) development on this site with the addition of residential development in conjunction with the redevelopment of the existing office industrial building. This request is consistent with the WCCP proposal for the development of the property. In addition, the property is in the general area proposed for the town center along Route 4. Therefore, we request your support for the rezoning of the property to the M-X-T zone with the adoption and approval of the Westphalia sector plan in section map amendment. Thank you.

VICE CHAIR EXUM: Thank you, Ms. Arrington. Mr. Gaskins. Following Mr. Gaskins, Bill Ship.

MR. GASKINS: Good afternoon, Madam Chair, the Members of the Council and the Planning Board members and all here that are in this sector plan. I hold two positions. I wear two hats tonight. I am a citizen of the sector plan

area. I am a resident of Little Washington and I also represent a client of mine on one of the plans. Number one hat, we are in support of the plan, but desire that some changes be supported. Specifically, to the rezoning request made by Land and Compass as shown on table 4, page 54, 55, and 56, as item 15, the Diaz property, to be zoned from R-A to R-R. We would like to thank you in advance for your positive consideration in this matter as requested.

My second hat as a resident of Little Washington, I support the plan but I'm also concerned about the transportation budget as shown on the plan, that show a lot of new roads. I live along one of the most heavily traveled truck roads, as D'Arcy Road at the corner of D'Arcy Road and South Cherry Lane. We get an enormous amount of truck traffic. When this development happens I think I heard estimates as much as 27,000 new houses in this 6,000 acre area, I see it being impact on Little Washington in itself, as far as transportation is concerned. I don't see where the traffic will be routed around our community. I see it inundating our community even more. Transportation issues, I think should be resolved, budgets should be set aside to build these roads and this infrastructure to handle these 27,000 new houses, if that be the case. I also would like proper coordination to be made while all the other government agencies, including Department of Public Works. I know as a

fact being a consultant, development consultant myself, and a registered land surveyor, that in most cases, the developers do not like to build roads that go outside of their development area. They only want to build the roads that are near their areas, but the areas that will be forsaken will be our existing areas, our existing roads. The roadways that will carry the brunt of this traffic that's going to the north, they will follow D'Arcy Road and they will follow Sansbury Road, that's the way they'll get to the Washington, D.C. area. So, I ask for your consideration and proper coordination be made for the new transportation routes and roadways to bypass the Little Washington area where I exist as a citizen, and the existing traffic problem, I hope, that this plan can be enforced, not just laid out as a plan. I thank you very much for your time and consideration. Thank you.

VICE CHAIR EXUM: Thank you, Mr. Gaskins. Bill Ship. Following Mr. Ship, Midgett Parker.

MR. SHIP: Thank you, Madam Chair, members of the Council, members of the Planning Board. For the record, William Ship with law offices in Greenbelt. Here today on behalf of the owners of the Kenwood Village property which is located just south of White House Road. It is not in the sector plan, but I am here today to talk about a proposed extension of A-39 which bisects my client's property. Lest

there be any confusion, A-39 is an alignment shown on page 24, map 7, transportation map, as bisecting our property --

(Tape 2, Side B)

-- may make it difficult, if not impossible to build that road. And I would only ask that the Council look very closely in the Planning Board at the feasibility of that road as part of its evaluation because ultimately, that is not a road required for my client's project, so the County will be building that road. It will have significant impact on the yield of our property and may make it in fact, undevelopable. But right now, we're looking for clarification. We have an approved CDP without the alignment, but a condition that our preliminary plan be reevaluated to consider the impact of that road. We are here to work with Planning staff. We appreciate the efforts of our Councilman, Mr. Dean, to bring this to the attention of staff and convene some meetings about this and we are anxious to keep working with everybody in the process to make sure that this road is fully evaluated. Thank you.

VICE CHAIR EXUM: Thank you, Mr. Ship. Mr. Parker. Following Mr. Parker, Abigale Bruce Watson.

MR. PARKER: Good evening, Madam Chairman, Members of the County Council and also members of the Planning Board. For the record, my name is Midgett Parker. I'm an attorney with Linowes and Blocher and we're here on behalf of Greater

Morning Star Pentecostal Church, the owner of an unimproved 54 acre tract of land, zoned I-3 in the northeast quadrant of the recently opened I-95 or Capital Beltway interchange with Ritchie Marlboro Road. I've included a legal description and record plat of the church's property which I'll call the subject property in a letter which I will submit after my testimony. The church has begun, this property is actually outside of the Westphalia master plan, but it is on the northern boundary of it as you come off the Ritchie Marlboro Road. It is on a designation of an area on the sector plan, you'll see a red circle with the symbol gateway bib (phonetic) and the church owns that property to the north side of Ritchie Marlboro Road, the 54 acres. The church has begun construction of its first phase of the development of the property, a multi purpose building with 411 parking spaces that will serve initially as the church's sanctuary, with a seating capacity for its 1500 members, many of whom live in Prince George's County, Maryland. Later phases of development include a 3,000 seat sanctuary, a banquet hall and additional parking to serve these phases of development. Also, long range plan may include additional church related activities such as day care, or school facility or other uses traditionally associated with the church. Greater Morning Star Pentecostal church requests to have its property included within the sector plan and granted the M-X-T zoning

through the SMA process, the subject of this evening's public hearing. Adding the church property to this sector plan and extending the M-X-T recommended in the sector plan from the property on the south of Ritchie Marlboro Road will allow for a comprehensive development approach to the future land uses along Ritchie Marlboro Road. A comprehensive development approach will help the county achieve a gateway envisioned in the sector plan for Ritchie Marlboro Road at the base of this recently opened Beltway interchange on the north side of the Westphalia plan. Over the course of the past year, the church has introduced to the community, a proposal for residential development along the subject properties frontage, Ritchie Marlboro Road. The church has entered into a contract with Trammel Crow Residential for the development of 10 to 11 acres along the church's Ritchie Marlboro Road frontage, immediately north of the Westphalia sector plan area. Trammel Crow Residential and the church have jointly embarked on this proposal to bring a residential component to the subject property which unfortunately, is not allowed in the I-3 zone. The addition of a residential component to the subject property will create an environment where people can live and pray within the same campus. The addition of the subject property in the sector plan will allow the M-X-T zone uses --

VICE CHAIR EXUM: Mr. Parker

MR. PARKER: -- go over and I have a letter which I will submit to the record.

VICE CHAIR EXUM: Please do.

MR. PARKER: And just one last piece, too, this will allow the County to add more park (INAUDIBLE). Thank you.

VICE CHAIR EXUM: Thank you. Ms. Bruce Watson. Following Ms. Bruce Watson, Sean Caldwell.

MS. BRUCE WATSON: Good evening Madam Chair, Members of the Council and the Planning Board. For the record, Abigale Bruce Watson, an attorney with offices in Lanham, Maryland. I'm here tonight on behalf of Trammel Crow Residential, the contract purchaser, as you've just heard, of 11 acres in the front portion of the Greater Morning Star Pentecostal Church property. The subject property is located at 1700 Ritchie Marlboro Road and it is on the north side of Ritchie Marlboro Road and it sits just outside the Westphalia Planning area. We are here tonight to request that the subject property be included in this sector plan area so that a coordinated plan can be approved for development on both sides of Ritchie Marlboro Road, Ritchie Marlboro Road near the interchange with the Capital Beltway. As recommended by the current sector plan, Ritchie Marlboro Road will serve as a northern gateway to the sector plan area. Given that, we believe that development on both sides of Ritchie Marlboro

Road should be looked at. We are requesting that the subject property be rezoned to M-X-T which is also recommended for the south side of the Ritchie Marlboro Road. We believe that the M-X-T zone is appropriate to implement a uniform development concept and approach on both sides of the street. We are proposing that, with the M-X-T designation, we will have commercial, office, retail, dwelling units, both towns and single families, church and other church related facilities. We have been going through this planning process and we have been going through this process, we've been trying to think about ways to think outside the box, to create a new city in this area. To that end, we believe that the, instead of doing the individual approach, the piecemeal approach which is customary for us here in the county, that a more comprehensive approach is warranted to achieve a better plan for the citizens of Prince George's County. As a County, and the Planning Board is aware, sector plans are not confined to one planning area, but often extend to multiple planning areas as we've seen with the Morgan Boulevard and Addison Road sector plans.

The overriding principle is a unified concept plan that makes sense for citizens and residents in the area. We believe that by allowing us to combine our development plan with those on the south side of Ritchie Marlboro Road, we can achieve a better result for our citizens. We therefore

request that the property be included within the sector plan area and be recommended for X-M-T rezoning. Thank you.

VICE CHAIR EXUM: Thank you, MS. Bruce Watson. Sean Caldwell. Following Mr. Caldwell, Charles Renninger.

MR. CALDWELL: Good evening. My name is Sean Caldwell and I'm the managing director of Trammel Crow Residential and TCR is, as was described earlier, is a joint venture partnership with the Morning Star Pentecostal Church for the development as described by both Mr. Parker and Ms. Watson. They both did a great job of describing (INAUDIBLE) and planning what it is we're trying to achieve. It's important for me to explain it is that we are here tonight and why we want included in the process, why we did not include ourselves in the process before. Over the past year, our company, in partnership with the church, has been meeting with the Westphalia Civic Association, the Little Washington Civic Association and the Largo Civic Association. Over that time period, we have come to an agreed upon compromise as it relates strictly to the uses, density, and the planning of the proposed 11 acres on this parcel. So, we're proud that we're able to achieve that goal. The challenge that we faced is that over that course of time, the parties also agreed to that the best way to rezone the property was to rezoning text amendment. Needless to say, the tone and likelihood of zoning text amendments have clearly changed over the past

year and a half. So, for that reason, I wanted to communicate and put on the record what were the agreed upon terms with the three civic associations and Trammel Crow. The first was that there would be a deed restriction or covenant to prevent future development on the parcel, for future residential development on the parcel and only future school or day care would be considered for the site. Trammel Crow would be build no more than 86 homes. With those 86 homes would be a combination of town homes and single family homes and through a plan that would be put on record. The town homes could not be less than 20 feet in width and there would e agreed upon work hours. Miscellaneous issues (INAUDIBLE) so clearly, we've tried to go about it in the way that was agreed upon with the civic associations but when we really look at the Westphalia Master Plan, we are calling this the gateway to the Westphalia study. To say that the gateway is divided by a highway and should not be included as an overall plan, I think is a bit shortsighted. If we have a way to combine the vision that has been agreed upon with the community with the master plan to the south of us, I think we'll all be pleased with a more comprehensive view of the gateway. Thank you very much.

VICE CHAIR EXUM: Thank you, Mr. Caldwell. Charles Renninger. Following Mr. Renninger, Barry Caison.

MR. RENNINGER: Thank you Madam Chair, Members of

the Council, Chairman Parker, members of the Planning Board. For the record, Charles Renninger, president of the Largo Civic Association. Let me start with the property that was just mentioned by the church. Yes, there were discussions with surrounding civic associations about potentially allowing residential development at this parcel. It is currently zoned R-3. Let me state clearly for the record, we are definitely opposed to including this particular piece of property in the sector plan. This is not part of the Westphalia master plan. This is part of the Largo-Lottsford master plan. There has never been any discussions at any of the charrettes to include this parcel. At this late date, to attempt to put this parcel into the plan, I think would be disingenuous to the surrounding property owners and the communities who have not had an opportunity to even be aware that this proposal is out there. There is a method for this applicant, if he chooses to rezone the property to file an appropriate application to amend the application for an appropriate use that the communities may or may not ultimately support. We've attempted one avenue. That avenue did not fly. We know there is a second avenue going through formal application and we think that would be the appropriate avenue, if the applicants elected to do that. We don't think the sector plan is the appropriate method.

The other issue that is also potentially a problem for the Largo community relates to the alignment and Mr. Ship mentioned it to you earlier. The alignment of Harry Truman Drive extended to the south. It cuts through a property that is currently going through approval processes. There's a basic plan which showed the alignment on the property. There's the CDP that doesn't show the alignment on the property and now they filed the preliminary plan as subdivision which is currently going through the review process. The Council and the Planning Board needs to decide, either this plan is going to go through with the road alignment going through that property or not going through the property. Some final determination has to be made so the citizens and the property owner are in a position to continue dialoging about the development of that property. We can't carry on a conversation without knowing where the road alignment is, if there is going to be a road. There's some considerations to improving White House Road. They can't improve White House if they have to dedicate Harry Truman and if they dedicate Harry Truman, then White House isn't going to be improved, probably. So, there's some give and take at play here because of the economics that we need a final determination of what's ultimately going to happen with that right-of-way. Is it going to be there or isn't it? And although it's directly outside of the sector plan, it's

mentioned specifically on pages 27 and 28, I believe, concerning the transportation issues. So there are a number of citations in this sector plan, with respect to the alignment of that roadway. Thank you.

VICE CHAIR EXUM: Thank you, Mr. Renninger. Barry Caison. Following Mr. Caison, Jenny Day.

MR. CAISON: Good evening, Madam Chair, members of the Board, Planning Board. For the record, my name is Barry Caison, the firm of Ben Dwyer Associates in Mitchellville. I'm here tonight to speak on behalf of Rock Creek Baptist Church and also in conjunction with the Washington and Bean properties. As you've already heard, before you has come Arthur Horne and the Washington Family, Harold Johnson and also Chris Seymour. Just to give you a brief background, the church has been engaged in the planning charrette process throughout the current SMA and sector plan process. We have been engaged by the church in a number of land planning and civil engineering studies over the past couple of years, to look at ways to give the church and for their property, the highest and best use for the property. One thing is very consistent, the church, they have constantly asked us to look at the highest and best use for their property, keeping in mind not only their vision for ministry, but also the needs of the community. We have done no less than about eight or nine studies on their behalf. We've looked at the

environmental issues and both the possibilities and also the constraints. We've looked at the planning constraints and also the engineering constraints and possibilities. What you have before you, which we can submit into record, are combined properties of the Washington, Bean and Rock Creek Church with a mixed use of residential, a mix of residential, retail, age restricted housing and also the church, with its various support and ancillary facilities. We do support the zoning of R-M and/or if M-X-T is not in consideration. We do not agree with the recommendation of village low for this property. We feel it is much too low and would not be a good use of the property. Thank you very much.

VICE CHAIR EXUM: Thank you, Mr. Caison. Jenny Day. Following Ms. Day, William Huttenlouff.

MS. DAY: Good evening. Madam Chair, County Council and Planning Board members, I want to thank you for the opportunity to share thoughts regarding the Westphalia plan. Just a brief statement of facts. Our property, according to the Westphalia preliminary sector plan and proposed section map amendment of April 2006, is to remain R-A. According to map 16, our property will be surrounded by M-X-T and R-M-H zoning with an insufficient buffer to Melwood Park which would destroy the rural nature of our property. Our property is adjacent to the Pepco right-of-way, which will provide access to our property through Robbley acres.

Map 12 does not show an area of encampment of the British invasion of the army of 1812 and from the historic significance, I think that may want to be included. We do not feel the following are adequately covered in the SMA, 1) road access or access road improvements required to accommodate the expected nearly 20,000 new housing units to prevent excessive traffic on Melwood Road. Provisions made to ensure access to equestrian trails throughout the rezoned area, linking back branch, hiker/biker/equestrian trail and Cabin Branch hiker/equestrian trail. The Claggett farm, Woodside Village, behind the Smith Family farm, is being developed as a horse community. We have a 25 acre horse farm with an arena and two other families living in Melwood Estates have horses, as well. This area was an established Marlboro Hunt fixture and horses have been a time-honored tradition in this area. The horse community is accustomed to transversing neighboring fields, riding along pastures and trails and the Pepco right-of-way. With inevitable and dramatic changes that will be occurring with development, it's important that trails be established and linked throughout the rezoned area for equestrian activities. The Smith family farm has a good, freestanding barn that would be suitable for housing a Maryland Park Police mounted unit. This would provide additional safety and security to the area. Mounted units have the flexibility to respond quickly

to situations, can work through traffic have a flexibility to negotiate their own path, work crowds and get to know the community and police miles of trails and park areas.

Another item that's not addressed and this will be my last point, on the SMA, is, could rezoning of our property to R-M be accomplished with the provision that current zoning R-A remain in effect until the sale of the property which would then change with the express desire of the purchaser zoning of the property to R-M. We desire such designation zoning. I want to thank you.

VICE CHAIR EXUM: Thank you, Ms. Day. Mr. Huttenlouff. Following Mr. Huttenlouff, Kimberlynn Davis.

MR. HUTTENLOUFF: Good evening, Chairman.

VICE CHAIR EXUM: Sir.

MR. HUTTENLOUFF: My name is William Huttenlouff. I live at 4703 Melwood Road. I've lived in the area since I was 14 years old. I'm now 67 years old, so I've been in the community for a long time. One of the things that I want to talk about is rezoning. I want to stay where we're at, R-A. On that position that you have there, we have 35 homes in that area which are surrounded by the rest of it and that whole community would like to stay R-A as far as our is concerned. The other thing that we want to talk about is the road on page 12, P-6, 15. It's a road where they've got it planned to come through my property and I like where I'm at.

I want to stay where I'm at and if this road comes through the middle of my property, then I'll have to relocate and also what it's going to have to do is going to go through seven other houses in that area and we've been talking to the developer and trying to get it relocated in a different position and they're working on that right now, but I want to make sure that's in the hearing, to know that we want to have that road changed to 615 would be changed around more north than that. They said they can do it, but I just want to make sure that's on the record to make sure that's taken care of.

Also want to take my hat off, put on the fire department side hat. I want to talk about the houses in the whole development area there. You talking about 6,000 acres of developing land. I have an ambulance at Forestville Fire Department. It's one ambulance that covers this whole area here. Right now, we're on a call right now. Our ambulance has been sitting at the hospital for two and a half hours right now and that's no good for this area here. You are going to have to be more persistent on taking care of the Prince George County Hospital and taking care of that so that we can get ambulances and the stuff around the whole County back so they can be back in service instead of sitting at the hospital for three to four hours.

I also want to talk about Pennsylvania Avenue and the bridge. They want to put an overpass at Pennsylvania

Avenue, right in front of the fire house. We've been working with the state roads for the last five years on developing that and I've been working with the Transportation people on that, specifically on that. And we want to make sure that that bridge will be able to put us over to Westphalia Road to get into that area there so the response time will be accurate to get into that area on that and also to respond to the southern area of the County and also to the northern part of the County on that. So, they want to put just a bridge one way and we have to make sure that bridge goes all directions on that when it comes out of the location. That's all I have. Do you have any questions?

VICE CHAIR EXUM: Thank you, Mr. Huttenlouff.

MR. HUTTENLOUFF: Thank you for listening.

VICE CHAIR EXUM: Ms. Davis. Following Ms. Davis, Mary Joan Robertson.

MS. DAVIS: Good evening, Madam Chair, Council Members, Members of the Planning Board. My name is Kimberlynn Davis, Board President, Westphalia Woods I. I'm speaking on behalf of members in the Westphalia corridor. Let me begin by commending Councilman Dean for his vision for the Westphalia area and his commitment for ensuring that the infrastructure improvements are made at the time of the development and not years later. On May 17th, 2006, representatives of various civic associations in the

Westphalia corridor attended a meeting hosted by the Maryland National Capital Park and Planning Commission. At that time, consultants for the Maryland National Park and Planning Commission presented for the first time, a draft sketch for the Westphalia sector plan area. Copies were not made available at that time to take back to the community for discussion. As a result, the following comments are general in nature and may not reflect all concerns that the community may have regarding the plan.

Before making more specific comments, the community would note our overall concern about the current process. It was the community's understanding that the charrette process which involved extensive community input would result in the proposed plan for the Westphalia area. It was also the community's understanding that the current consultants would create the framework for implementing the plan, and not as it appears now, creating a new plan. In any event, we are greatly concerned about the lack of input being afforded to the community in the current process. Indeed, it appears that the current process is based upon a top-down approach, rather than a bottom-up approach as was utilized during the charrette. The community is also concerned that certain proposed changes to the current plan were undermined, agreements made between the developers and the communities. For example, the community has made it clear that single

family homes should be built in areas closest to the existing communities and that these areas should not include tall residential buildings. The community also made it clear that the public active recreation should be built in the central park so that it could service both existing and proposed communities, not as being proposed, away from the communities on Route 4.

As to more specific comments, we offer the following: provide a development district or other financing mechanism that will ensure concurrency of infrastructure development such as roads and require proportional contributions among all owners and developers of the properties inside the Westphalia sector plan area for off site improvements such as D'Arcy Road, Ritchie Marlboro Road, Sansbury Road and Westphalia Road. Require that owners-developers of properties inside the Westphalia plan contribute land to the central park and proportionally participate in a park club to pay for its construction and maintenance. Include a performing arts center and a separate communities centers for activities for youth, young adults and seniors in the central park. Preserve historic sites and natural waterways. Rebuild existing police station. Thank you.

VICE CHAIR EXUM: Thank you, Ms. Davis. You can submit the rest of your testimony to the Clerk. Ms.

Robertson. Following Ms. Robertson, Cathy Hook.

MS. ROBERTSON: Good evening, Madam Chairman, Council Members. My name is Mary Joan Robertson. I'm the president of the Melwood Road Civic Association. Melwood Road Civic Association is composed of individual property owners as well as community groups that live on Melwood Road or around Melwood Road or around Westphalia development site. We all share common interests and have common concerns about the Westphalia plan and I wanted to speak this evening particularly about historic Melwood Road and the preservation of historic Melwood Road. Melwood Road is approximately two and a quarter miles long and it runs between Old Marlboro Pike at Pennsylvania Avenue to the north and west, over to Westphalia. These are the only two roads that it intersects with, with the exception of Morris Way which is in the middle of the Smith Home Farm development. We are of the understanding that most likely Morris Way will become another road or possibly not used at all, since it is now in the middle of a very hot, hot quickly moving development. On the other hand, Melwood Road, being a historic road, quick summation, it's on the Marietta map which is the oldest map we've found for this County. It's the only road that we have found that is actually spelled out its name, Melwood, on this map and it is exactly in the same bed that it has been in ever since 1683 of the date of this map. It also has

historic aspects with both the Revolutionary War and the War of 1812. It also was a pathway for the Underground Railroad and families escaping to freedom at the Driggs farm. Melwood Road is also surrounded by a lot of natural habitat, green areas, estuaries and mature forests. This is something else that we are wanting to keep in this development. As you know, the Westphalia plan is riddled with the Cabin Branch streams and woodlands. A lot of the woodlands, particularly along Melwood Road and in the Melwood Estates and Twin Knolls subdivisions are very mature forests, as well as wetlands. So, we would like very much if as much of the wetlands and wood lands in this Westphalia plan could be kept because this is the last mature forest in this metro of D.C. It'll be shame to lose it. Just like it would be a shame to lose the history along with Melwood Road and the farms that were there. Blackwood is probably going to be kept, but we don't know if it is going to be kept as a historic location or if it's going to be an actively functioning, maybe equestrian or police location. We don't know what the plans are. That will be up to the developer, but what we do what to do, is keep Melwood Road. Thank you for your time.

VICE CHAIR EXUM: Thank you, Ms. Robertson.

MS. ROBERTSON: And I will continue the testimony in writing.

VICE CHAIR EXUM: Thank you. Ms. Hook. Following

Ms. Hook, Georgette Gregory.

MS. HOOK: Good evening. My name is Cathy Hook. I live on Melwood Road. I am a member of the Association, but I am here just speaking as an individual. I would like to point out that I was informed by Mr. Dean at one of the prior meetings I've attended that schools do not fall under an adequate public facilities test. A lot of the people --

(Tape 3, Side A)

-- (INAUDIBLE) and the Council should address the schools at the specific and individual that concern so that we have schools in place for (COUNT 360 TO 380 IS INAUDIBLE). -- don't live in this County, it's still (COUNT 390 TO 416 IS INAUDIBLE). Therefore, I'd like to have it stricken from the opening statement which said that these public utilities would be provided for prior to or concurrent with, we should just strike concurrent with because we need them first, some of those things. Phasing and cost sharing, we lack some real clarification on that. What does that involve? Taxes, increasing taxes, are we going to have the developers doing this cost sharing? We need to know specifically how these public facilities are going to be paid for ahead of time. The Council should (COUNT 485 TO 523 IS INAUDIBLE). -- to pay top dollar for homes when they don't have a place to send their kids to school. Rosewood, which I've heard mentioned many times tonight and a lot of people here under that plan,

it was my understanding that Rosewood and Rosewood city and the Rosewood city plan have been scrapped in favor of this Westphalia sector plan. I don't see Rosewood mentioned anymore. So a lot of people need clarification on what plan we're actually pursuing here. The high density core for months, I've been participating in these meetings, that urban core in the master plan is designated for the terminus of Suitland Parkway and that's where it should remain. Thank you.

VICE CHAIR EXUM: Thank you, Ms. Hook. Georgette Gregory.

MS. GREGORY: Madam Chair and the Counsel, I'm Georgette Gregory. I'm the principle of Ardmore Elementary School. And this great County of Prince George's County. I am happy to come in support of Rosewood, which was the original plan, as I understand and one that would bring a great deal of promise to the children, the parents of the community of this great County. I believe that there, for many, many years, developers have come in. They have developed the property and as many people have said prior to me, they have left and they have gone home to their great holdings in Montgomery County, Howard County and surrounding counties, D.C. and various other places in Virginia. I think with the Rosewood project, you will be able to bring back or bring to the County, a viable choice for merchandising much

of what we can and this particular County. We can have stores. We can have civic centers, museums, housing, and public facilities that would enhance this particular section along the Westphalia corridor and down Pennsylvania Avenue. I support this. I know that this is a very thriving community but one that could use a very strong area such as what was proposed by the original Rosewood project. So, I'm hoping that the County will look favorably upon it and realize that we need to empower this County with County support from the citizenry of this County and by doing that, we can empower the students to do well in this society and all of us can grow together. Thank you.

VICE CHAIR EXUM: Thank you. Thank you, Ms. Gregory, Mr. Willis, Ms. Foxx for what you impart to our young people each day. Let me turn to Mr. Dean for comment. We have public testimony (INAUDIBLE).

COUNCIL MEMBER DEAN: Thank you, Madam Chair and I do want to thank you all for coming out to testify. Let me first start by explaining that Rosewood was a concept that did not fly. The people who brought Rosewood did not have the resources to carry out, however, even though Rosewood does not exist, I was part of the discussion around Rosewood and basically, the thrust that we are undertaking is basically the same thrust that had been articulated as far as Rosewood was concerned. One of the things that we have to

keep in mind, and this is one of the reasons we're trying to come together and come up with a vision for 6,000 acres of land, if we had allowed the land to be developed as it has been and continued to be in a lot of parts of Prince George's County, we would have had a hodge-podge of development. I think that this County deserves better. Therefore, I called all the land owners and the developers together and say we have 6,000 acres that we have to build in a certain manner. It would be quality, upscale development. One of the things I pride myself in is that I do have a vision for Prince George's County. I've been in Prince George's County for over 30 years. I knew Prince George's County when Prince George's County was Prince George's County or PG. It has changed. Developers are coming and they are making their efforts to move their projects forward. I have been very clear, very clear to the developers is that we're not moving these projects forward unless they are developed in a comprehensive manner. One of the other things that we're always confronted with is that developers like to develop and then you get the amenities at the back end. With this project is pushing and we are using our leverage and bully pulpit to make sure it happens, is that the amenities that you're looking for, the infrastructure that you're looking for, will come on line prior to and not after the project has been developed.

The other thing is that I want to make sure that everyone understands that this is a very transparent process. Everyone is not going to get what they want, but no one is going to be intentionally hurt. The small landowners will not be hurt. There's no such thing and no discussion and there will not be a discussion as long as I represent District 6 around eminent domain. Own your land, we will work with you to try to make sure that you get from your land what you feel you deserve. Everyone is not going to be happy with this process and in life, we're never always happy. There has to be some compromises. There has to be some compromises from the developer. There has to be compromise from the landowners. There has to be compromises from the citizens. One thing about land is that when you own land, you can do what you want with your land as long as it falls within the zoning designations that's out there. We have to come together.

This has been a very transparent process. This process started last September and one of the things that I demanded was that everybody that had an interest was notified to come and participate. If you didn't, it was not because we did not make an effort to get to you. As we move forward, and that's the reason for this meeting tonight, is to hear your concerns.

We know about Melwood. We understand the concerns

there. We're working to make sure that those concerns are taken care of. We know about Little Washington. We're trying to make sure that those things are taken care of. We know about Westphalia Estate. We're making sure that those concerns are taken care of.

I can only speak for what falls in District 6. I don't have authority to talk about what may happen in District 9 and I know some people came to testify that even though we're not part of Westphalia, my project is outside of Westphalia. I can't speak for my other counterparts. I'm only concerned and committed to making sure that the 6,067 acres that make up the Westphalia study is taken care of.

As far as schools are concerned, in the process, we're hopeful to come up with some type of financing plan, special taxing district tiffs and some other things. We're also working with the state to allow the developers to build schools and these schools go back to the system. Current problem that we have is that the system does not allow the school system to use their CIP funds to pay leases and so we're trying to work through that. I heard a number of homes, 20,000; 27,000 maybe more. The way this current plan is set up, the actual number of homes that are projected are 15,000, not 20, not 30. And so, therefore, we will move forward. We want your input and your input is considered. Don't believe that we sat here tonight and you came to

testify and your testimony fell on deaf ears, it did not. We will move forward. We will continue to engage in and at the end of the day, we hope we come out a win-win, realizing that you can't get everything you want and sometimes you have to make compromises. And with that, I do thank you for the opportunity to speak, Madam Chair.

VICE-CHAIR EXUM: Thank you, Mr. Dean. Having considered the testimony, again, the record will remain open for additional 15 days. You are welcome to submit additional testimony in writing. After a very long day, we are adjourned. Thank you.

(Whereupon, the proceedings were concluded.)

C E R T I F I C A T E

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 Council and the Prince George's County Planning Board in the matter of:

PRELIMINARY SECTOR PLAN

AND

PROPOSED SECTIONAL MAP AMENDMENT FOR

WESTPHALIA

_____ Date:_____

Carol M. Gordon, Transcriber

September 22, 2025

Chairman Darryl Barnes
Maryland-National Capital Park and Planning Commission
6611 Kenilworth Avenue
Riverdale, Maryland 20737

RE: ZMA-2025-003 Day Property

Dear Chairman Barnes:

My name is Robert Clagett, and I have lived in Prince George's County my entire life. As both a land specialist and a District 6 landowner, I have had the opportunity to witness the county's transformation firsthand. Throughout my professional career, I have consistently aimed to support and enhance the long-term interests of Prince George's County.

I am writing this letter in strong support of **ZMA-2025-003, the proposed Day Subdivision**. Mr. Mark Olumuyiwa Sobo and his development team have engaged with the community on multiple occasions. These interactions have been overwhelmingly positive, and the proposed project has been met with a warm reception from nearby residents.

I am particularly supportive of this application because it proposes a **single-family home subdivision**—a welcome addition in an area that has seen a significant number of townhome communities. A thoughtfully designed single-family development will add long-term value, stability, and character to the neighborhood. It aligns with what we strive for in real estate and planning: projects that *fit* the community and simply *make sense*.

The broad community support for this proposal is a reflection of that fit. It's clear that this plan responds to the actual needs and desires of local residents, not just market trends or profit potential.

I am confident that Mr. Sobo and his team will continue to collaborate closely with the Planning Commission, the Maryland-National Capital Park and Planning Commission, and the Prince George's County Council. Their approach is not driven by the pursuit of high-density or maximum-profit development—**there are no townhomes and no high-density lots proposed**—but by a genuine commitment to ecological stewardship and community-minded planning.

For these reasons, I respectfully request that the Planning Board approve ZMA-2025-003 for the Day Subdivision, including any amendments, waivers, or variances necessary to achieve this goal. It represents the kind of balanced, community-oriented development that Prince George's County deserves. Thank you for your time and consideration, and thank you for your service to our county.

Sincerely,
Robert "Yates" Clagett, Jr.

October 1, 2025

Chairman Darryl Barnes
Maryland-National Capital Park and Planning Commission
6611 Kenilworth Avenue
Riverdale, Maryland 20737

RE: Melwood DAY Project ZMA-2025-003

Dear Chairman Barnes,

My name is LaShauna Tillmon, a resident of Westphalia and a professional in community and association management. Over the course of my career, I have worked extensively with homeowner and condominium associations throughout Prince George's County, guiding boards and residents through complex matters of governance, budgeting, infrastructure planning, and long-term sustainability. With this perspective, I am writing to express my full support for the rezoning of the Melwood DAY Project ZMA-2025-003 and the promise it holds for our community's future.

The growth of Westphalia is not simply about adding new homes; it is about creating a cohesive, well-managed community that enhances quality of life, strengthens property values, and builds lasting stability. I have seen firsthand how successful development depends on thoughtful planning and meaningful community engagement. Mr. Mark Sobo and his team have demonstrated both. By engaging residents, listening to concerns, and integrating feedback, they have ensured that this project is not just another subdivision, but a plan rooted in collaboration and respect for the community it will serve.

The proposed single-family subdivision will expand housing opportunities while reinforcing the character of Westphalia as one of the county's most vibrant and forward-looking neighborhoods. Beyond providing new homes, the project represents an investment in infrastructure, connectivity, and the long-term resilience of our area. With my background in association management, I recognize how important it is to align development with sustainable financial practices and governance structures. The Melwood DAY Project ZMA-2025-003 has the potential to set a new standard for how growth is not only built but also maintained in the years ahead.

For these reasons, I strongly encourage the Planning Board to approve the Melwood DAY Project ZMA-2025-003. This development represents more than construction; it is a strategic step toward realizing Westphalia's full potential as a thriving, well-balanced community within Prince George's County.

Sincerely,

LaShauna M. Tillmon

LaShauna Tillmon
Resident, Westphalia

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Direct Dial: Extension 222

October 3, 2025

Via Electronic Delivery
Candra Teshome, Reviewer
Development Review Division
M-NCPPC
1616 McCormick Drive
Largo, MD 20774

Re: ZMA-2025-003; Melwood
SDRC Point-By-Point Comment Response Letter

Dear Candra:

On behalf of the applicant, please find below point-by-point responses to the revised SDRC Comments transmitted to the applicant on September 24, 2025. **The Applicant incorporates by reference its previous justifications as to all relevant law and its application for purposes of this ZMA. In addition, the Applicant sets forth the following responses in response to the SDRC Comments:**

Zoning:
Based on the staff's review of your current Statement of Justification (SOJ), we have determined that the applicant's arguments are legally insufficient to prove a mistake of fact. You must substantially strengthen your arguments by providing legal precedent and factual evidence.

Mistake 1: Mistake in the 2007 Sectional Map Amendment (SMA): The SOJ reads, "…it was a mistake to fail to consider the Subject Property for rezoning to further support this area and to transition between the residential densities of the surrounding properties – especially considering the adjacent property was rezoned with the SMA."

- Questioning the AR zone's appropriateness as a transition challenges Council's legislative judgment, which is a legally insufficient basis for a ZMA. Can you provide evidence from the 2007 SMA record of a factual assumption the Council made about the property's transition role that has since been proven factually wrong?

- In general, incompatibility with the surrounding zones is not a sufficient argument for mistake (unless the record makes clear that the Council was mistaken about the surrounding zones). Can you provide evidence that the Council was mistaken about the surrounding zones?

***Response:** In no case, this or any other, does the applicant have the ability to list the District Council's "assumptions" for non-actions. Maryland law is clear that, while the District Council is entitled to the presumption of correctness with regard to an SMA, the applicant may overcome the presumption where the District Council failed to take into account then-existing facts. See Anne Arundel County v. A-PAC Ltd., 67 Md. App. 122, 127 (1986) (quoting Boyce v. Sembly, 25 Md. App. 43, 53 (1975) ("When subsequent events demonstrate that any significant assumption made by the Council at the time of the comprehensive rezoning was invalid, the presumption of validity accorded to the comprehensive rezoning is overcome."). Importantly, the standard of review <u>does not</u> require an absolute dispositive piece of evidence to prove mistake. See id. (discussing the standard for showing that an assumption upon which a particular use was predicated was erroneous).*

Here, the record shows that during the May 23, 2006 public hearing, the previous property owner testified before the District Council and requested to rezone the property to a higher density zone. As explained in the SOJ, the request was denied as impermissible, and therefore, dismissed without any consideration of the underlying merits of the request(s). The previous property owner's request to rezone to a higher density zone was supported by the Subject Property's existing use, location, and character, but the District Council did not reach the merits of the request, and such a failure to consider then-existing facts and circumstances supporting a request for a higher density was a mistake.

The applicant has offered evidence that, at the time of the 2007 SMA, there existed facts and circumstances supporting a request for an increased zoning classification.. The applicant has further offered evidence that, because the previous property owner's request was denied without considering the underlying merits of the request (or stated differently, the then-existing facts), the record is silent as to the assumptions the District Council relied upon when retaining the Subject Property's zoning designation as R-A. Maryland law permits a piecemeal rezoning on the basis of mistake where the applicant demonstrates that any significant assumption made by the District Council at the time of the Comprehensive rezoning was invalid. See id. It is now within the District Council's authority to decide whether or not it agrees a mistake occurred. The record here contains facts provided to the District Council at the time of the 2007 SMA which were not taken into consideration, and this raises the question that a mistake occurred. The District Council is authorized to make that finding based on "little more than a scintilla of evidence" making the issue fairly debatable, not beyond all reasonable doubt. Id. at 126-27 (explaining that in the context of determining a mistake in zoning, a fairly debatable standard applies).

Mistake 2: Factual Inconsistency with Zoning Purpose: Please link, in your analysis, the 1994 plan's description of agricultural use to the 2007 decision to retain the zoning. The underlying 1994 facts appear accurate. Please cite legal precedent that the factual changes resulting in the loss of a zone's intended purpose over the years constitute a legal mistake that warrants rezoning. And/or please provide factual evidence that the District Council relied on the description in the 1994 plan in retaining the R-A zone and a) the 1994 description was definitively inaccurate at the time the plan was adopted; or b) that it was inaccurate by 2007.

Response: This analysis is moot, as the 1994 SMA was superseded by the 2007 SMA. The mistake analysis must be limited to the 2007 SMA. See Mayor and Council of Rockville v. Rylyns Enter., Inc., 372 Md. 514, 538-39 (2002) (finding a mistake "requires a showing that the underlying assumptions or premises relied upon by the legislative body during the immediately preceding original or comprehensive rezoning were incorrect").

Mistake 3: Failure to Fully Consider Property Owner Testimony: The Council legally granted the permissible portion of the owner's request (to remain R-A) and correctly dismissed the impermissible, conditional part. Please provide legal precedent that the Council's decision to deny the owner's request for higher density upon sale of the property is a mistake of fact.

Response: The previous property owner, Ms. Jenny Day, made a request for the rezoning of the Subject Property to the R-M Zone with the condition that the current R-A Zone remain in effect until the sale of the property. Both requests were for an impermissible result: the R-M Zone could not be granted without being the subject of a Basic Plan in the record, and the grant of a conditional rezoning is not possible as part of an SMA. The District Council, therefore, either dismissed both requests as impermissible without considering their underlying merits, or else chose to acknowledge the second request as the substance of Ms. Day's request to retain the R-A zoning and did not consider the request for a higher zoning designation, despite the fact that adjacent and nearby properties were rezoned to the M-X-T Zone pursuant to the principles laid out in the Sector Plan for similarly situated land. In either scenario, the District Council's decision to retain the R-A zoning designation was made based on apparent assumptions that failed to take into consideration then-existing facts and circumstances concerning the Subject Property's existing use, location, and character, particularly within the context of the SMA. There is no evidence in the record that the District Council looked at Ms. Day's request in any detail to evaluate the merits, or the fact that she made the request because she wanted the rezoning. Any assumption that Ms. Day's request was intended to retain the R-A designation (as Staff alludes to in this comment) is an incorrect assumption that belies the record, as Ms. Day's primary request was for "rezoning," not the secondary and conditional request that the property remain in the R-A Zone until the sale of the property. To Staff's point, the record shows that the District Council failed to fully consider Ms. Day's testimony, as the record shows that the decision to retain the R-A zoning designation was based on assumptions, which again failed to take into account then-existing facts and circumstances concerning the Subject Property.. As explained above, Maryland law permits a piecemeal rezoning on the basis of mistake where the applicant demonstrates that any significant assumption made by the District Council at the time of the Comprehensive rezoning was invalid. See id. It is now within the District Council's authority to decide whether or not it agrees a mistake occurred. The record here shows evidence of facts and circumstances concerning the Subject Property's existing use, location, and character which were not taken into consideration, and this raises the question that a mistake occurred. The District Council is authorized to make that finding based on "little more than a scintilla of evidence" making the issue fairly debatable, not beyond all reasonable doubt. Id. at 126-27 (explaining that in the context of determining a mistake in zoning, fa fairly debatable standard applies).

Community Planning:

The Community Planning Division requests that the Applicant provide additional justification as to why the zoning change should be granted on the basis of mistake, pursuant to Section 27-3601(e)(3) of the Prince George's County Zoning Ordinance. Staff cites below a history of master/sector plans guiding development on the subject property, as well as an understanding of the intentions of prior sectional map amendments (SMAs).

Response: See responses herein and in the previously submitted SOJ.

Environmental Planning:
1. While not required with this application, a valid approved natural resources inventory plan shall be required prior to any subsequent development applications on the site. NRI-2025-0082 is currently in review. Variances for the removal of specimen trees or statements of justification for impacts to the PMA shall be evaluated with subsequent development applications.

Response: This comment is noted.

2. The proposed ZMA application results in a significant change to the woodland conservation threshold for the site.

Zoning	Conservation Threshold	Afforestation Threshold
AR	50 percent	20 percent
RSF-A	20 percent	15 percent
Resulting Change	**30 percent loss**	**5 percent loss**

The applicant shall meet the minimum woodland conservation threshold on-site with the subsequent development application(s).

Response: This comment is noted.

Transportation Planning:
1. Prior to the acceptance of a preliminary plan and the certificate of adequacy, the applicant, and the applicant's heirs, successors, and/or assigns shall:

a. Submit a Traffic Impact Analysis (TIA) to evaluate transportation adequacy as part of the Preliminary Plan of Subdivision application.

Response: Noted. A revised TIA is included and will also be submitted as part of the Preliminary Plan of Subdivision / ADQ application(s).

b. Note the masterplan facilities and right-of-way (ROW). Both the MPOT and the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment recommend a designated shared use bikeway along Melwood Road and preserve segments of the road with a green buffer as part of the community's trail and greenway network. MPOT recommends Melwood Road with a 78-foot right-of-way.

Response: After a review of the 2009 Master Plan of Transportation and the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment, Melwood Road is not a designated Master Planned roadway and the documents make no recommendation of right-of-way width. The sector plan and MPOT does not provide a recommendation for 78 feet of ROW. However, it should be noted that the 2009 Master Plan of Transportation does identify Melwood Road as a historic roadway and per DPWT's Standards and Specifications for Roadways and Bridges, and the recommended right-of-way width for a historic roadway is 60 feet. Furthermore, it was determined that a hard surface trail (not a shared use bikeway) is proposed and designated as the "Melwood Legacy Trail." The design of Melwood Road along the site's frontage will be finalized as part of the subdivision process.

Subdivision:
1. The Boundary Survey and SOJ both reflect the development as being part of Lot 11, excluding a 2.5821-acre tract of land in the middle of Lot 11, developed with a single-family home. However, the concept plan provided indicates that that area will be included in the proposed development. Revise SOJ and Boundary survey to include that area if it is the applicant's intention to include that area in the rezoning.

Response: All documents and plans included in the Acceptance Submittal (August 18, 2025) and this re-submittal reflect the inclusion of Lot 11.

DPIE:
TIA review comments and recommendations:

• The applicant should have provided the Average Daily Traffic Volumes (ADTs) as part of this ZMA's TIA along the applicant's property frontage of Melwood Road.

Response: The ADT along Melwood Road just north of Old Marlboro Pike (in the vicinity of the site) was provided in Appendix A as part of the signed scoping package. The data indicates the ADT along Melwood Road in the vicinity of the site is 1,425.

• Intersection 6: Old Marlboro Pike & Melwood Chapel Lane:
Critical Lane Volume (CLV) Analysis: The Critical Lane Volume Analysis provided in Appendix B at this intersection was performed using incorrect volumes for all conditions (existing, background, and total). The volumes used in the analysis did not match the volumes from the Peak Hour Volume (PHV) Exhibits provided in the report. We performed an internal CLV analysis utilizing the correct volumes provided by the applicant; the results of the CLV analysis performed by us showed all the study intersections adequate.

Response: The CLV analysis has been revised at Intersection 6 to include the correct volumes and the report has been updated.

If you have any questions, please do not hesitate to contact me at 301-441-2420.

Sincerely,

Matthew C. Tedesco

Enclosures

TRAFFIC IMPACT ANALYSIS

FOR

DAY PROPERTY
(WESTPHALIA, MD)

Prepared by:

LENHART TRAFFIC CONSULTING, INC.

TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

September 29, 2025

Table of Contents Page

Section 1 Introduction..... 4

1.1 Project Description
1.2 Scope of Study

Section 2 Existing Conditions..... 7

2.1 Description of Road Network
2.2 Lane Configurations
2.3 Existing Traffic Counts

Section 3 Background Conditions..... 10

3.1 Annual Growth
3.2 Approved Background Developments
3.3 Background Traffic Volumes

Section 4 Total Conditions..... 14

4.1 Site Trip Generation
4.2 Site Trip Distribution & Trip Assignment
4.3 Total Traffic Volumes
4.4 Projected Level of Service

Section 5 Conclusions / Recommendations..... 19

5.1 Results of Analysis

Appendices

A Supplemental Info, Turning Movement Counts
B CLV & Synchro Worksheets
C Background Developments

List of Exhibits

		Page
Exhibit 1	Site Location Map	6
Exhibit 2	Existing Lane Use & Traffic Control Devices	8
Exhibit 3	Existing Peak Hour Volumes	9
Exhibit 4a	Base Peak Hour Volumes	11
Exhibit 4b	Combined Trips from Background Developments	12
Exhibit 5	Background Peak Hour Volumes	13
Exhibit 6	Trip Generation for Site	15
Exhibit 7	Trip Assignment for Site	16
Exhibit 8	Total Peak Hour Volumes	17
Exhibit 9	Results of Level-of-Service Analyses	18

Section 1 Introduction

1.1 Project Description

This Traffic Impact Analysis has been prepared for the proposed Day Property development located in Westphalia, Maryland. The proposed development is located along the east side of Melwood Road, just north of Old Marlboro Pike, as shown on **Exhibit 1**. The development will consist of 87 single-family homes and will be accessed via a driveway along Melwood Road. A concept plan of the proposed site is provided in Appendix A.

1.2 Scope of Study

A Scoping Agreement was coordinated and approved by MNCPPC and is included in Appendix A.

Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator as to whether further operational studies need to be conducted. For two-way stop-controlled intersections a three-step process is employed: (1) Vehicle delay is computed for all movements using the *Highway Capacity Manual* methodology. If no movement exceeds 50 seconds of delay, the intersection is deemed to operate adequately and the analysis is complete. (2) If the delay for any movement exceeds 50 seconds, but the minor street volumes on each approach are 100 vehicles or fewer, the intersection is deemed to operate adequately and the analysis is complete. (3). If the delay for any movement exceeds 50 seconds and at least one minor-street approach volume exceeds 100, the critical lane volume is computed. If the critical lane volume is 1,150 or less, the intersection is deemed to operate adequately and the analysis is complete. The three-step process is to be treated as pass-fail and a level of service will not be reported. In situations where an unsignalized intersection does not pass the three-step process, it is typical to include a condition of approval to require a signal warrant study, and, if warranted and required by the operating agency, the signal would be bonded and permitted prior to the release of building permits.

Signalized Intersections: The subject property is located within Transportation Service Area 2, as defined in Prince George's County's Plan 2035. As such, the subject property is evaluated according to the following standards, which require a level of service "D" or better (<1,450 CLV) for signalized intersections. Prince George's County Guidelines require signalized intersections to be evaluated using the Critical Lane Volume (CLV) methodology. All intersections operating at a LOS "D" or better (<1,450 CLV) are considered to be adequate. Note that this is also consistent with MDOT SHA's requirement of LOS "D" or better.

Level-of-Service standards are summarized in Table 24-4502 of the Prince George's County Subdivision Ordinance, as shown in the table below.

Table 24-4502: Summary of Public Facility Adequacy Standards	
Area of Applicability	**Level of Service**
RTO and LTO base and Planned Development (PD) zones	"Edge" areas of RTO and LTO base and PD Zones: LOS "Transit Edge" (Critical Lane Volume of 1601-1800) "Core" areas of RTO and LTO base and PD Zones: LOS "Transit Core" (Critical Lane Volume of 1801-2000)
	In instances where CLV exceeds 1800 in the RTO and LTO base and PD zone "edge" or where CLV exceeds 2000 in the RTO and LTO base and PD zone "core," refer to Section 24-4505(b)(4)
Transportation Service Area 1 (Plan Prince George's 2035 Approved General Plan (Plan 2035, Map 14), excluding RTO and LTO base and PD zones; and NAC and TAC base and PD zones (regardless of location)	LOS "E" (Critical Lane Volume of 1451-1600)
Transportation Service Area 2 (Plan 2035, Map 14), excluding RTO, LTO, NAC, and TAC base and PD zones	LOS "D" (Critical Lane Volume of 1301-1450)
Transportation Service Area 3 (Plan 2035, Map 14)	LOS "C" (Critical Lane Volume of 1151-1300)

Traffic Impact Analysis	Site Location Map	**Exhibit 1**
LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com		

Section 2 Existing Conditions

2.1 Description of Road Network

The key roads in the study area are:

- Old Marlboro Pike is a collector roadway with a posted speed limit of 35 mph.
- Woodyard Road (MD 223) is a four-lane (two in each direction to the south of MD 4) arterial roadway. The posted speed limit is 40 mph.
- Melwood Road is a two-lane local roadway that terminates to the north of the site.

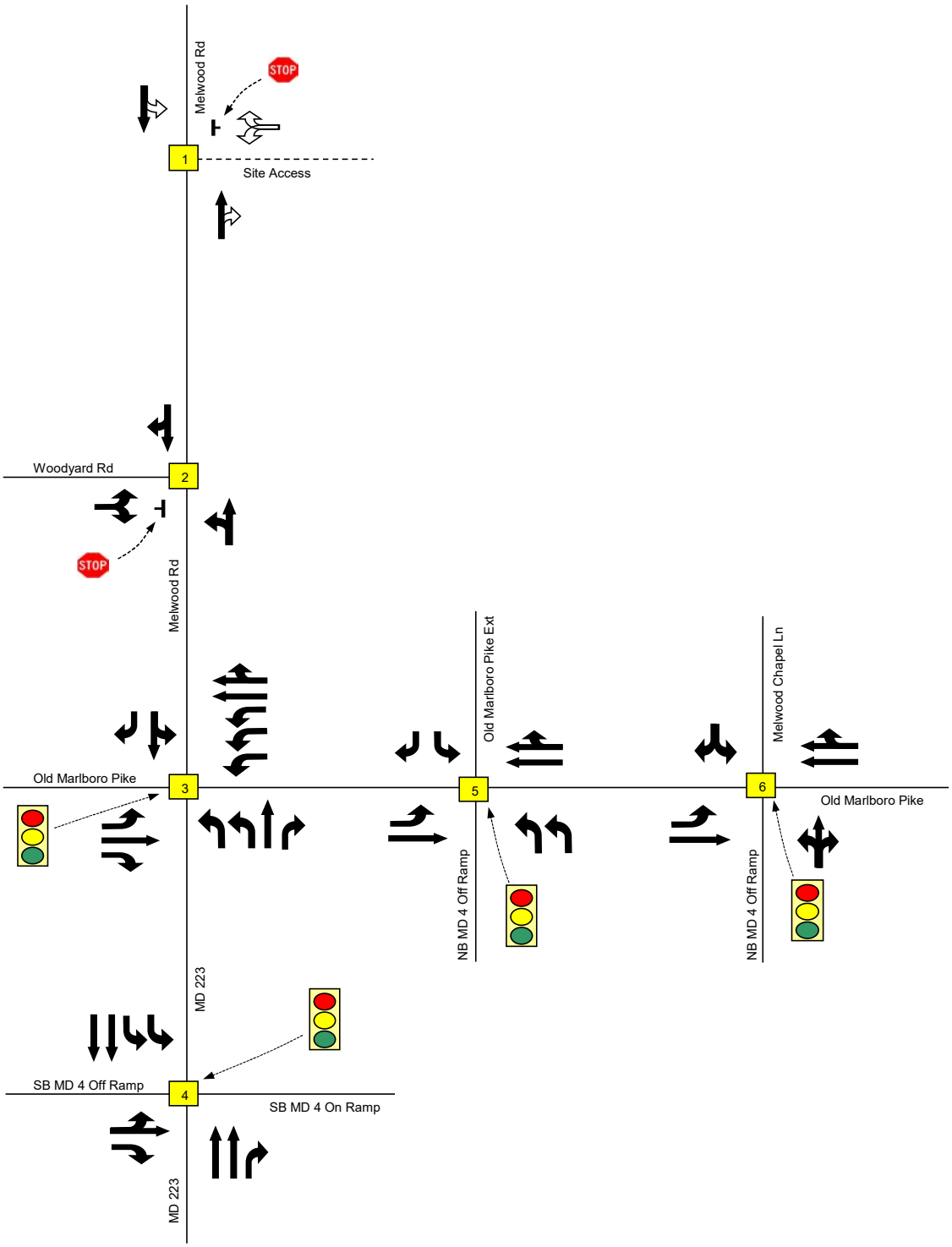
2.2 Lane Configurations

The lane use & traffic control devices for each of the study intersections are shown on **Exhibit 2**.

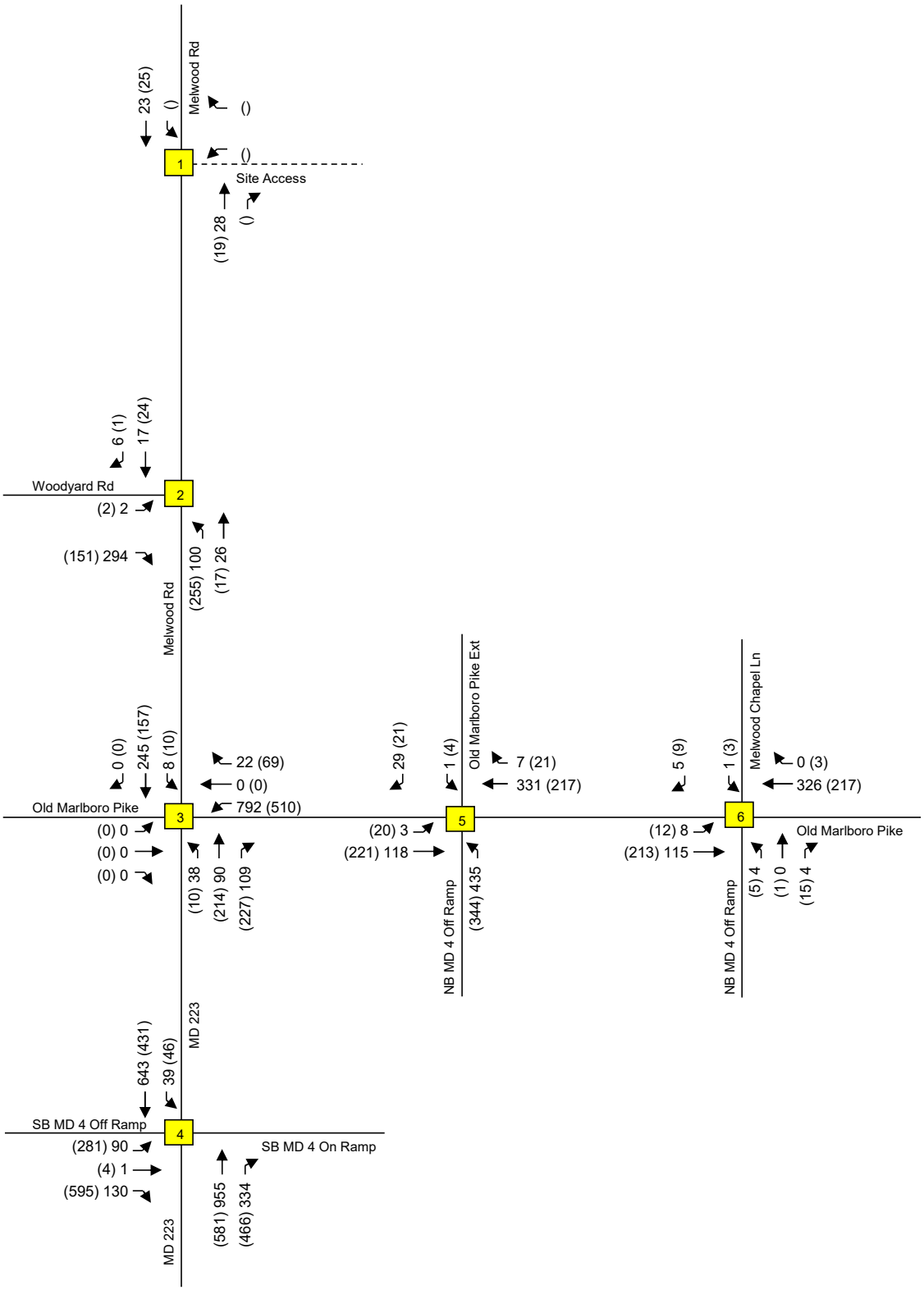
2.3 Existing Traffic Counts

Peak hour turning movement counts were conducted on Thursday April 24th, 2025 and Wednesday, May 7th, 2025, and the resulting peak hour volumes are shown on **Exhibit 3**. The individual turning movement counts are included as part of Appendix A.

The existing intersections were evaluated using the HCM and/or CLV methodologies, as required per Prince George's County Transportation Review Guidelines. The results are shown on Exhibit 9. The HCM and CLV worksheets for Existing Conditions are included in Appendix B.



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Existing Lane Use & Traffic Control Devices	**Exhibit 2**



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Existing Peak Hour Volumes Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit 3**

Section 3 Background Conditions

3.1 Annual Growth

A 0.5% growth rate was applied to the existing peak hour volumes for six (6) years. The resulting base peak hour volumes are shown on **Exhibit 4a**.

3.2 Approved Background Developments

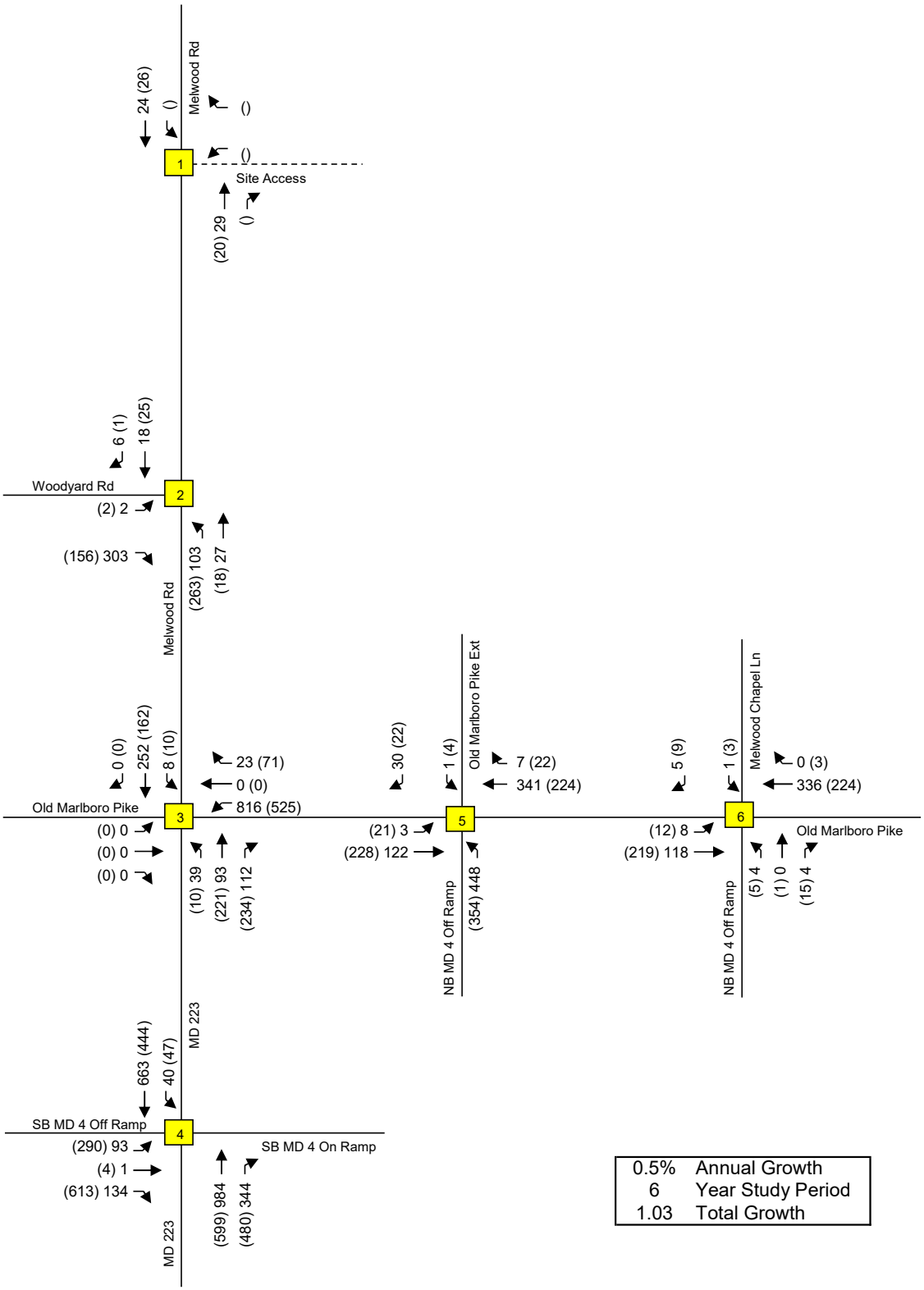
The following nearby background developments were included:

1. Westphalia Town Center (4-08002)
2. Smith Home Farm (4-05080)
3. Penn-East Business Park (4-88055)
4. Forks of the Road (4-12010)
5. Cabin Branch (4-13005)
6. Moore Property (4-08018)
7. Enclave at Westphalia (4-19012)
8. Wood Property (4-21038)
9. Royal Farms Woodyard (4-20003)
10. Galilee Baptist Church (4-23023)
11. Woodmar Corner (4-02117)
12. 6401 Foxley Road
13. Hope Village Phase 2 (4-23007)
14. Meridian Hill (4-23042)
15. Carozza Property (4-24026)
16. Prosperity Senior (4-25001)

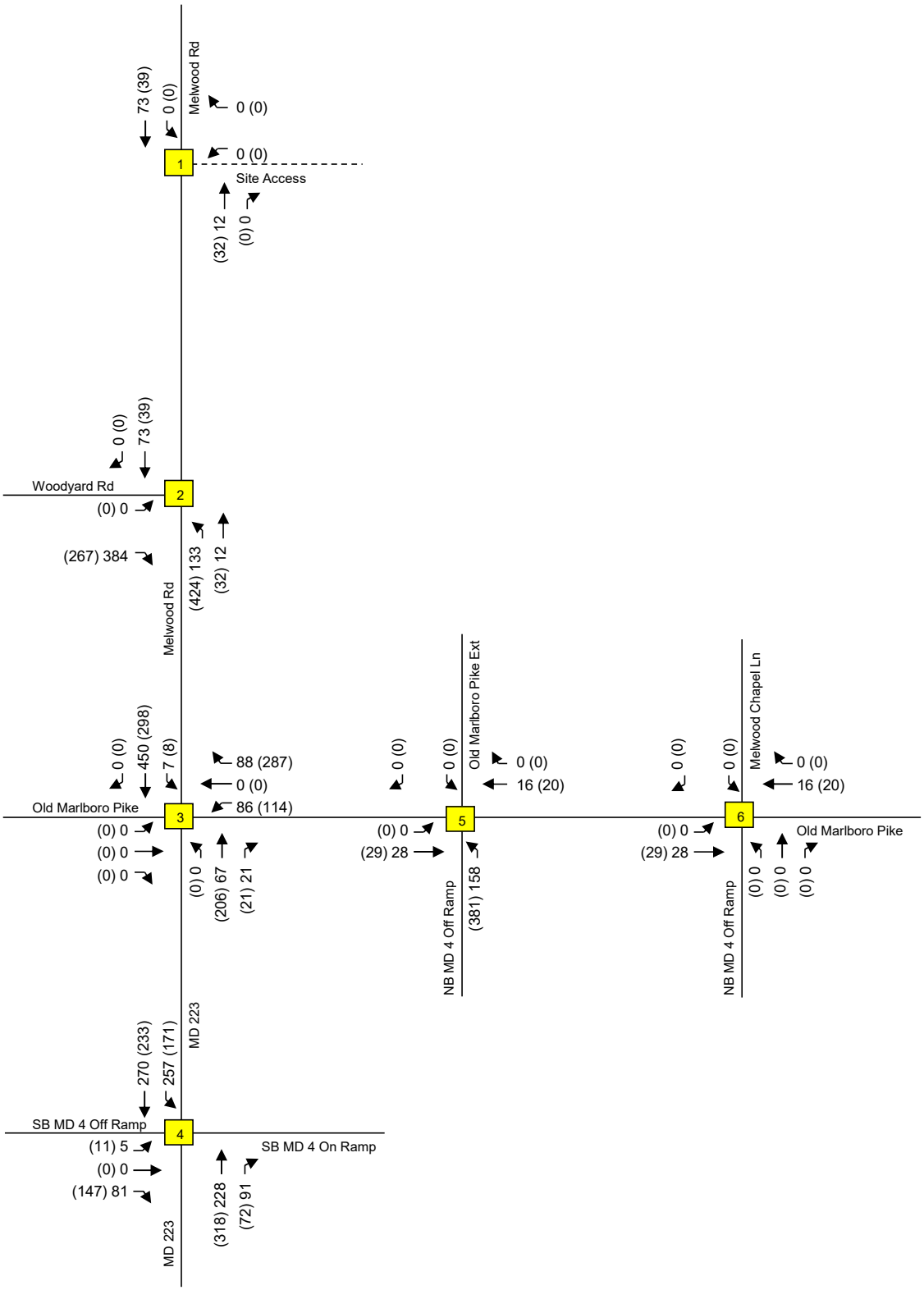
The trip generation and assignment for the background developments are included in Appendix C. The combined trips associated with the background developments at the study intersections are detailed on **Exhibit 4b.**

3.3 Background Traffic Volumes

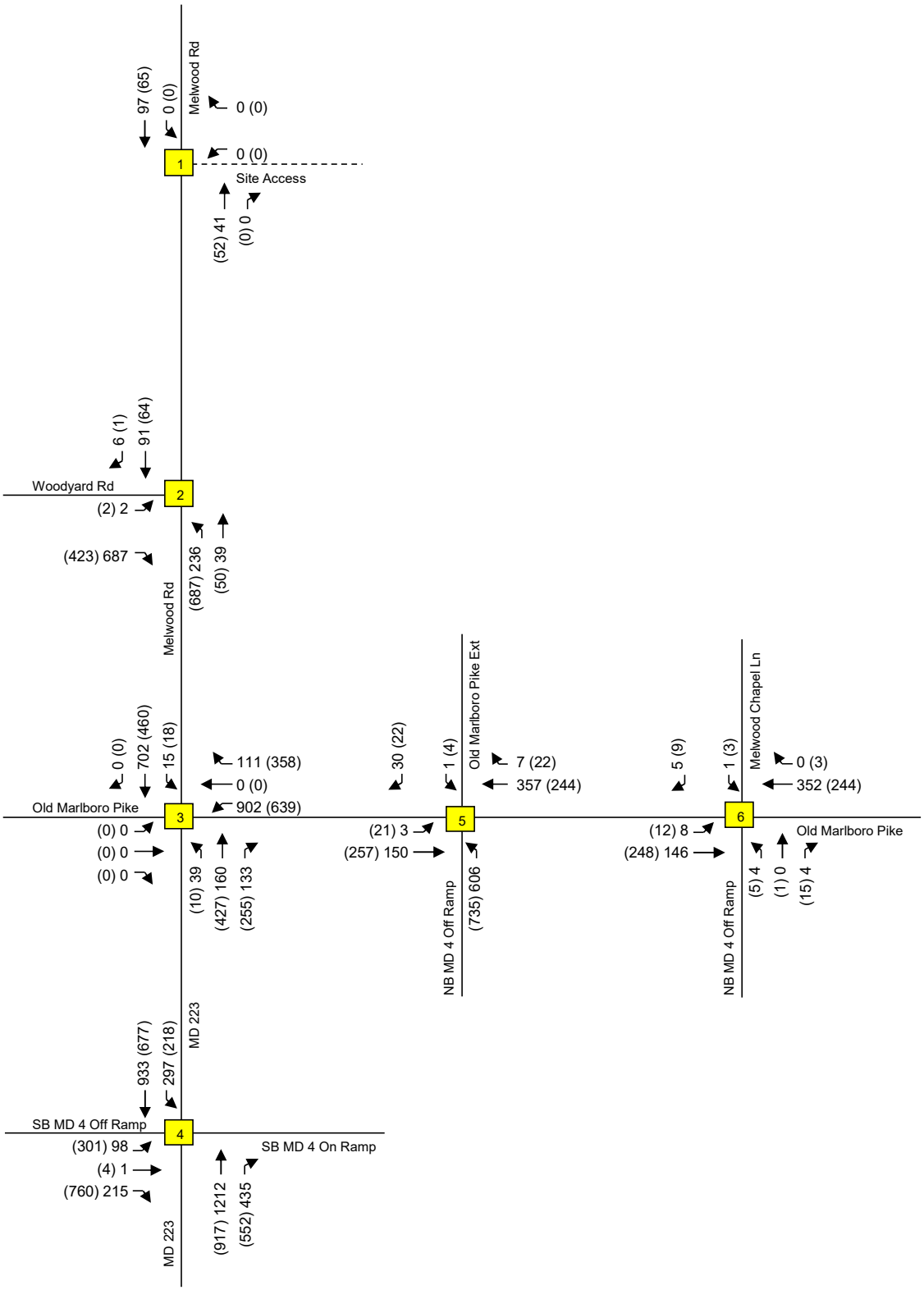
The combined background peak hour volumes including background developments and annual growth are shown on **Exhibit 5**. The study intersections were evaluated under Background Conditions and the results are shown on Exhibit 9. The HCM and CLV worksheets for Background Conditions are included in Appendix B.



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Base Peak Hour Volumes Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit 4a**



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Combined Trips from Background Developments Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit 4b**



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Background Peak Hour Volumes Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit 5**

Section 4 Total Conditions

4.1 Site Trip Generation

The property is proposed to be developed with 87 single-family homes with an access point along Melwood Road. **Exhibit 6** shows the trip generation for the site. The trip generation rates were obtained from Prince George's County Transportation Review Guidelines.

4.2 Site Trip Distribution & Trip Assignment

Exhibit 7 shows the trip assignment for the proposed site.

4.3 Total Traffic Volumes

The Total peak hour volumes shown on **Exhibit 8** include the sum of the background peak hour volumes shown on Exhibit 5 and the site trip assignment shown on Exhibits 7.

4.4 Projected Level of Service

The results of the HCM & CLV analysis for Total Conditions are shown on **Exhibit 9**. The results indicate that all study intersections operate within acceptable thresholds per the Prince George's County Transportation Review Guidelines. The HCM and CLV worksheets for Total Conditions are included in Appendix B.

Trip Generation Rates

Single-Family Housing (Prince George's County Rates)	Trip Distribution (In/Out)
Morning Trips = 0.75 x Units	20/80
Evening Trips = 0.90 x Units	65/35

Trip Generation Totals

		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Single-Family Housing (Prince George's County Rates)	87 units	13	52	65	51	27	78
	Total:	**13**	**52**	**65**	**51**	**27**	**78**

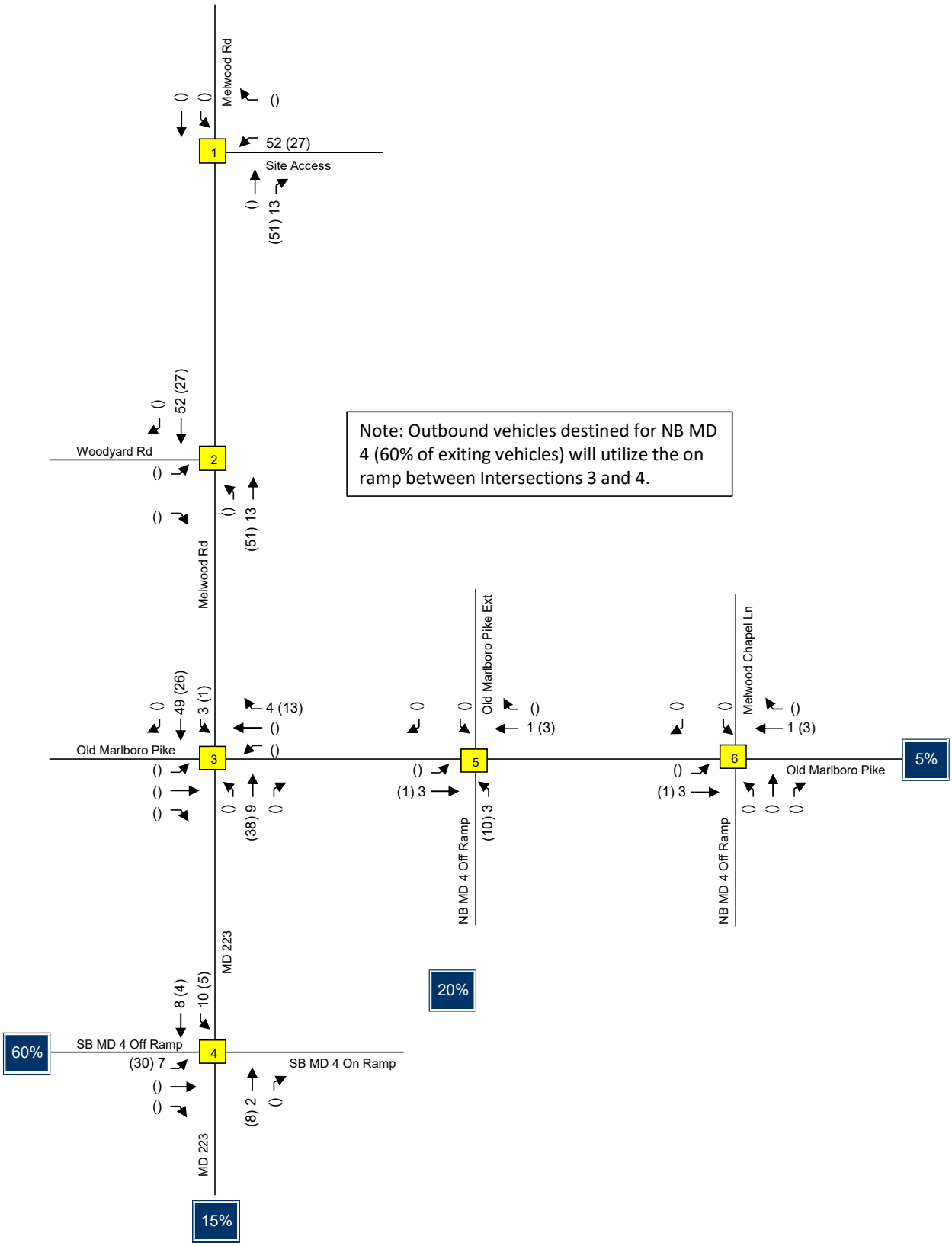
NOTE: Trip Generation Rates obtained from Prince George's County Guidelines.

Traffic Impact Analysis

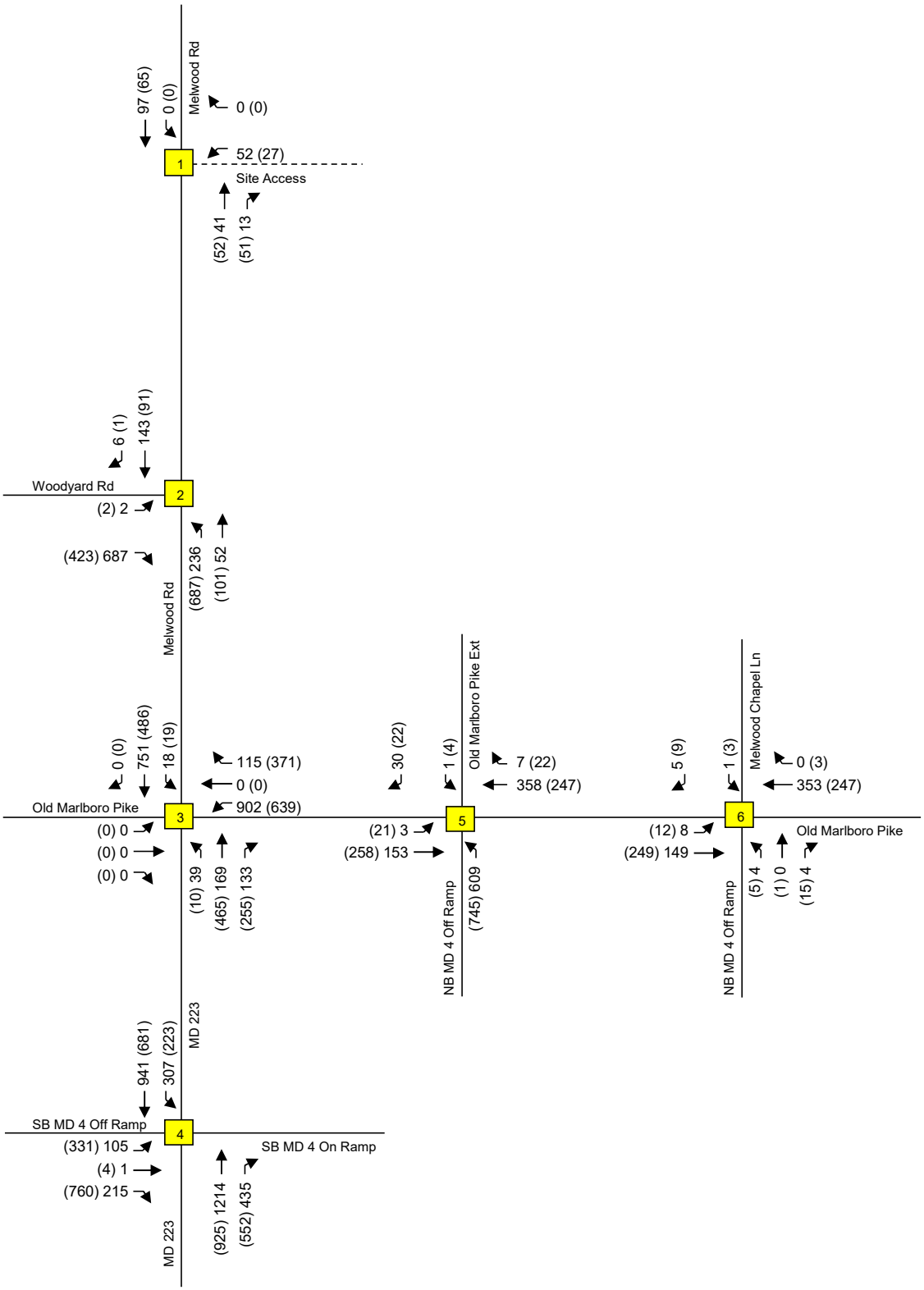
LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Trip Generation for Proposed Site

Exhibit 6



Traffic Impact Analysis	Trip Assignment for Site	**Exhibit 7**
LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	



Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Total Peak Hour Volumes

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 8

Level-of-Service Results

Morning Peak Hour		Existing LOS	Background LOS	Total LOS	Meets Standard?
1). Melwood Road & Site Access	(Unsignalized)	--	--	9.6 sec.	Y
2). Melwood Road & Woodyard Road	(Unsignalized)	9.9 sec.	21.4 sec.	27.1 sec.	Y
3). MD 223 & Old Marlboro Pike	(Signalized)	A / 523	A / 832	A / 862	Y
4). MD 223 & SB MD 4 Ramps	(Signalized)	A / 678	B / 1060	B / 1067	Y
5). Old Marlboro Pike & Old Marlboro Pike Ext.	(Signalized)	A / 476	A / 594	A / 596	Y
6). Old Marlboro Pike & Melwood Chapel Lane	(Signalized)	A / 196	A / 211	A / 211	Y

Evening Peak Hour		Existing LOS	Background LOS	Total CLV	Meets Standard?
1). Melwood Road & Site Access	(Unsignalized)	--	--	9.5 sec.	Y
2). Melwood Road & Woodyard Road	(Unsignalized)	9.2 sec.	12.7 sec.	13.4 sec.	Y
3). MD 223 & Old Marlboro Pike	(Signalized)	A / 454	A / 733	A / 772	Y
4). MD 223 & SB MD 4 Ramps	(Signalized)	B / 1089	D / 1443	D / 1446	Y
5). Old Marlboro Pike & Old Marlboro Pike Ext.	(Signalized)	A / 428	A / 699	A / 706	Y
6). Old Marlboro Pike & Melwood Chapel Lane	(Signalized)	A / 235	A / 270	A / 271	Y

NOTES:

1. All intersections satisfy MNCPPC and MD SHA Guidelines of LOS "D" or better.

Section 5 Conclusions / Recommendations

5.1 Results of Analysis

This Traffic Impact Analysis has been prepared for the proposed Day Property development located in Westphalia, Maryland. The proposed development is located along the east side of Melwood Road, just north of Old Marlboro Pike. The development will consist of 87 single-family homes and will be accessed via a driveway along Melwood Road. A concept plan of the proposed site is provided in Appendix A.

Based on the analyses contained in this report:

- Under Existing, Background and Total Conditions, all signalized intersections operate with a CLV of 1,450 or less and meet the requirements of the Prince George's County Transportation Review Guidelines.
- Under Existing, Background and Total Conditions, all unsignalized study intersections pass the three-step test of adequacy and meet the requirements of Prince George's County Transportation Review Guidelines.

In light of the results of this study, this project will satisfy the APFO requirements of Prince George's County.

Appendix A

Supplemental Information
Turning Movement Counts

Table 1: List of attachments for TIS scoping agreement
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Transportation Planning Section, Countywide Planning Division

This form must be completed prior to commencing a Traffic Impact Study (TIS). The completed and signed Scoping Agreement should be submitted to the Transportation Planning Section (TPS) by the traffic consultant for concurrence and signature. TPS will return a signed copy, with any comments, to the traffic consultant for inclusion in the TIS. Failure to conduct the study in accordance with the guidelines and the signed Scoping Agreement may be grounds for rejection of the study, thereby necessitating an addendum or a new study prior to the start of the staff review.

Project Name:	Day Property
Transportation Service Area: Please note if in Local Center or Regional Transit District (Map of TSAs in Appendix)	TSA 2
Zoning Classification per the ordinance this application is submitted under:	AR (Agricultural-Residential)
Proposed Zoning Classification (if rezoning was requested as part of application)	Proposed R-PD (Residential - Planned Developement) *ZMA in progress
Type of Application (see Table 4):	Preliminary Plan
Project Location:	North of MD 4 & East of Melwood Road
Traffic Consultant Name: Contact Number(s): Email Address(es):	Mike Lenhart (P): 410.216.3333 (F): 443.782.2288

Describe the Proposal Under Study: Residential—Number & Type of Units: Commercial—Amount & Type of Space: Other Uses and Quantity:	Max of 89 Single Family Units		
Are pass-by trip rates in accordance with the Guidelines? (select one)	(Yes)	No	If No, please provide explanation on separate sheet.
Are there diverted trips? (select one)	Yes	(No)	If Yes, please provide explanation on separate sheet.

(Internal Trips)

Will a TOD credit be used? (Section 4 of the Guidelines) (select one)	Yes (No)	Note that all development in TSAs and Regional Transit Districts Centers will be evaluated for TOD.
Will a transit facilities credit be used? (Section 5 of the Guidelines) (select one)	Yes (No)	Need/nexus must be justified in study, and it must be supported by operating agency.
Will a bike/ped facilities credit be used? (Section 6 of the Guidelines) (select one)	Yes (No)	Need/nexus must be justified in study, and it must be supported by operating agency.
Are additional trip reductions (internal trips, transit trips, etc.) proposed? (select one)	Yes (No)	If Yes, please provide explanation on separate sheet.

Attach a map (or maps) showing the Study Area network with included intersections and links, estimated site trip distribution, and growth factors for through traffic.

SHA/DPW&T capital program improvements assumed:	N/A	
Other improvements assumed:	N/A	
Regional growth assumed:	0.5% applied to all movements	
Is mitigation (Section 8 of the Guidelines) to be proffered? (select one)	Yes (No) Only if required based on the results of the study.	Note the locational criteria in Section 8, and please note the clarifications regarding mitigation included in Section 3, Subsection E.
Is a cooperative funding arrangement (such as a SCRP, PFFIP, or some other pro rata) to be used? (select one)	Yes (No)	If Yes, please provide explanation on separate sheet, and note limitations in Section 3, Subsection E.
Will summer counts be used? (select one)	Yes (No)	The use of summer counts must have

		specific concurrence of TPS staff.
Have there been discussions with the permitting agency (DPW&T and/or SHA) regarding access to this site and the analysis requirements? (select one)	Yes (No)	Section 1, Subsection E strongly advises that these discussions occur early in the development review process. Note that driveway access onto arterial facilities must be justified and approved by the Planning Board as a part of the subdivision process.
Has a listing of background development been developed? (select one)	(Yes) No	If Yes, please provide the list so that TPS staff may either concur with it or provide changes.
Has a list of attachments been completed and attached (Table 2)?	(Yes) No See Table 2 below:	

SIGNED: _____ 5/5/2025

Traffic Consultant — Date

APPROVED: Noelle Smith 5/14/2025

TPS Coordinator (or Supervisor) — Date

This form is not required for sites that do not require a TIS.

Table 2: List of attachments for TIS scoping agreement

No.	Attachment Description	Yes	No	N/A
1.	List of meeting attendees at Scoping Meeting:			X
2.	Aerial (map of project site):	X		
3.	List and map of Critical Intersections:	X		
4.	Map of Site Access:	X		
5.	Diagram and memo of Trip Distribution:	X		
6.	List and map of Trip Credits and Locations:			X
7.	List and map of Background Developments in Study Area:	X		

The aerial map, list of intersections, map of site access and diagram of trip distribution is shown on Ex 1. The background developments are listed on a separate exhibit.

Traffic Impact Analysis

Site Location Map

Exhibit 1

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Trip Generation Rates

Single-Family Housing (Prince George's County Rates)

	Trip Distribution (In/Out)
Morning Trips = 0.75 x Units	20/80
Evening Trips = 0.90 x Units	65/35

Trip Generation Totals

		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Single-Family Housing (Prince George's County Rates)	89 units	13	54	67	52	28	80
	Total:	**13**	**54**	**67**	**52**	**28**	**80**

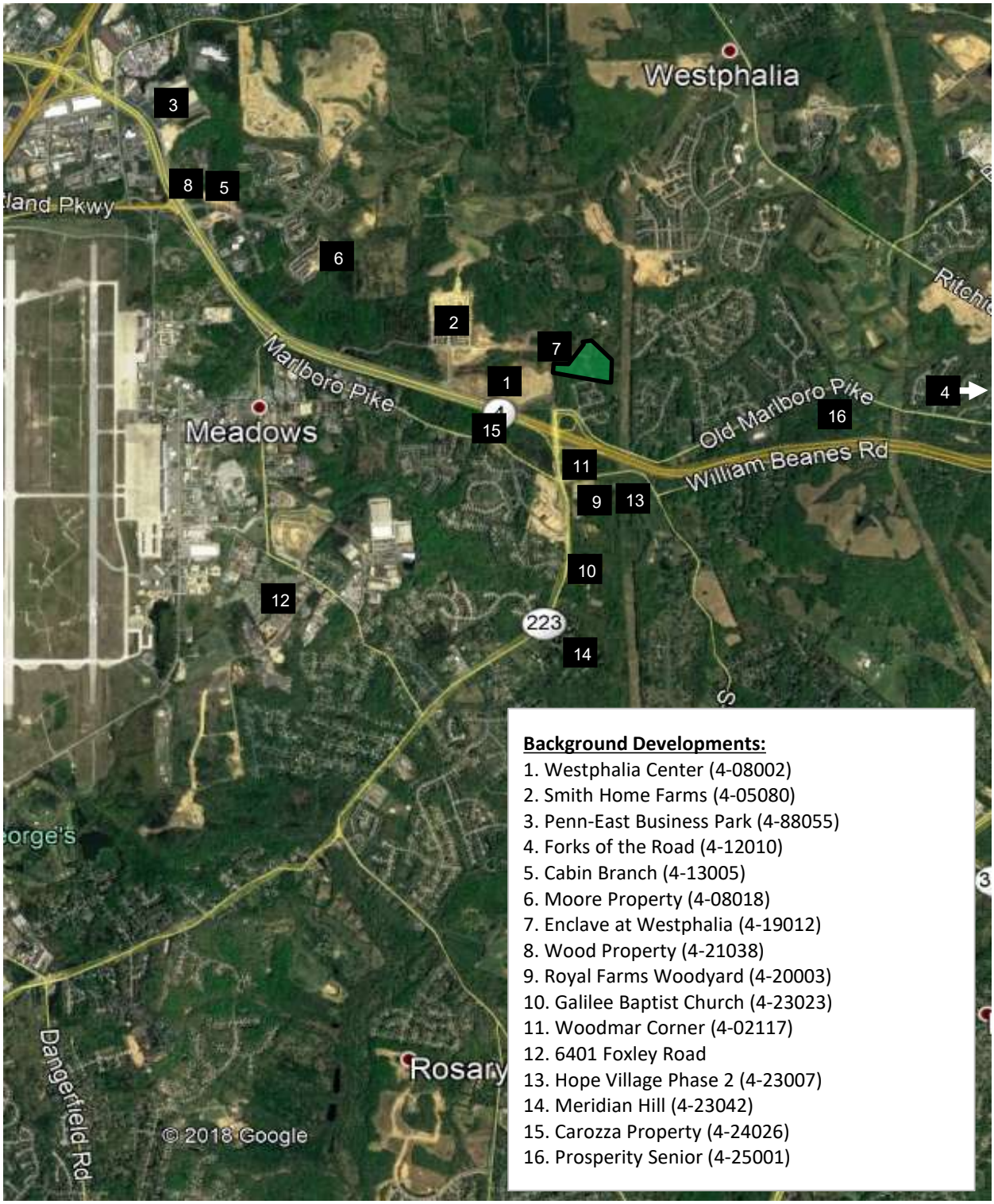
NOTE: Trip Generation Rates obtained from Prince George's County Guidelines.

Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Trip Generation for Proposed Site

Exhibit 2



Background Developments:

1. Westphalia Center (4-08002)
2. Smith Home Farms (4-05080)
3. Penn-East Business Park (4-88055)
4. Forks of the Road (4-12010)
5. Cabin Branch (4-13005)
6. Moore Property (4-08018)
7. Enclave at Westphalia (4-19012)
8. Wood Property (4-21038)
9. Royal Farms Woodyard (4-20003)
10. Galilee Baptist Church (4-23023)
11. Woodmar Corner (4-02117)
12. 6401 Foxley Road
13. Hope Village Phase 2 (4-23007)
14. Meridian Hill (4-23042)
15. Carozza Property (4-24026)
16. Prosperity Senior (4-25001)

Traffic Impact Analysis	Background Development Map	**Exhibit 3**
LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		

TRAFFIC GROWTH PROJECTION

LOCATION: Melwood Road North of Old Marlboro Pike

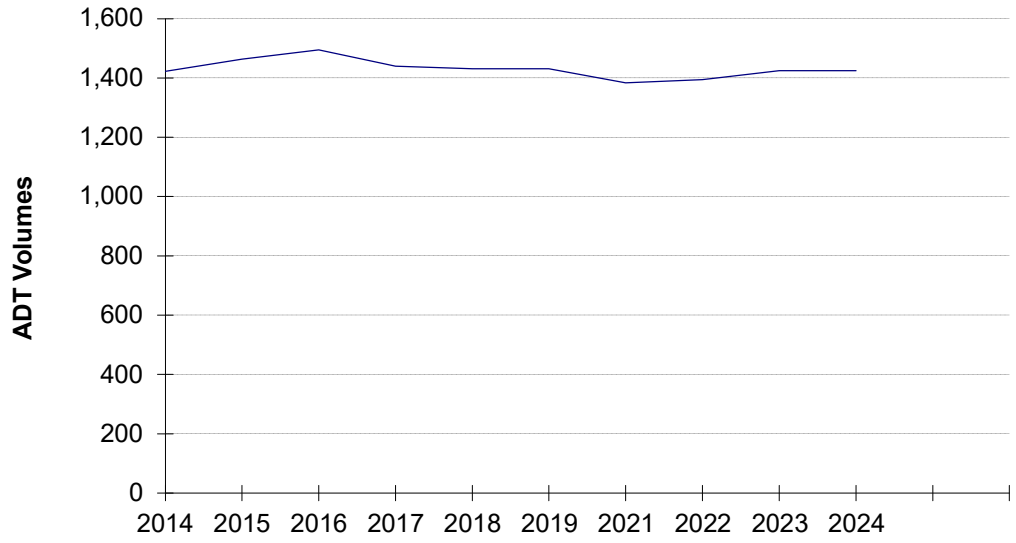
REPORT DATE: 15-Apr-25

AVERAGE GROWTH:	0.04%
MATHEMATICAL GROWTH:	0.02%

Year	ADT Volume	Vol. increase	% increase	Average %
2014	1,423			
2015	1,464	41	2.88%	2.88%
2016	1,495	31	2.12%	2.50%
2017	1,440	-55	-3.68%	0.44%
2018	1,431	-9	-0.63%	0.17%
2019	1,432	1	0.07%	0.15%
2021	1,384	-48	-3.35%	-0.43%
2022	1,395	11	0.79%	-0.26%
2023	1,425	30	2.15%	0.04%
2024	1,425	0	0.00%	0.04%

2020 Omitted →

NOTE: 2020 was omitted from the table above due to COVID impacts



TRAFFIC GROWTH PROJECTION

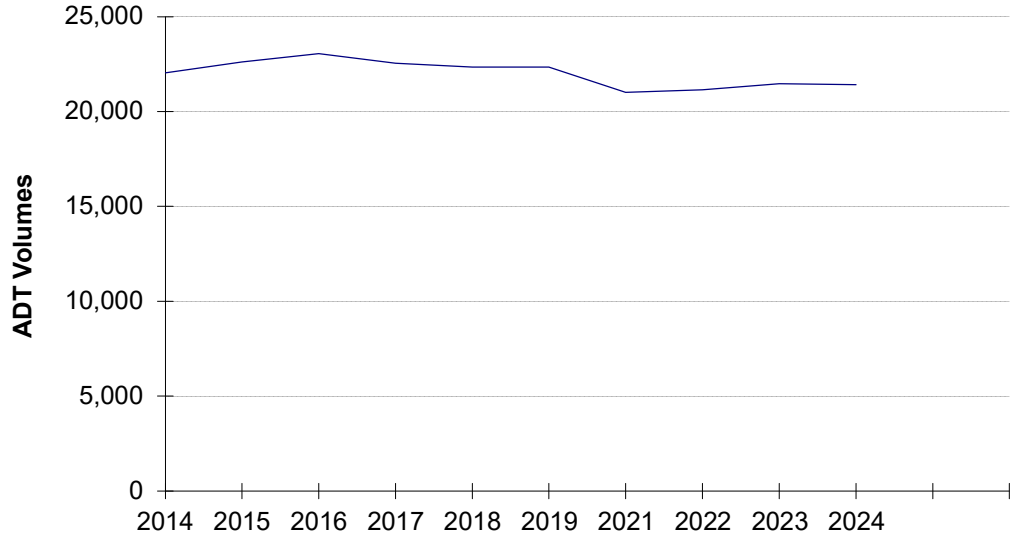
LOCATION: MD 223 South of MD 4

REPORT DATE: 15-Apr-25

AVERAGE GROWTH:	-0.29%
MATHEMATICAL GROWTH:	-0.32%

Year	ADT Volume	Vol. increase	% increase	Average %
2014	22,050			
2015	22,621	571	2.59%	2.59%
2016	23,052	431	1.91%	2.25%
2017	22,550	-502	-2.18%	0.77%
2018	22,351	-199	-0.88%	0.36%
2019	22,352	1	0.00%	0.29%
2020 Omitted →				
2021	21,021	-1,331	-5.95%	-0.75%
2022	21,152	131	0.62%	-0.56%
2023	21,473	321	1.52%	-0.30%
2024	21,414	-59	-0.27%	-0.29%

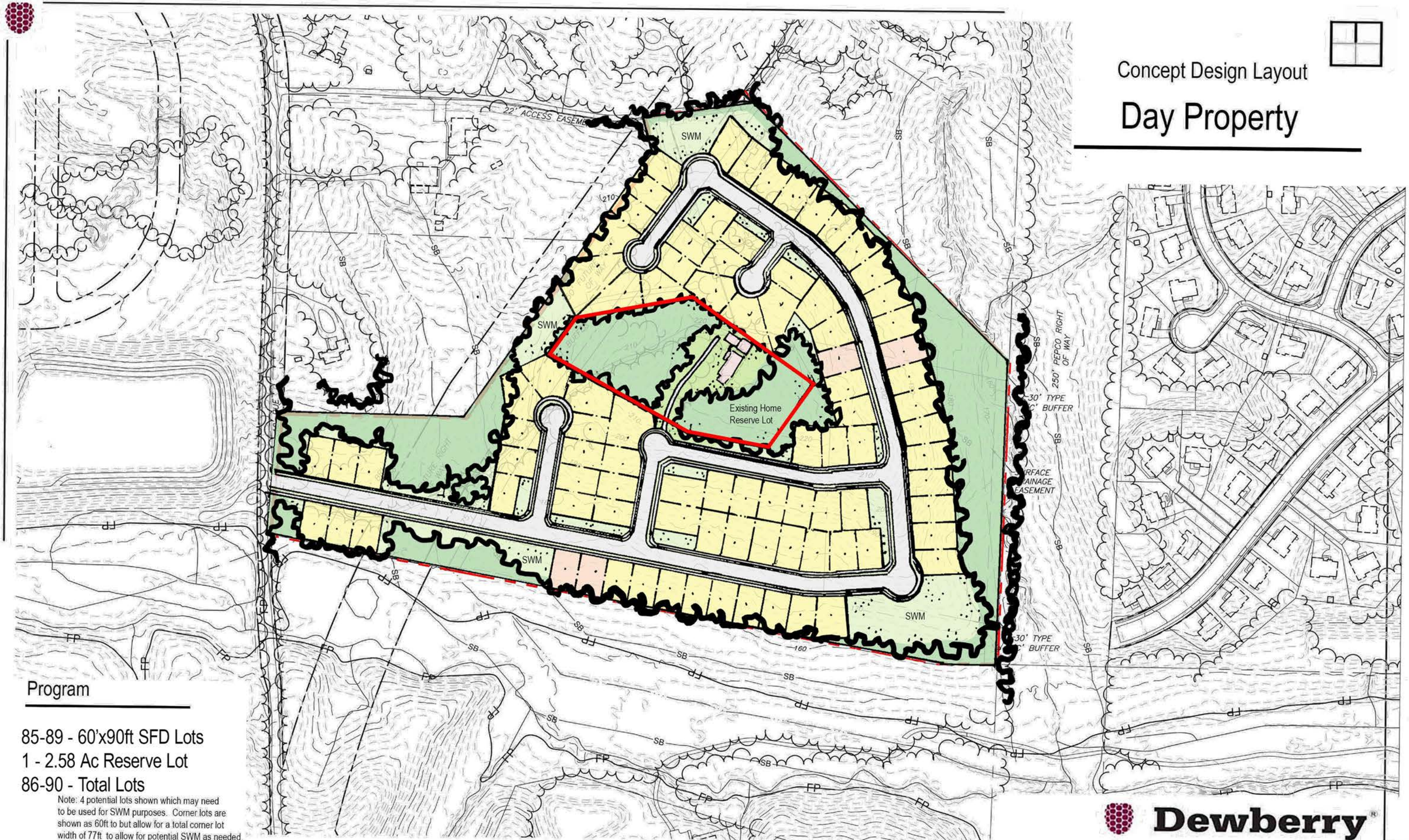
NOTE: 2020 was omitted from the table above due to COVID impacts



TRAFFIC GROWTH
MD 223 South of MD 4

Concept Design Layout

Day Property



Program

85-89 - 60'x90ft SFD Lots
1 - 2.58 Ac Reserve Lot
86-90 - Total Lots

Note: 4 potential lots shown which may need to be used for SWM purposes. Corner lots are shown as 60ft to but allow for a total corner lot width of 77ft to allow for potential SWM as needed.

March 2025

Scale: 1"=200ft

Dewberry®

www.Dewberry.com

The information provided hereon, which is subject to change, is for conceptual purposes only and is based on current regulations and existing information available. Detailed planning and engineering must be completed and all jurisdictional approvals must be obtained prior to finalization of this plan.

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	Melwood Rd Northbound					Melwood Rd Southbound					Woodyard Rd Eastbound					N/A Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	22	11	0	0	0	0	2	0	0	0	0	0	68	0	0	0	0	0	0	103
6:45-7:00	0	24	11	0	0	0	0	1	2	0	0	0	0	70	0	0	0	0	0	0	108
7:00-7:15	0	28	3	0	0	0	0	3	3	0	1	1	0	71	0	0	0	0	0	0	110
7:15-7:30	0	26	1	0	0	0	0	11	1	0	0	0	0	85	0	0	0	0	0	0	124
7:30-7:45	0	27	1	0	0	0	0	6	0	0	0	1	0	65	0	0	0	0	0	0	100
7:45-8:00	0	28	3	0	0	0	0	2	0	0	0	0	0	64	0	0	0	0	0	0	97
8:00-8:15	0	19	2	0	0	0	0	2	0	0	0	0	0	44	0	0	0	0	0	0	67
8:15-8:30	0	38	0	0	0	0	0	2	0	0	0	0	0	41	0	0	0	0	0	0	81
8:30-8:45	0	26	1	0	0	0	0	2	0	0	0	0	0	45	0	0	0	0	0	0	74
8:45-9:00	0	30	2	0	0	0	0	2	0	0	0	0	0	53	0	0	0	0	0	0	87
9:00-9:15	0	29	1	0	0	0	0	2	0	0	0	0	0	31	0	0	0	0	0	0	63
9:15-9:30	0	20	3	0	0	0	0	2	0	0	0	0	0	35	1	0	0	0	0	0	60
Hourly Totals																					
6:30-7:30	0	100	26	0	0	0	0	17	6	0	1	1	0	294	0	0	0	0	0	0	445
6:45-7:45	0	105	16	0	0	0	0	21	6	0	1	2	0	291	0	0	0	0	0	0	442
7:00-8:00	0	109	8	0	0	0	0	22	4	0	1	2	0	285	0	0	0	0	0	0	431
7:15-8:15	0	100	7	0	0	0	0	21	1	0	0	1	0	258	0	0	0	0	0	0	388
7:30-8:30	0	112	6	0	0	0	0	12	0	0	0	1	0	214	0	0	0	0	0	0	345
7:45-8:45	0	111	6	0	0	0	0	8	0	0	0	0	0	194	0	0	0	0	0	0	319
8:00-9:00	0	113	5	0	0	0	0	8	0	0	0	0	0	183	0	0	0	0	0	0	309
8:15-9:15	0	123	4	0	0	0	0	8	0	0	0	0	0	170	0	0	0	0	0	0	305
8:30-9:30	0	105	7	0	0	0	0	8	0	0	0	0	0	164	1	0	0	0	0	0	285
AM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
6:30-7:30	**0**	**100**	**26**	**0**	**0**	**0**	**0**	**17**	**6**	**0**	**1**	**1**	**0**	**294**	**0**	**0**	**0**	**0**	**0**	**0**	**445**

Weekday Evening Peak Hour (4 pm - 7 pm)

	Melwood Rd Northbound					Melwood Rd Southbound					Woodyard Rd Eastbound					N/A Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	55	1	0	0	0	0	2	0	0	0	0	0	27	0	0	0	0	0	0	85
4:15-4:30	0	54	5	0	0	0	0	1	1	0	0	0	0	20	0	0	0	0	0	0	81
4:30-4:45	0	71	2	0	0	0	0	3	0	0	0	0	0	29	0	0	0	0	0	0	105
4:45-5:00	0	58	9	0	0	0	0	8	0	0	0	1	0	42	0	0	0	0	0	0	118
5:00-5:15	0	72	4	0	0	0	0	2	1	0	0	1	0	43	0	0	0	0	0	0	123
5:15-5:30	0	54	2	0	0	0	0	11	0	0	0	0	0	37	0	0	0	0	0	0	104
5:30-5:45	0	49	0	0	0	0	0	4	1	0	0	0	0	40	0	0	0	0	0	0	94
5:45-6:00	0	63	0	0	0	0	0	4	0	0	0	0	0	40	0	0	0	0	0	0	107
6:00-6:15	0	54	0	0	0	0	0	1	0	0	0	0	0	48	0	0	0	0	0	0	103
6:15-6:30	0	68	3	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	100
6:30-6:45	0	48	1	0	0	0	0	1	0	0	0	0	0	32	0	0	0	0	0	0	82
6:45-7:00	0	60	2	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	91
Hourly Totals																					
4:00-5:00	0	238	17	0	0	0	0	14	1	0	0	1	0	118	0	0	0	0	0	0	389
4:15-5:15	0	255	20	0	0	0	0	14	2	0	0	2	0	134	0	0	0	0	0	0	427
4:30-5:30	0	255	17	0	0	0	0	24	1	0	0	2	0	151	0	0	0	0	0	0	450
4:45-5:45	0	233	15	0	0	0	0	25	2	0	0	2	0	162	0	0	0	0	0	0	439
5:00-6:00	0	238	6	0	0	0	0	21	2	0	0	1	0	160	0	0	0	0	0	0	428
5:15-6:15	0	220	2	0	0	0	0	20	1	0	0	0	0	165	0	0	0	0	0	0	408
5:30-6:30	0	234	3	0	0	0	0	9	1	0	0	0	0	157	0	0	0	0	0	0	404
5:45-6:45	0	233	4	0	0	0	0	6	0	0	0	0	0	149	0	0	0	0	0	0	392
6:00-7:00	0	230	6	0	0	0	0	2	0	0	0	0	0	138	0	0	0	0	0	0	376
PM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
4:30-5:30	**0**	**255**	**17**	**0**	**0**	**0**	**0**	**24**	**1**	**0**	**0**	**2**	**0**	**151**	**0**	**0**	**0**	**0**	**0**	**0**	**450**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Intersection: Melwood Rd & Woodyard Rd
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Wednesday, May 7, 2025
Jurisdiction: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	MD 223 Northbound					Melwood Rd Southbound					Old Marlboro Pike Eastbound					Old Marlboro Pike Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	4	0	23	9	0	0	1	51	0	0	0	0	0	0	0	0	150	0	10	0	248
6:45-7:00	8	0	18	8	0	0	2	66	0	0	0	0	0	0	0	0	170	0	8	0	280
7:00-7:15	8	0	16	10	0	0	1	79	0	0	0	0	0	0	0	1	170	0	6	0	291
7:15-7:30	6	0	19	17	0	0	0	67	0	0	0	0	0	0	0	0	204	0	5	0	318
7:30-7:45	12	1	26	30	0	0	3	77	0	0	0	0	0	0	0	0	219	0	6	0	374
7:45-8:00	10	0	24	32	0	0	3	57	0	0	0	0	0	0	0	0	182	0	7	0	315
8:00-8:15	9	0	21	30	0	0	2	44	0	0	0	0	0	0	0	0	187	0	4	0	297
8:15-8:30	3	0	22	36	0	1	4	43	0	0	0	0	0	0	0	0	178	0	10	0	297
8:30-8:45	4	1	20	32	0	0	3	41	0	0	0	0	0	0	0	0	142	0	11	0	254
8:45-9:00	2	0	15	20	0	0	4	40	0	0	0	0	0	0	0	0	132	0	9	0	222
9:00-9:15	6	0	22	26	0	0	0	35	0	0	0	0	0	0	0	0	124	0	4	0	217
9:15-9:30	3	0	13	23	0	0	0	40	0	1	0	0	0	0	0	0	112	0	6	0	197
Hourly Totals																					
6:30-7:30	26	0	76	44	0	0	4	263	0	0	0	0	0	0	0	1	694	0	29	0	1137
6:45-7:45	34	1	79	65	0	0	6	289	0	0	0	0	0	0	0	1	763	0	25	0	1263
7:00-8:00	36	1	85	89	0	0	7	280	0	0	0	0	0	0	0	1	775	0	24	0	1298
7:15-8:15	37	1	90	109	0	0	8	245	0	0	0	0	0	0	0	0	792	0	22	0	1304
7:30-8:30	34	1	93	128	0	1	12	221	0	0	0	0	0	0	0	0	766	0	27	0	1283
7:45-8:45	26	1	87	130	0	1	12	185	0	0	0	0	0	0	0	0	689	0	32	0	1163
8:00-9:00	18	1	78	118	0	1	13	168	0	0	0	0	0	0	0	0	639	0	34	0	1070
8:15-9:15	15	1	79	114	0	1	11	159	0	0	0	0	0	0	0	0	576	0	34	0	990
8:30-9:30	15	1	70	101	0	0	7	156	0	1	0	0	0	0	0	0	510	0	30	0	891

AM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:15-8:15	**37**	**1**	**90**	**109**	**0**	**0**	**8**	**245**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**792**	**0**	**22**	**0**	**1304**

Weekday Evening Peak Hour (4 pm - 7 pm)

	MD 223 Northbound					Melwood Rd Southbound					Old Marlboro Pike Eastbound					Old Marlboro Pike Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	1	0	35	53	0	0	4	38	0	0	0	0	0	0	0	0	124	0	8	0	263
4:15-4:30	0	0	37	51	0	0	2	27	0	0	0	0	0	0	0	0	100	0	12	0	229
4:30-4:45	2	2	46	48	0	0	3	33	0	0	0	0	0	0	0	0	110	0	8	0	252
4:45-5:00	4	1	61	63	0	0	1	32	0	0	0	0	0	0	0	1	126	0	10	0	299
5:00-5:15	1	0	45	57	0	0	2	41	0	0	0	0	0	0	0	0	136	0	18	0	300
5:15-5:30	4	0	53	65	0	0	4	28	0	0	0	0	0	0	0	0	109	0	18	0	281
5:30-5:45	1	0	51	48	0	0	2	43	0	0	0	0	0	0	0	0	120	0	20	0	285
5:45-6:00	2	2	65	57	0	0	2	45	0	0	0	0	0	0	0	0	145	0	13	0	331
6:00-6:15	4	1	52	56	0	0	4	48	0	0	0	0	0	0	0	0	109	0	11	0	285
6:15-6:30	2	1	35	55	0	0	1	31	0	0	0	0	0	0	0	0	123	0	9	0	257
6:30-6:45	2	0	46	56	0	0	0	30	0	0	0	0	0	0	0	0	116	0	16	0	266
6:45-7:00	2	0	54	44	0	0	2	33	0	0	0	0	0	0	0	0	93	0	6	0	234
Hourly Totals																					
4:00-5:00	7	3	179	215	0	0	10	130	0	0	0	0	0	0	0	1	460	0	38	0	1043
4:15-5:15	7	3	189	219	0	0	8	133	0	0	0	0	0	0	0	1	472	0	48	0	1080
4:30-5:30	11	3	205	233	0	0	10	134	0	0	0	0	0	0	0	1	481	0	54	0	1132
4:45-5:45	10	1	210	233	0	0	9	144	0	0	0	0	0	0	0	1	491	0	66	0	1165
5:00-6:00	8	2	214	227	0	0	10	157	0	0	0	0	0	0	0	0	510	0	69	0	1197
5:15-6:15	11	3	221	226	0	0	12	164	0	0	0	0	0	0	0	0	483	0	62	0	1182
5:30-6:30	9	4	203	216	0	0	9	167	0	0	0	0	0	0	0	0	497	0	53	0	1158
5:45-6:45	10	4	198	224	0	0	7	154	0	0	0	0	0	0	0	0	493	0	49	0	1139
6:00-7:00	10	2	187	211	0	0	7	142	0	0	0	0	0	0	0	0	441	0	42	0	1042

PM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
5:00-6:00	**8**	**2**	**214**	**227**	**0**	**0**	**10**	**157**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**510**	**0**	**69**	**0**	**1197**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Intersection: MD 223 & Old Marlboro Pike
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Thursday, April 24, 2025
Jurisdiction: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	MD 223 Northbound					MD 223 Southbound					MD 4 Ramp Eastbound					MD 4 Ramp Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	0	208	44	0	0	5	108	0	0	0	32	0	22	0	0	0	0	0	0	419
6:45-7:00	0	0	236	45	0	0	12	123	0	0	0	14	0	24	0	0	0	0	0	0	454
7:00-7:15	0	0	228	60	0	0	4	143	0	0	0	17	0	23	0	0	0	0	0	0	475
7:15-7:30	0	0	241	76	0	0	10	158	0	0	0	20	0	40	0	0	0	0	0	0	545
7:30-7:45	0	0	262	81	0	1	9	195	0	0	0	32	0	30	0	0	0	0	0	0	610
7:45-8:00	0	0	224	78	0	0	10	150	0	0	0	20	0	30	0	0	0	0	0	0	512
8:00-8:15	0	0	228	99	0	1	8	140	0	0	0	18	1	30	0	0	0	0	0	0	525
8:15-8:30	0	0	200	85	0	1	4	145	0	0	0	32	0	50	0	0	0	0	0	0	517
8:30-8:45	0	0	173	105	0	1	8	128	0	0	0	28	1	32	0	0	0	0	0	0	476
8:45-9:00	0	0	157	75	0	0	6	107	0	0	0	28	0	42	0	0	0	0	0	0	415
9:00-9:15	0	0	179	81	0	0	4	96	0	0	0	20	0	44	0	0	0	0	0	0	424
9:15-9:30	0	0	113	52	0	0	5	96	0	0	0	25	1	28	0	0	0	0	0	0	320
Hourly Totals																					
6:30-7:30	0	0	913	225	0	0	31	532	0	0	0	83	0	109	0	0	0	0	0	0	1893
6:45-7:45	0	0	967	262	0	1	35	619	0	0	0	83	0	117	0	0	0	0	0	0	2084
7:00-8:00	0	0	955	295	0	1	33	646	0	0	0	89	0	123	0	0	0	0	0	0	2142
7:15-8:15	0	0	955	334	0	2	37	643	0	0	0	90	1	130	0	0	0	0	0	0	2192
7:30-8:30	0	0	914	343	0	3	31	630	0	0	0	102	1	140	0	0	0	0	0	0	2164
7:45-8:45	0	0	825	367	0	3	30	563	0	0	0	98	2	142	0	0	0	0	0	0	2030
8:00-9:00	0	0	758	364	0	3	26	520	0	0	0	106	2	154	0	0	0	0	0	0	1933
8:15-9:15	0	0	709	346	0	2	22	476	0	0	0	108	1	168	0	0	0	0	0	0	1832
8:30-9:30	0	0	622	313	0	1	23	427	0	0	0	101	2	146	0	0	0	0	0	0	1635

AM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:15-8:15	**0**	**0**	**955**	**334**	**0**	**2**	**37**	**643**	**0**	**0**	**0**	**90**	**1**	**130**	**0**	**0**	**0**	**0**	**0**	**0**	**2192**

Weekday Evening Peak Hour (4 pm - 7 pm)

	MD 223 Northbound					MD 223 Southbound					MD 4 Ramp Eastbound					MD 4 Ramp Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	0	106	91	0	0	6	118	0	0	0	61	0	136	0	0	0	0	0	0	518
4:15-4:30	0	0	120	105	0	1	8	83	0	0	0	53	1	141	0	0	0	0	0	0	512
4:30-4:45	0	0	175	131	0	0	11	99	0	0	0	53	1	126	0	0	0	0	0	0	596
4:45-5:00	0	0	133	121	0	1	15	109	0	0	0	85	2	123	0	0	0	0	0	0	589
5:00-5:15	0	0	137	109	0	0	7	127	0	0	0	66	1	175	0	0	0	0	0	0	622
5:15-5:30	0	0	136	105	0	1	11	96	0	0	0	77	0	171	0	0	0	0	0	0	597
5:30-5:45	0	0	144	99	0	0	9	104	0	0	0	68	0	137	0	0	0	0	0	0	561
5:45-6:00	0	0	135	84	0	0	9	126	0	0	0	86	1	128	0	0	0	0	0	0	569
6:00-6:15	0	0	139	71	0	2	11	99	0	0	0	61	0	139	0	0	0	0	0	0	522
6:15-6:30	0	0	116	50	0	1	4	110	0	0	0	63	0	113	0	0	0	0	0	0	457
6:30-6:45	0	0	128	55	0	1	8	90	0	0	0	73	0	128	0	0	0	0	0	0	483
6:45-7:00	0	0	110	44	0	0	9	70	0	0	0	82	1	126	0	0	0	0	0	0	442
Hourly Totals																					
4:00-5:00	0	0	534	448	0	2	40	409	0	0	0	252	4	526	0	0	0	0	0	0	2215
4:15-5:15	0	0	565	466	0	2	41	418	0	0	0	257	5	565	0	0	0	0	0	0	2319
4:30-5:30	0	0	581	466	0	2	44	431	0	0	0	281	4	595	0	0	0	0	0	0	2404
4:45-5:45	0	0	550	434	0	2	42	436	0	0	0	296	3	606	0	0	0	0	0	0	2369
5:00-6:00	0	0	552	397	0	1	36	453	0	0	0	297	2	611	0	0	0	0	0	0	2349
5:15-6:15	0	0	554	359	0	3	40	425	0	0	0	292	1	575	0	0	0	0	0	0	2249
5:30-6:30	0	0	534	304	0	3	33	439	0	0	0	278	1	517	0	0	0	0	0	0	2109
5:45-6:45	0	0	518	260	0	4	32	425	0	0	0	283	1	508	0	0	0	0	0	0	2031
6:00-7:00	0	0	493	220	0	4	32	369	0	0	0	279	1	506	0	0	0	0	0	0	1904

PM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
4:30-5:30	**0**	**0**	**581**	**466**	**0**	**2**	**44**	**431**	**0**	**0**	**0**	**281**	**4**	**595**	**0**	**0**	**0**	**0**	**0**	**0**	**2404**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Intersection: MD 223 & MD 4 Ramp
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Thursday, April 24, 2025
Jurisdiction: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	MD 4 NB Off Ramp Northbound					Old Marlboro Pike Extended Southbound					Old Marlboro Pike Eastbound					Old Marlboro Pike Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	86	0	0	0	0	0	0	6	0	0	1	10	0	0	0	0	72	2	0	177
6:45-7:00	0	108	0	0	0	0	1	0	4	0	0	0	14	0	0	0	0	60	3	0	190
7:00-7:15	0	100	0	0	0	0	1	0	16	0	0	1	15	0	0	0	0	65	1	0	199
7:15-7:30	0	105	0	0	0	0	0	0	10	0	0	1	19	0	0	0	0	91	2	0	228
7:30-7:45	0	125	0	0	0	0	0	0	4	0	0	1	33	0	0	0	0	89	3	0	255
7:45-8:00	0	105	0	0	0	0	1	0	8	1	0	1	32	0	0	0	0	78	2	0	227
8:00-8:15	0	100	0	1	0	0	0	0	7	0	0	0	34	0	0	0	0	73	0	0	215
8:15-8:30	0	114	0	0	0	0	4	0	2	0	0	3	35	0	0	0	0	62	2	0	222
8:30-8:45	0	92	0	0	0	0	2	0	7	0	1	2	31	0	0	0	0	54	3	0	192
8:45-9:00	0	92	0	0	0	0	0	0	3	0	0	1	23	0	0	0	0	44	3	0	166
9:00-9:15	0	64	0	0	0	0	2	0	5	0	0	0	26	0	0	0	0	63	3	0	163
9:15-9:30	0	53	0	0	0	0	1	0	5	0	0	3	20	0	0	0	0	56	1	0	139
Hourly Totals																					
6:30-7:30	0	399	0	0	0	0	2	0	36	0	0	3	58	0	0	0	0	288	8	0	794
6:45-7:45	0	438	0	0	0	0	2	0	34	0	0	3	81	0	0	0	0	305	9	0	872
7:00-8:00	0	435	0	0	0	0	2	0	38	1	0	4	99	0	0	0	0	323	8	0	910
7:15-8:15	0	435	0	1	0	0	1	0	29	1	0	3	118	0	0	0	0	331	7	0	926
7:30-8:30	0	444	0	1	0	0	5	0	21	1	0	5	134	0	0	0	0	302	7	0	920
7:45-8:45	0	411	0	1	0	0	7	0	24	1	1	6	132	0	0	0	0	267	7	0	857
8:00-9:00	0	398	0	1	0	0	6	0	19	0	1	6	123	0	0	0	0	233	8	0	795
8:15-9:15	0	362	0	0	0	0	8	0	17	0	1	6	115	0	0	0	0	223	11	0	743
8:30-9:30	0	301	0	0	0	0	5	0	20	0	1	6	100	0	0	0	0	217	10	0	660
AM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:15-8:15	**0**	**435**	**0**	**1**	**0**	**0**	**1**	**0**	**29**	**1**	**0**	**3**	**118**	**0**	**0**	**0**	**0**	**331**	**7**	**0**	**926**

Weekday Evening Peak Hour (4 pm - 7 pm)

	MD 4 NB Off Ramp Northbound					Old Marlboro Pike Extended Southbound					Old Marlboro Pike Eastbound					Old Marlboro Pike Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	92	0	0	0	0	1	0	4	1	0	4	57	0	0	0	0	35	8	0	201
4:15-4:30	0	62	0	0	0	0	1	0	2	0	0	3	46	0	0	0	0	43	4	0	161
4:30-4:45	0	73	0	0	0	0	1	0	3	0	0	0	50	0	0	0	0	48	5	0	180
4:45-5:00	0	81	1	0	0	0	2	0	5	0	1	3	60	0	0	0	0	51	6	0	210
5:00-5:15	0	95	0	0	0	0	1	0	5	0	0	2	60	0	0	0	0	51	6	0	220
5:15-5:30	0	80	0	0	0	0	1	0	5	0	0	8	55	0	0	0	0	42	6	0	197
5:30-5:45	0	85	0	0	0	0	1	0	4	0	0	2	52	0	0	0	0	60	2	0	206
5:45-6:00	0	84	0	0	0	0	1	0	7	0	0	8	54	0	0	0	0	64	7	0	225
6:00-6:15	0	79	0	0	0	0	3	0	6	0	0	3	56	0	0	0	0	41	9	0	197
6:15-6:30	0	89	0	0	0	0	1	0	6	0	0	5	47	0	0	0	0	42	5	0	195
6:30-6:45	0	64	0	0	0	0	0	0	2	1	1	7	54	0	0	0	0	49	7	0	184
6:45-7:00	0	51	0	0	0	0	0	0	5	0	2	2	42	0	0	0	0	44	11	0	157
Hourly Totals																					
4:00-5:00	0	308	1	0	0	0	5	0	14	1	1	10	213	0	0	0	0	177	23	0	753
4:15-5:15	0	311	1	0	0	0	5	0	15	0	1	8	216	0	0	0	0	193	21	0	771
4:30-5:30	0	329	1	0	0	0	5	0	18	0	1	13	225	0	0	0	0	192	23	0	807
4:45-5:45	0	341	1	0	0	0	5	0	19	0	1	15	227	0	0	0	0	204	20	0	833
5:00-6:00	0	344	0	0	0	0	4	0	21	0	0	20	221	0	0	0	0	217	21	0	848
5:15-6:15	0	328	0	0	0	0	6	0	22	0	0	21	217	0	0	0	0	207	24	0	825
5:30-6:30	0	337	0	0	0	0	6	0	23	0	0	18	209	0	0	0	0	207	23	0	823
5:45-6:45	0	316	0	0	0	0	5	0	21	1	1	23	211	0	0	0	0	196	28	0	802
6:00-7:00	0	283	0	0	0	0	4	0	19	1	3	17	199	0	0	0	0	176	32	0	734
PM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
5:00-6:00	**0**	**344**	**0**	**0**	**0**	**0**	**4**	**0**	**21**	**0**	**0**	**20**	**221**	**0**	**0**	**0**	**0**	**217**	**21**	**0**	**848**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Intersection: Old Marlboro Pike & Old Marlboro Pike Extended
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Thursday, April 24, 2025
Jurisdiction: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	MD 4 NB Off Ramp Northbound					Melwood Chapel Lane Southbound					Old Marlboro Pike Eastbound					Old Marlboro Pike Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	2	0	0	0	0	0	0	2	0	1	0	8	0	0	0	0	68	0	0	81
6:45-7:00	0	0	0	1	0	0	0	0	2	0	2	0	14	0	0	1	0	59	0	0	79
7:00-7:15	0	1	0	0	0	0	0	0	3	0	0	1	13	0	0	0	0	63	1	0	82
7:15-7:30	0	0	0	2	0	0	0	0	1	0	2	2	19	0	0	0	0	90	0	0	116
7:30-7:45	0	3	0	1	0	0	0	0	2	0	1	0	28	0	0	0	0	89	0	0	124
7:45-8:00	0	0	0	1	0	0	0	0	1	1	2	1	34	0	0	0	0	76	0	0	115
8:00-8:15	0	1	0	0	0	0	1	0	1	0	0	0	34	0	0	0	0	71	0	0	108
8:15-8:30	0	0	0	0	0	0	0	0	1	0	0	1	39	0	0	0	0	62	0	0	103
8:30-8:45	0	0	0	1	0	0	0	0	1	0	3	0	31	0	0	0	0	53	0	0	89
8:45-9:00	0	1	0	1	0	0	0	0	1	0	1	1	21	0	0	0	0	45	0	0	71
9:00-9:15	0	1	0	1	0	0	0	0	1	0	1	1	26	0	0	0	0	62	0	0	93
9:15-9:30	0	0	0	1	0	0	0	0	2	0	1	0	20	0	0	0	0	54	0	0	78
Hourly Totals																					
6:30-7:30	0	3	0	3	0	0	0	0	8	0	5	3	54	0	0	1	0	280	1	0	358
6:45-7:45	0	4	0	4	0	0	0	0	8	0	5	3	74	0	0	1	0	301	1	0	401
7:00-8:00	0	4	0	4	0	0	0	0	7	1	5	4	94	0	0	0	0	318	1	0	438
7:15-8:15	0	4	0	4	0	0	1	0	5	1	5	3	115	0	0	0	0	326	0	0	464
7:30-8:30	0	4	0	2	0	0	1	0	5	1	3	2	135	0	0	0	0	298	0	0	451
7:45-8:45	0	1	0	2	0	0	1	0	4	1	5	2	138	0	0	0	0	262	0	0	416
8:00-9:00	0	2	0	2	0	0	1	0	4	0	4	2	125	0	0	0	0	231	0	0	371
8:15-9:15	0	2	0	3	0	0	0	0	4	0	5	3	117	0	0	0	0	222	0	0	356
8:30-9:30	0	2	0	4	0	0	0	0	5	0	6	2	98	0	0	0	0	214	0	0	331
AM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:15-8:15	**0**	**4**	**0**	**4**	**0**	**0**	**1**	**0**	**5**	**1**	**5**	**3**	**115**	**0**	**0**	**0**	**0**	**326**	**0**	**0**	**464**

Weekday Evening Peak Hour (4 pm - 7 pm)

	MD 4 NB Off Ramp Northbound					Melwood Chapel Lane Southbound					Old Marlboro Pike Eastbound					Old Marlboro Pike Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	3	1	3	0	0	0	0	1	0	5	2	51	0	0	0	0	31	0	0	97
4:15-4:30	0	1	0	1	0	0	0	0	1	0	1	1	46	0	0	0	0	45	1	0	97
4:30-4:45	0	0	0	3	0	0	0	0	1	0	3	5	44	0	0	0	0	49	0	0	105
4:45-5:00	0	1	1	2	0	0	0	0	2	0	6	1	56	0	0	0	0	47	1	0	117
5:00-5:15	0	4	0	4	0	0	1	0	3	0	2	2	58	0	0	0	0	48	0	0	122
5:15-5:30	0	0	0	3	0	0	1	0	0	0	3	1	52	0	0	0	0	45	0	0	105
5:30-5:45	0	0	1	4	0	0	0	0	2	0	0	1	52	0	2	0	0	61	2	0	123
5:45-6:00	0	1	0	4	0	0	1	0	4	0	2	1	51	0	0	0	0	63	1	0	128
6:00-6:15	0	1	0	1	0	0	1	0	3	0	6	2	49	0	0	0	0	41	1	0	105
6:15-6:30	0	1	0	3	0	0	0	0	1	0	3	0	48	0	0	0	0	42	0	0	98
6:30-6:45	0	1	0	1	0	0	0	0	2	0	3	1	50	0	0	0	0	51	1	0	110
6:45-7:00	0	2	1	0	0	0	0	0	0	0	4	0	39	0	0	0	0	47	0	0	93
Hourly Totals																					
4:00-5:00	0	5	2	9	0	0	0	0	5	0	15	9	197	0	0	0	0	172	2	0	416
4:15-5:15	0	6	1	10	0	0	1	0	7	0	12	9	204	0	0	0	0	189	2	0	441
4:30-5:30	0	5	1	12	0	0	2	0	6	0	14	9	210	0	0	0	0	189	1	0	449
4:45-5:45	0	5	2	13	0	0	2	0	7	0	11	5	218	0	2	0	0	201	3	0	469
5:00-6:00	0	5	1	15	0	0	3	0	9	0	7	5	213	0	2	0	0	217	3	0	480
5:15-6:15	0	2	1	12	0	0	3	0	9	0	11	5	204	0	2	0	0	210	4	0	463
5:30-6:30	0	3	1	12	0	0	2	0	10	0	11	4	200	0	2	0	0	207	4	0	456
5:45-6:45	0	4	0	9	0	0	2	0	10	0	14	4	198	0	0	0	0	197	3	0	441
6:00-7:00	0	5	1	5	0	0	1	0	6	0	16	3	186	0	0	0	0	181	2	0	406
PM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
5:00-6:00	**0**	**5**	**1**	**15**	**0**	**0**	**3**	**0**	**9**	**0**	**7**	**5**	**213**	**0**	**2**	**0**	**0**	**217**	**3**	**0**	**480**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Intersection: Old Marlboro Pike & Melwood Chapel Lane
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Thursday, April 24, 2025
Jurisdiction: Prince George's

Appendix B

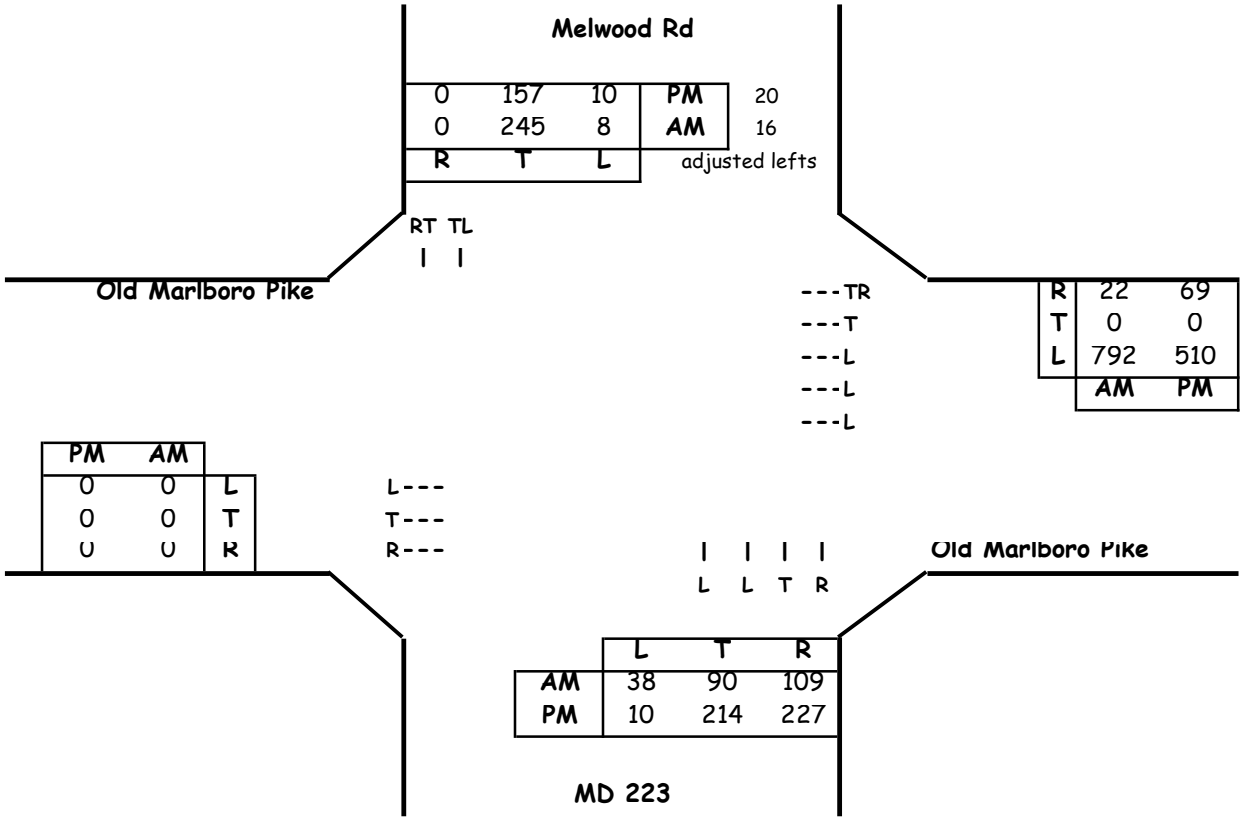
Level of Service (LOS) Worksheets

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 223
Minor Street: Old Marlboro Pike
Study Period: Existing Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	90	1.00	90	8	1	8	167
SB	261	0.55	144	38	0.6	23	
EB	0	1	0	792	0.45	356	356
WB	22	0.55	12	0	1	0	

CLV TOTAL= **523**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	214	1.00	214	10	1	10	224
SB	177	0.55	97	10	0.6	6	
EB	0	1	0	510	0.45	230	230
WB	69	0.55	38	0	1	0	

CLV TOTAL= **454**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis		MD 223 & Old Marlboro Pike (Existing Traffic)	**Intersection 3**

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MILLERSVILLE, MD 21108
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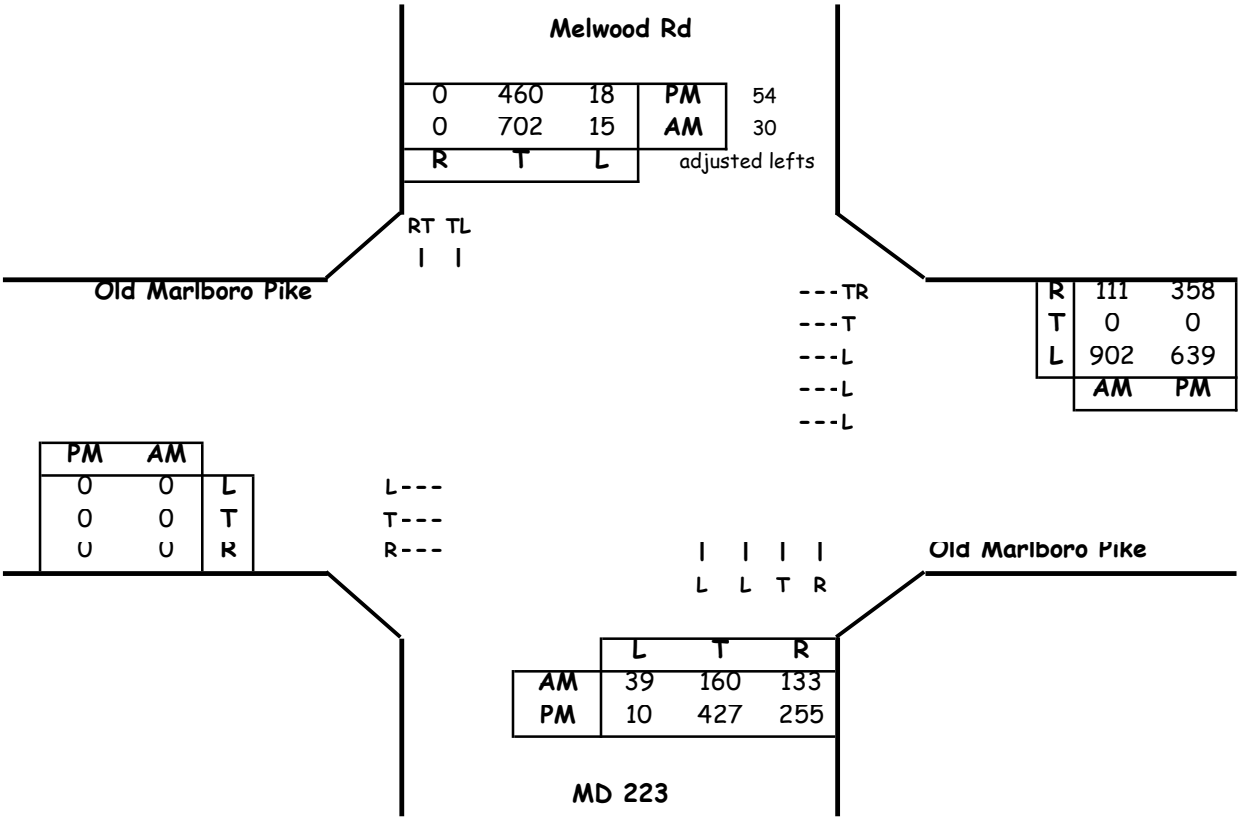
CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 223
Minor Street: Old Marlboro Pike
Study Period: Background Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	160	1.00	160	15	1	15	426
SB	732	0.55	403	39	0.6	23	
EB	0	1	0	902	0.45	406	406
WB	111	0.55	61	0	1	0	

CLV TOTAL= **832**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	427	1.00	427	18	1	18	445
SB	514	0.55	283	10	0.6	6	
EB	0	1	0	639	0.45	288	288
WB	358	0.55	197	0	1	0	

CLV TOTAL= **733**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis

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MD 223 &
Old Marlboro Pike
(Background Traffic)

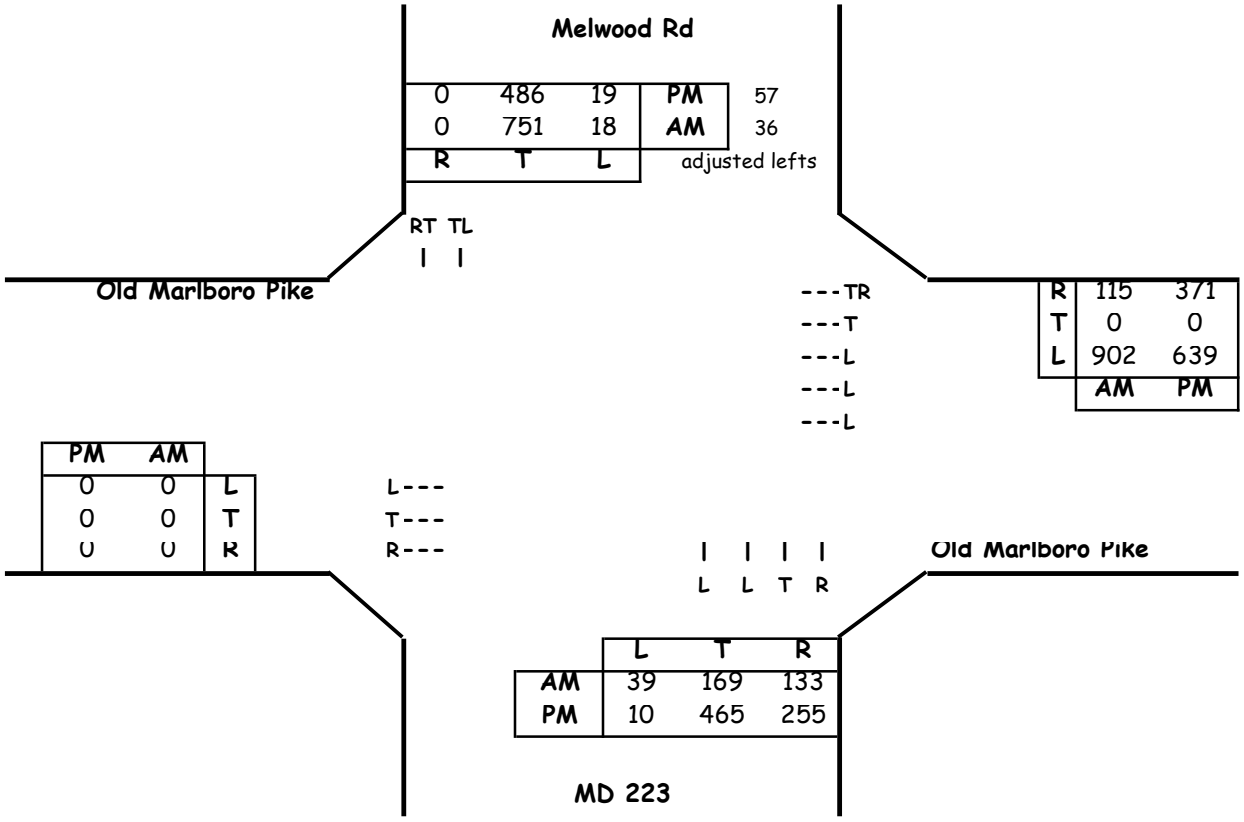
Intersection
3

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 223
Minor Street: Old Marlboro Pike
Study Period: Total Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	169	1.00	169	18	1	18	456
SB	787	0.55	433	39	0.6	23	
EB	0	1	0	902	0.45	406	406
WB	115	0.55	63	0	1	0	

CLV TOTAL= **862**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	465	1.00	465	19	1	19	484
SB	543	0.55	299	10	0.6	6	
EB	0	1	0	639	0.45	288	288
WB	371	0.55	204	0	1	0	

CLV TOTAL= **772**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis

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MILLERSVILLE, MD 21108
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MD 223 &
Old Marlboro Pike
(Total Traffic)

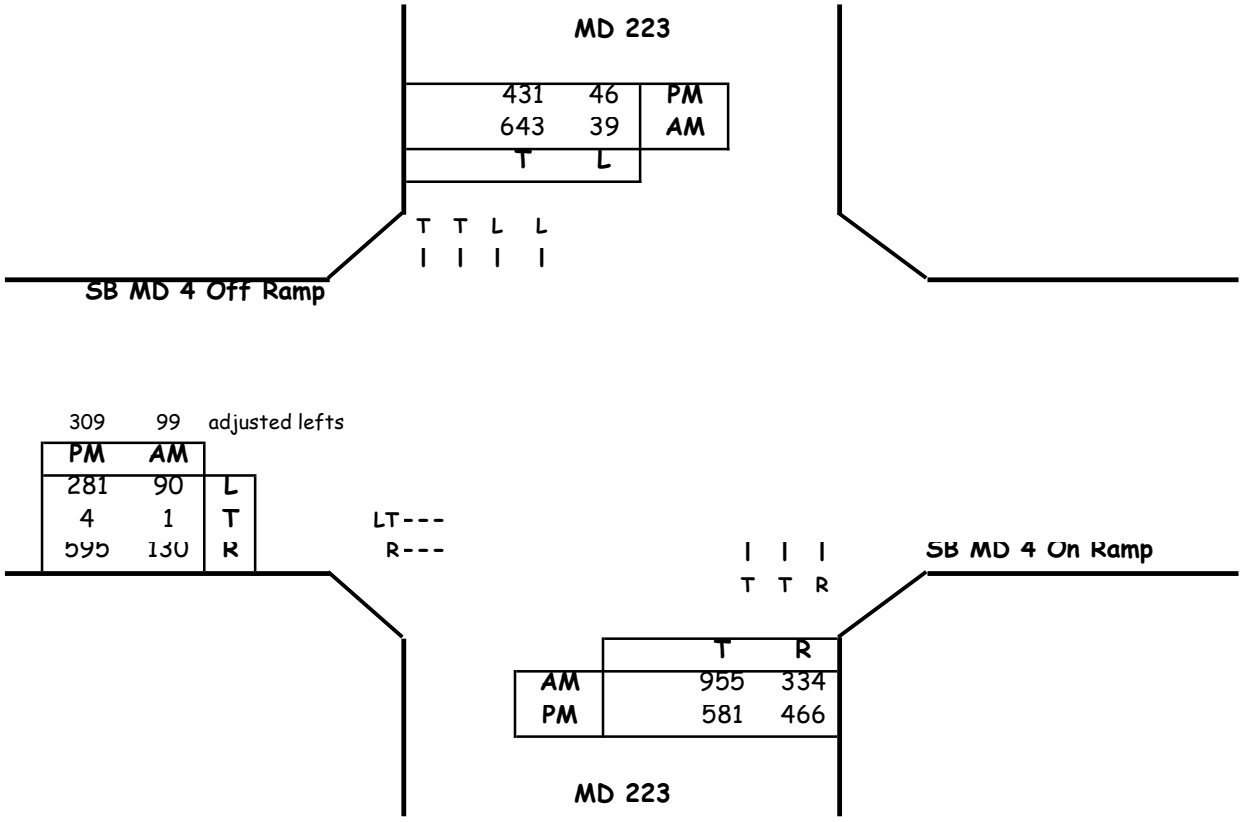
Intersection
3

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 223
Minor Street: SB MD 4 On Ramp
Study Period: Existing Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	955	0.55	525	39	0.6	23	548
SB	643	0.55	354	0	0	0	
EB	130	1	130	0	0	0	130
WB	0	0	0	90	1	90	

CLV TOTAL= **678**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	466	1.00	466	46	0.6	28	494
SB	431	0.55	237	0	0	0	
EB	595	1	595	0	0	0	595
WB	0	0	0	281	1	281	

CLV TOTAL= **1089**
Level of Service (LOS)= **B**

Critical Lane Volume Analysis

LENHART TRAFFIC CONSULTING, INC.
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MILLERSVILLE, MD 21108
www.lenharttraffic.com

MD 223 &
SB MD 4 Ramps
(Existing Traffic)

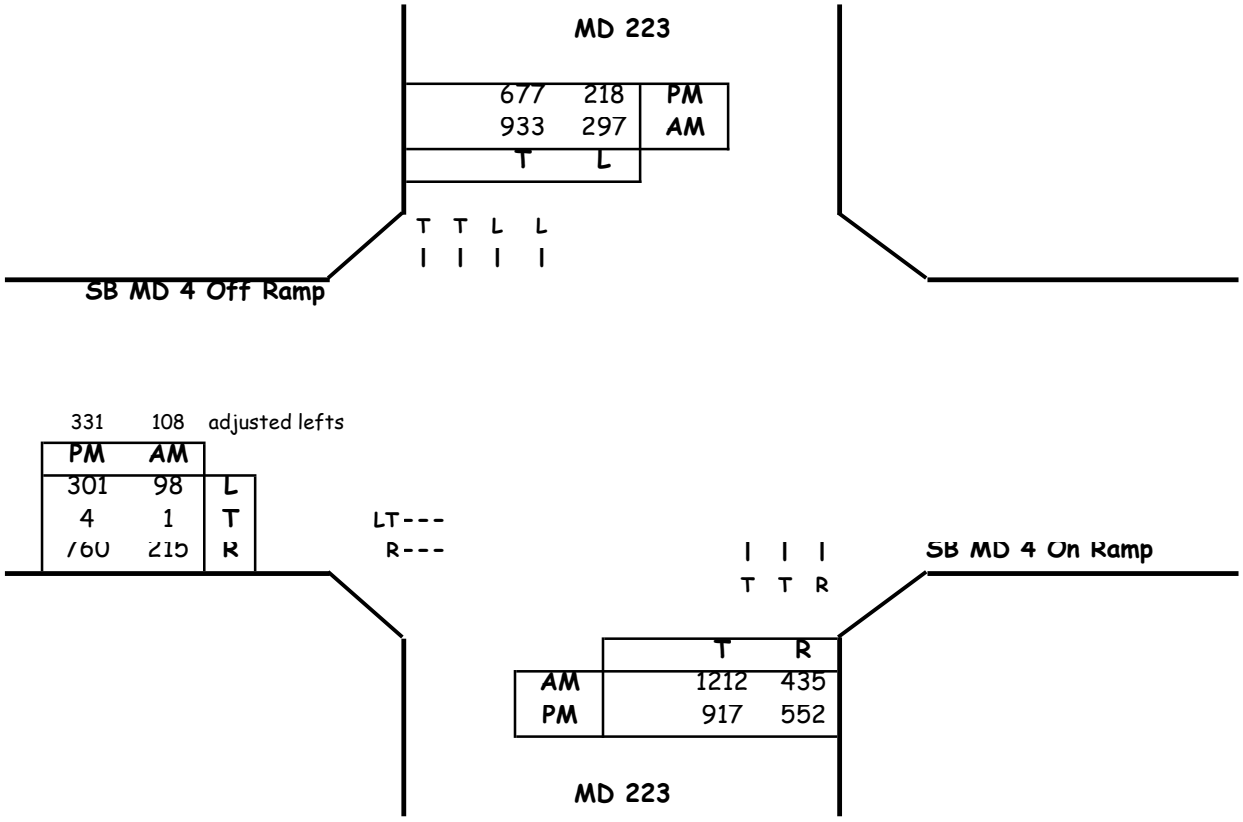
Intersection
4

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 223
Minor Street: SB MD 4 On Ramp
Study Period: Background Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	1212	0.55	667	297	0.6	178	845
SB	933	0.55	513	0	0	0	
EB	215	1	215	0	0	0	215
WB	0	0	0	98	1	98	

CLV TOTAL= **1060**
Level of Service (LOS)= **B**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	552	1.00	552	218	0.6	131	683
SB	677	0.55	372	0	0	0	
EB	760	1	760	0	0	0	760
WB	0	0	0	301	1	301	

CLV TOTAL= **1443**
Level of Service (LOS)= **D**

Critical Lane Volume Analysis		MD 223 & SB MD 4 Ramps (Background Traffic)	**Intersection 4**

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MILLERSVILLE, MD 21108
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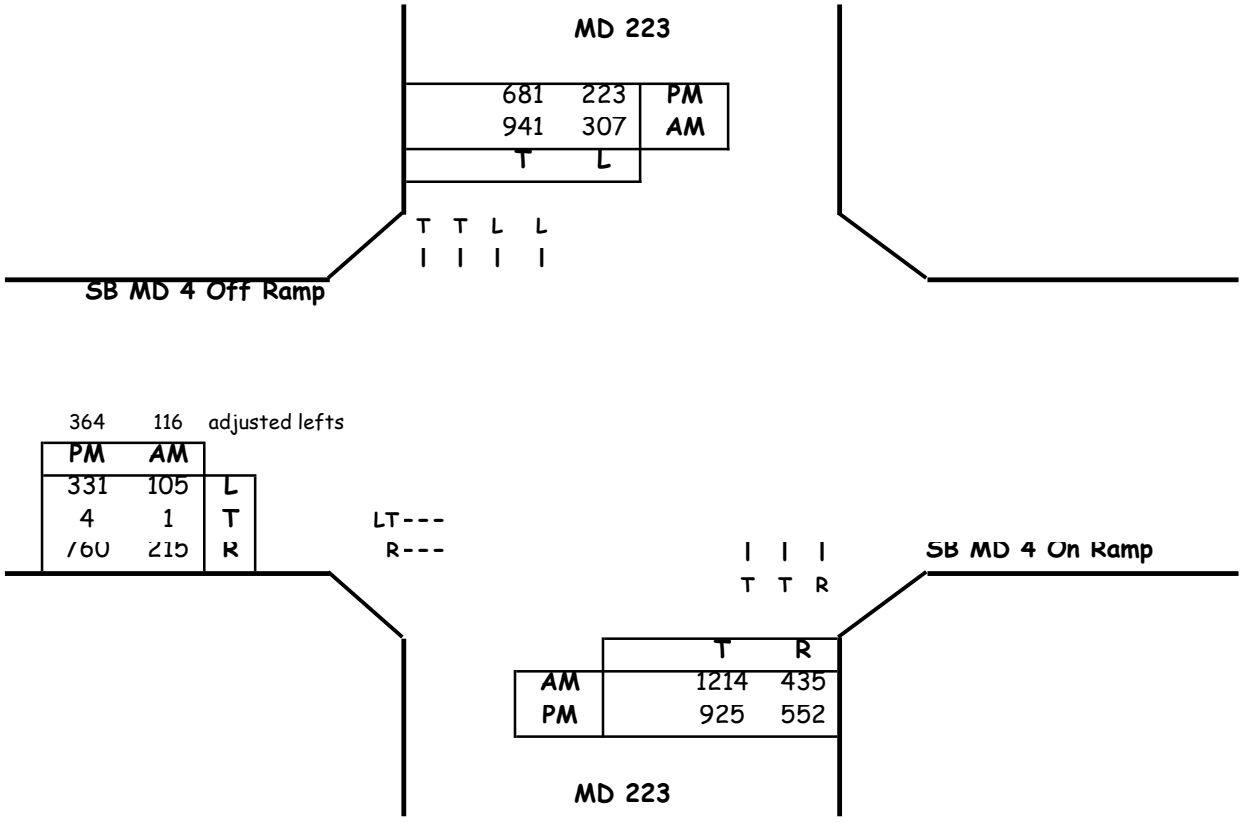
CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 223 **Analyst:** Lenhart Traffic
Minor Street: SB MD 4 On Ramp
Study Period: Total Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	1214	0.55	668	307	0.6	184	852
SB	941	0.55	518	0	0	0	
EB	215	1	215	0	0	0	215
WB	0	0	0	105	1	105	
						CLV TOTAL=	**1067**
						Level of Service (LOS)=	**B**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	552	1.00	552	223	0.6	134	686
SB	681	0.55	375	0	0	0	
EB	760	1	760	0	0	0	760
WB	0	0	0	331	1	331	
						CLV TOTAL=	**1446**
						Level of Service (LOS)=	**D**

Critical Lane Volume Analysis

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MD 223 &
SB MD 4 Ramps
(Total Traffic)

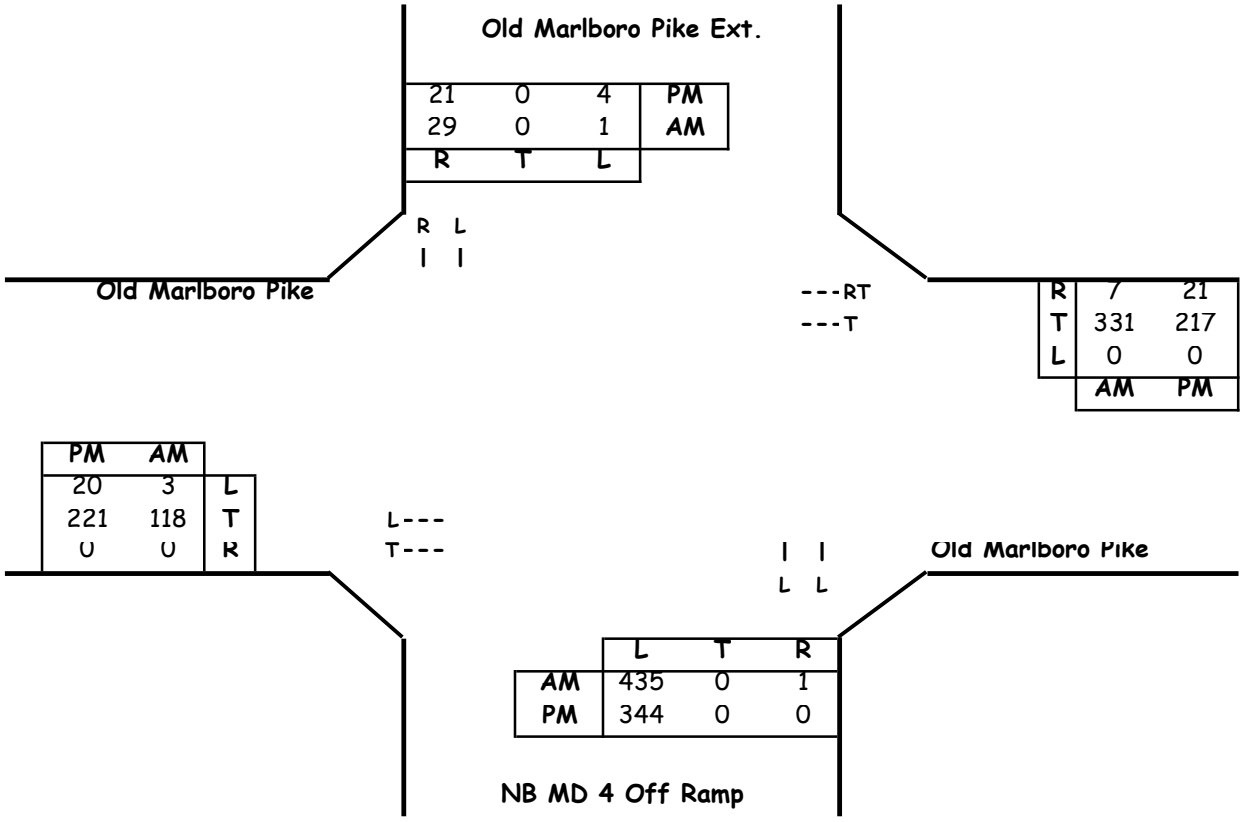
Intersection
4

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Old Marlboro Pike
Minor Street: Old Marlboro Pike Ext.
Study Period: Existing Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	0	0.00	0	1	1	1	287
SB	26	1.00	26	435	0.6	261	
EB	118	1	118	0	0	0	189
WB	338	0.55	186	3	1	3	

CLV TOTAL= **476**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	0	0.00	0	4	1	4	207
SB	1	1.00	1	344	0.6	206	
EB	221	1	221	0	0	0	221
WB	238	0.55	131	20	1	20	

CLV TOTAL= **428**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis

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Old Marlboro Pike &
Old Marlboro Pike Ext.
(Existing Traffic)

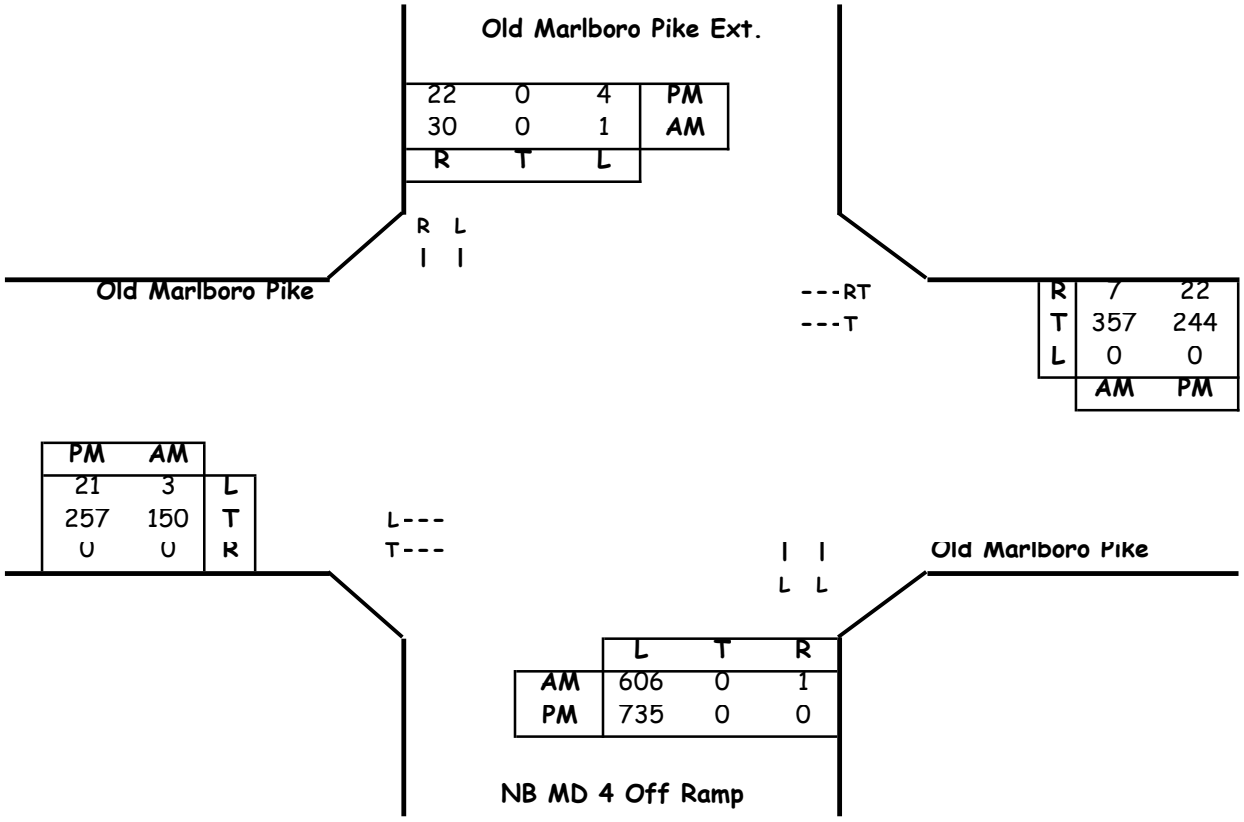
Intersection
5

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Old Marlboro Pike
Minor Street: Old Marlboro Pike Ext.
Study Period: Background Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	0	0.00	0	1	1	1	
							391
SB	27	1.00	27	606	0.6	364	
EB	150	1	150	0	0	0	
							203
WB	364	0.55	200	3	1	3	

CLV TOTAL= **594**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	0	0.00	0	4	1	4	
							442
SB	1	1.00	1	735	0.6	441	
EB	257	1	257	0	0	0	
							257
WB	266	0.55	146	21	1	21	

CLV TOTAL= **699**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis		Old Marlboro Pike & Old Marlboro Pike Ext. (Background Traffic)	**Intersection 5**

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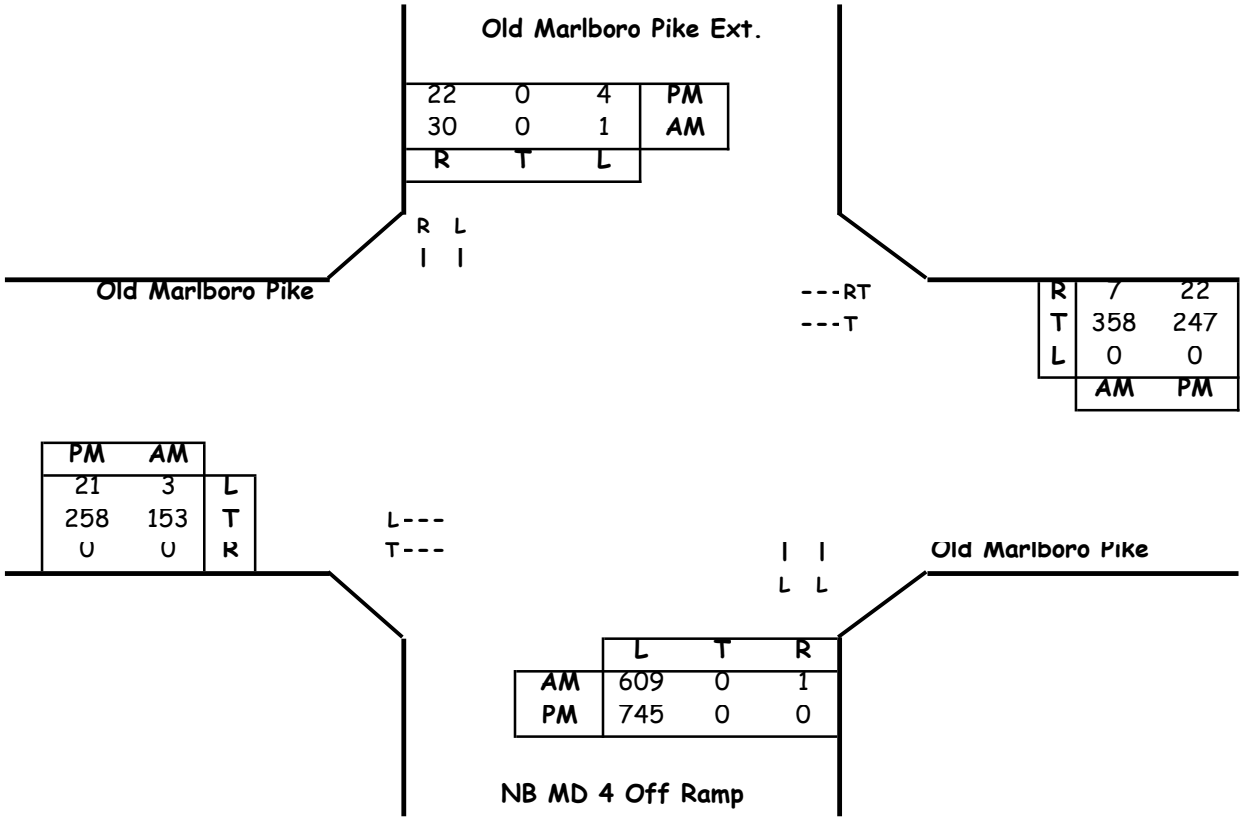
CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Old Marlboro Pike
Minor Street: Old Marlboro Pike Ext.
Study Period: Total Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	0	0.00	0	1	1	1	392
SB	27	1.00	27	609	0.6	365	
EB	153	1	153	0	0	0	204
WB	365	0.55	201	3	1	3	

CLV TOTAL= **596**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	0	0.00	0	4	1	4	448
SB	1	1.00	1	745	0.6	447	
EB	258	1	258	0	0	0	258
WB	269	0.55	148	21	1	21	

CLV TOTAL= **706**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis		Old Marlboro Pike & Old Marlboro Pike Ext. (Total Traffic)	**Intersection 5**

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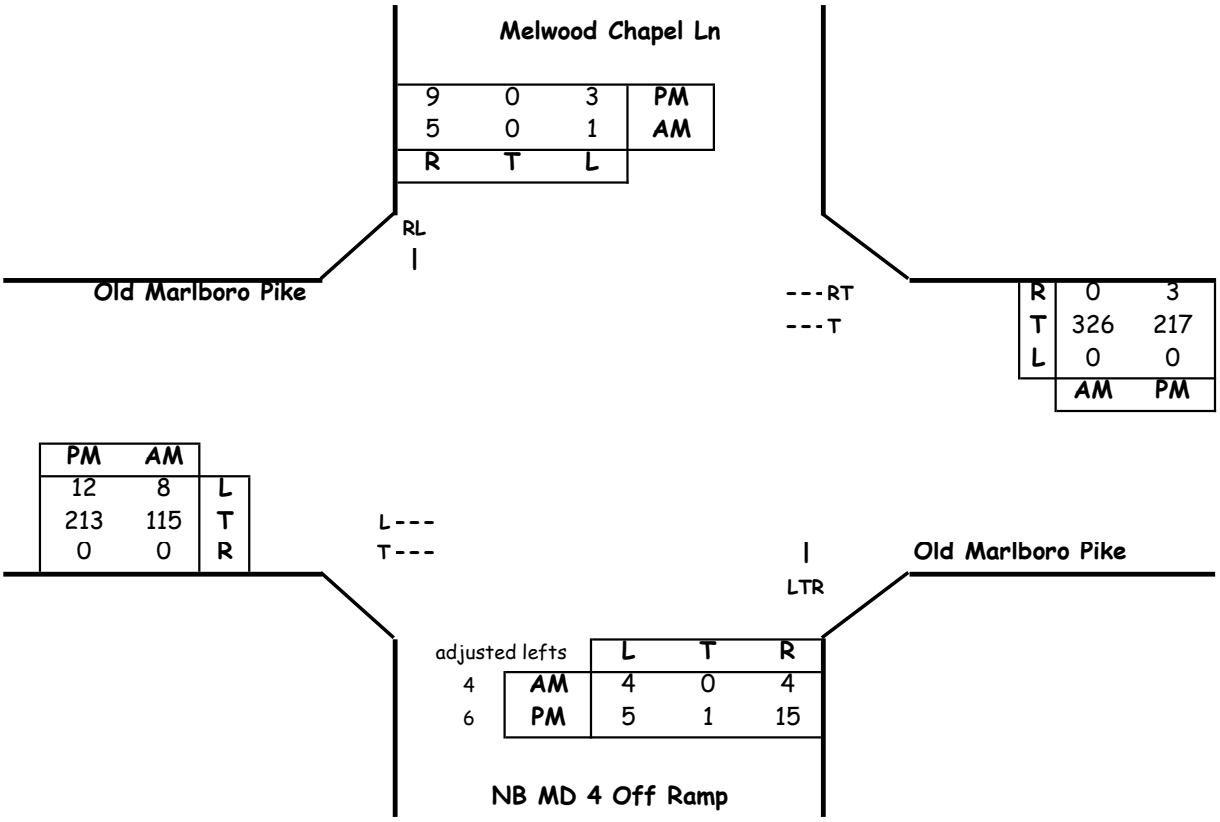
CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Old Marlboro Pike
Minor Street: Melwood Chapel Ln
Study Period: Existing Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	8	1.00	8	1	0	0	9
SB	5	1.00	5	4	1	4	
EB	115	1	115	0	0	0	187
WB	326	0.55	179	8	1	8	
						CLV TOTAL=	**196**
						Level of Service (LOS)=	**A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	22	1.00	22	3	0	0	22
SB	9	1.00	9	5	1	5	
EB	213	1	213	0	0	0	213
WB	220	0.55	121	12	1	12	
						CLV TOTAL=	**235**
						Level of Service (LOS)=	**A**

Critical Lane Volume Analysis

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Old Marlboro Pike & Melwood Chapel Ln
(Existing Traffic)

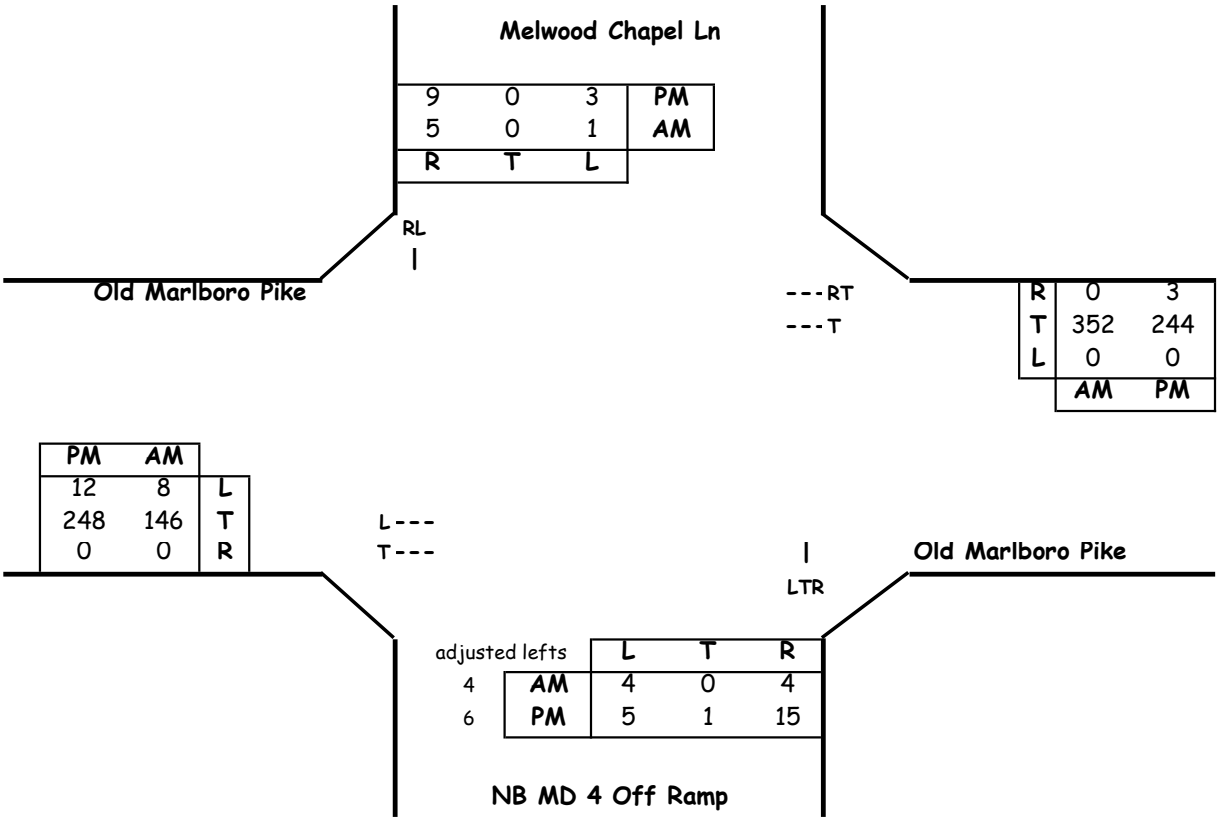
Intersection 6

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Old Marlboro Pike
Minor Street: Melwood Chapel Ln
Study Period: Background Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	8	1.00	8	1	0	0	9
SB	5	1.00	5	4	1	4	
EB	146	1	146	0	0	0	202
WB	352	0.55	194	8	1	8	
						CLV TOTAL=	211
						Level of Service (LOS)=	A

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	22	1.00	22	3	0	0	22
SB	9	1.00	9	5	1	5	
EB	248	1	248	0	0	0	248
WB	247	0.55	136	12	1	12	
						CLV TOTAL=	270
						Level of Service (LOS)=	A

Critical Lane Volume Analysis

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Old Marlboro Pike & Melwood Chapel Ln
(Background Traffic)

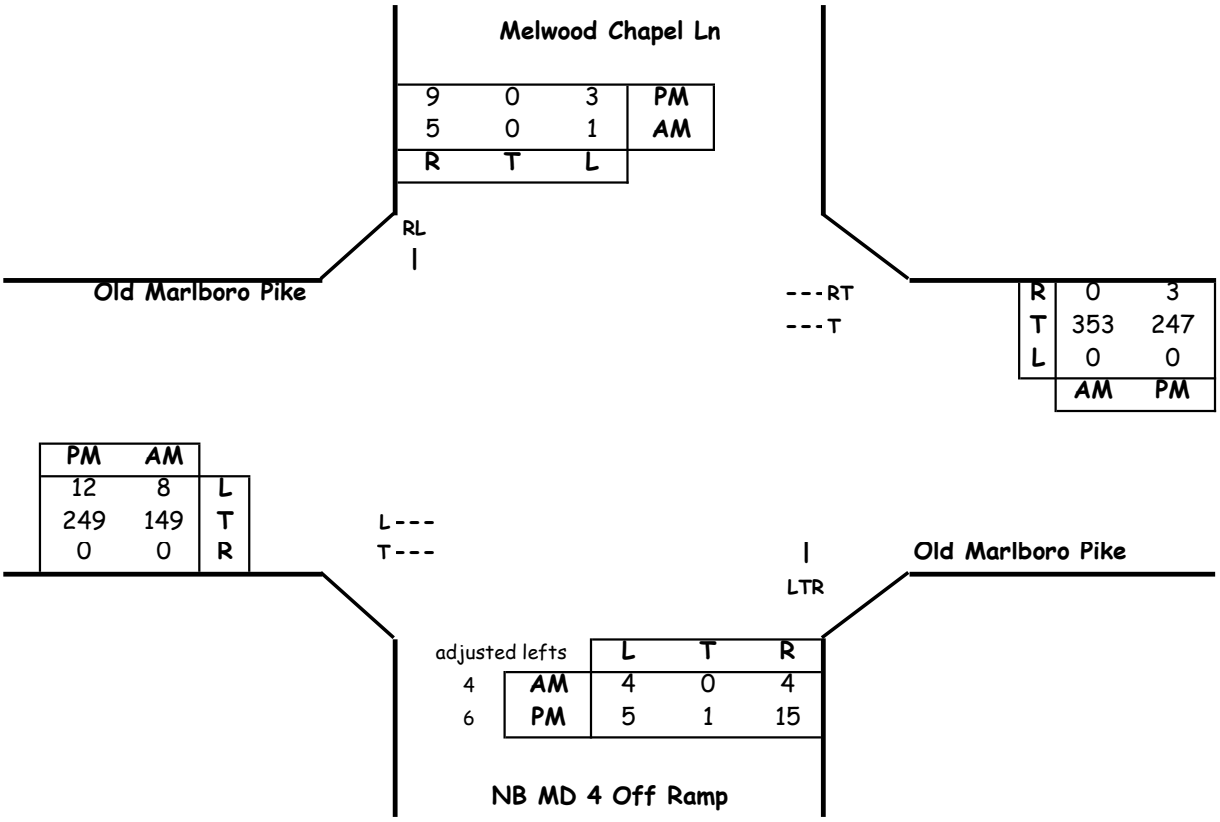
Intersection 6

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Old Marlboro Pike
Minor Street: Melwood Chapel Ln
Study Period: Total Traffic

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	8	1.00	8	1	0	0	9
SB	5	1.00	5	4	1	4	
EB	149	1	149	0	0	0	202
WB	353	0.55	194	8	1	8	
						CLV TOTAL=	**211**
						Level of Service (LOS)=	**A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	22	1.00	22	3	0	0	22
SB	9	1.00	9	5	1	5	
EB	249	1	249	0	0	0	249
WB	250	0.55	138	12	1	12	
						CLV TOTAL=	**271**
						Level of Service (LOS)=	**A**

Critical Lane Volume Analysis

LENHART TRAFFIC CONSULTING, INC.
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Old Marlboro Pike &
Melwood Chapel Ln
(Total Traffic)

Intersection
6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	294	100	26	17	6
Future Volume (Veh/h)	2	294	100	26	17	6
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	320	109	28	18	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)					1080	
pX, platoon unblocked						
vC, conflicting volume	268	22	25			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	268	22	25			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	70	93			
cM capacity (veh/h)	672	1056	1589			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	322	137	25
Volume Left	2	109	0
Volume Right	320	0	7
cSH	1052	1589	1700
Volume to Capacity	0.31	0.07	0.01
Queue Length 95th (ft)	33	6	0
Control Delay (s)	9.9	6.0	0.0
Lane LOS	A	A	
Approach Delay (s)	9.9	6.0	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	8.3		
Intersection Capacity Utilization	38.6%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	151	255	17	24	1
Future Volume (Veh/h)	2	151	255	17	24	1
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	164	277	18	26	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)					1080	
pX, platoon unblocked						
vC, conflicting volume	598	26	27			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	598	26	27			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	84	83			
cM capacity (veh/h)	384	1049	1587			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	166	295	27
Volume Left	2	277	0
Volume Right	164	0	1
cSH	1028	1587	1700
Volume to Capacity	0.16	0.17	0.02
Queue Length 95th (ft)	14	16	0
Control Delay (s)	9.2	7.4	0.0
Lane LOS	A	A	
Approach Delay (s)	9.2	7.4	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	7.6		
Intersection Capacity Utilization	37.8%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	687	236	39	91	6
Future Volume (Veh/h)	2	687	236	39	91	6
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	747	257	42	99	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	658	102	106			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	658	102	106			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	22	83			
cM capacity (veh/h)	355	953	1485			

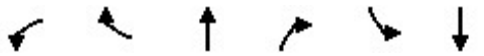
Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	749	299	106
Volume Left	2	257	0
Volume Right	747	0	7
cSH	948	1485	1700
Volume to Capacity	0.79	0.17	0.06
Queue Length 95th (ft)	211	16	0
Control Delay (s)	21.4	7.0	0.0
Lane LOS	C	A	
Approach Delay (s)	21.4	7.0	0.0
Approach LOS	C		

Intersection Summary			
Average Delay	15.7		
Intersection Capacity Utilization	71.1%	ICU Level of Service	C
Analysis Period (min)	15		

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	423	687	50	64	1
Future Volume (Veh/h)	2	423	687	50	64	1
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	460	747	54	70	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1618	70	71			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1618	70	71			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	97	54	51			
cM capacity (veh/h)	58	992	1529			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	462	801	71
Volume Left	2	747	0
Volume Right	460	0	1
cSH	928	1529	1700
Volume to Capacity	0.50	0.49	0.04
Queue Length 95th (ft)	71	70	0
Control Delay (s)	12.7	9.3	0.0
Lane LOS	B	A	
Approach Delay (s)	12.7	9.3	0.0
Approach LOS	B		

Intersection Summary			
Average Delay	9.9		
Intersection Capacity Utilization	80.3%	ICU Level of Service	D
Analysis Period (min)	15		



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	52	0	41	13	0	97
Future Volume (Veh/h)	52	0	41	13	0	97
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	57	0	45	14	0	105
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	157	52			59	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	157	52			59	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	93	100			100	
cM capacity (veh/h)	834	1016			1545	

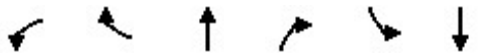
Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	57	59	105
Volume Left	57	0	0
Volume Right	0	14	0
cSH	834	1700	1545
Volume to Capacity	0.07	0.03	0.00
Queue Length 95th (ft)	5	0	0
Control Delay (s)	9.6	0.0	0.0
Lane LOS	A		
Approach Delay (s)	9.6	0.0	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	2.5		
Intersection Capacity Utilization	15.1%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	687	236	52	143	6
Future Volume (Veh/h)	2	687	236	52	143	6
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	747	257	57	155	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	730	158	162			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	730	158	162			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	16	82			
cM capacity (veh/h)	319	887	1417			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	749	314	162
Volume Left	2	257	0
Volume Right	747	0	7
cSH	883	1417	1700
Volume to Capacity	0.85	0.18	0.10
Queue Length 95th (ft)	259	17	0
Control Delay (s)	27.1	6.9	0.0
Lane LOS	D	A	
Approach Delay (s)	27.1	6.9	0.0
Approach LOS	D		

Intersection Summary			
Average Delay	18.4		
Intersection Capacity Utilization	76.3%	ICU Level of Service	D
Analysis Period (min)	15		



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	27	0	52	51	0	65
Future Volume (Veh/h)	27	0	52	51	0	65
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	29	0	57	55	0	71
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	156	84			112	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	156	84			112	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	100			100	
cM capacity (veh/h)	836	975			1478	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	29	112	71
Volume Left	29	0	0
Volume Right	0	55	0
cSH	836	1700	1478
Volume to Capacity	0.03	0.07	0.00
Queue Length 95th (ft)	3	0	0
Control Delay (s)	9.5	0.0	0.0
Lane LOS	A		
Approach Delay (s)	9.5	0.0	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	1.3		
Intersection Capacity Utilization	15.9%	ICU Level of Service	A
Analysis Period (min)	15		

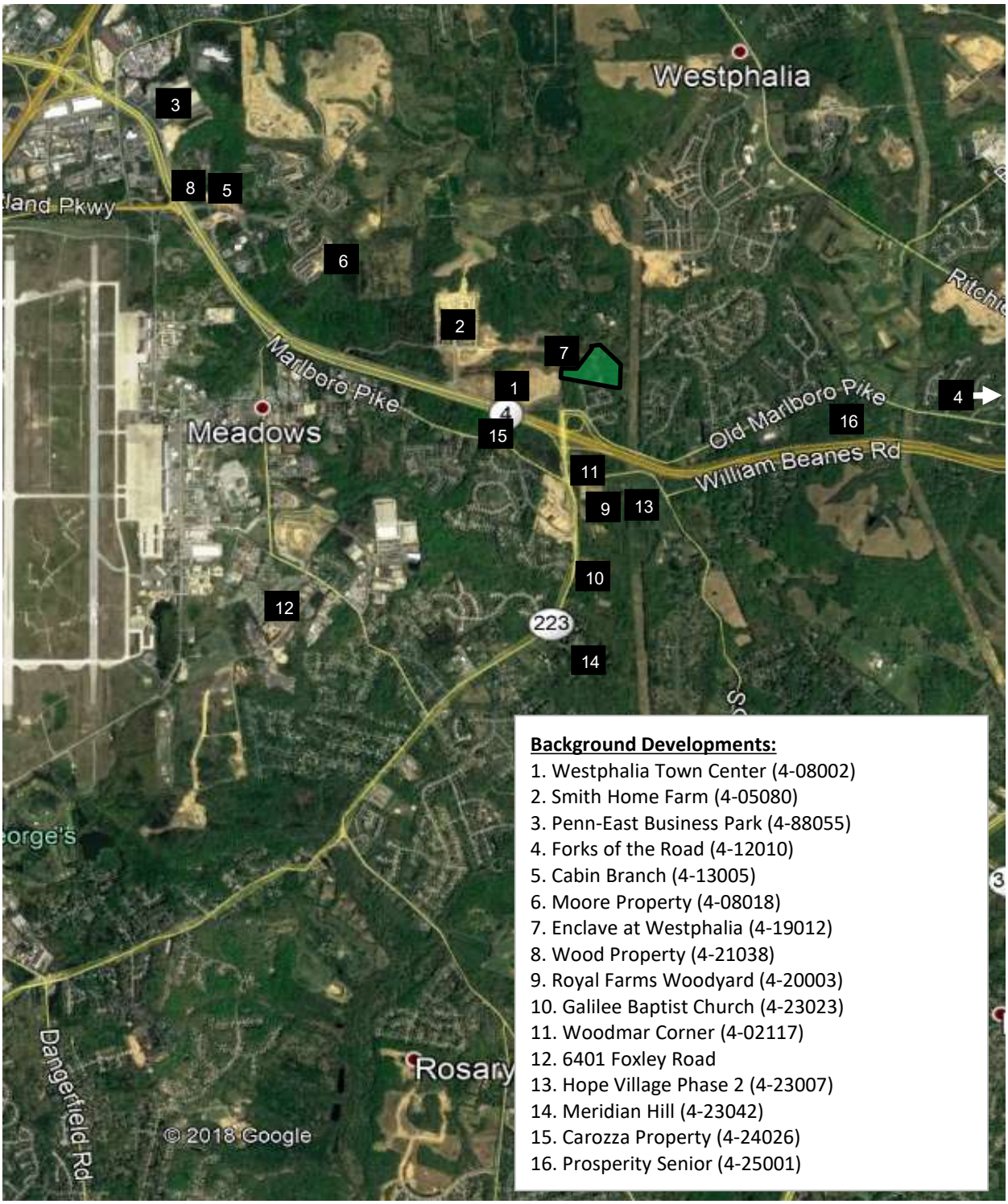
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	423	687	101	91	1
Future Volume (Veh/h)	2	423	687	101	91	1
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	460	747	110	99	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1704	100	100			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1704	100	100			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	96	52	50			
cM capacity (veh/h)	50	956	1493			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	462	857	100
Volume Left	2	747	0
Volume Right	460	0	1
cSH	887	1493	1700
Volume to Capacity	0.52	0.50	0.06
Queue Length 95th (ft)	77	73	0
Control Delay (s)	13.4	9.2	0.0
Lane LOS	B	A	
Approach Delay (s)	13.4	9.2	0.0
Approach LOS	B		

Intersection Summary			
Average Delay	9.9		
Intersection Capacity Utilization	83.0%	ICU Level of Service	E
Analysis Period (min)	15		

Appendix C

Background Developments



Background Developments:

1. Westphalia Town Center (4-08002)
2. Smith Home Farm (4-05080)
3. Penn-East Business Park (4-88055)
4. Forks of the Road (4-12010)
5. Cabin Branch (4-13005)
6. Moore Property (4-08018)
7. Enclave at Westphalia (4-19012)
8. Wood Property (4-21038)
9. Royal Farms Woodyard (4-20003)
10. Galilee Baptist Church (4-23023)
11. Woodmar Corner (4-02117)
12. 6401 Foxley Road
13. Hope Village Phase 2 (4-23007)
14. Meridian Hill (4-23042)
15. Carozza Property (4-24026)
16. Prosperity Senior (4-25001)

Traffic Impact Analysis	Background Development Map	**Exhibit C-1**
LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com		

Trip Generation Totals

					AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
1	Westphalia Town Center	Residential	150	room hotel	53	45	98	68	52	120
			504	Townhouses	71	282	353	262	141	403
			1,473	MFs	88	354	442	383	206	589
		minus Phase 1 Townhouses	455	units	-64	-255	-319	-237	-127	-364
		minus Phase 1 SFUs	38	units	-6	-23	-29	-22	-12	-34
				Net Residential Trips:	54	49	103	71	54	125
		Retail	300,000	sq. ft. shopping center	106	68	174	387	420	807
				Less Internal Trips	-10	-8	-18	-35	-50	-85
				Less Pass-by 40%	-38	-24	-62	-141	-148	-289
				Net Retail Trips:	58	36	94	211	222	433
		Assigned on Exhibit C-4 -->		**Total Remaining Trips:**	**112**	**85**	**197**	**282**	**276**	**558**
2	Smith Home Farm (from TIS conducted for Smith Home Farm Section 7)	Residential - Phases 1-6	967	units remaining	87	378	465	329	151	480
		Residential - Section 7	639	units remaining	77	338	415	303	152	455
		Retail - Section 7	46,000	sq.ft.	27	17	44	37	40	77
				Remaining Trips	191	733	924	669	343	1012
3	Penn East Business Pk				Built Out					
4	Forks of The Road	Trip Cap from PP 4-12010 minus DSP-17057	59,156	sq.ft. Commercial/Retail	69	47	116	84	101	185
5	Cabin Branch	Townhouse (Prince Georges County Rates)	86	units remaining	12	48	60	45	24	69
		Retail (ksf, ITE-820) (After subtracting 60% pass-by trips)	8,600	sq.ft. (Primary Trips)	3	2	5	10	10	20
6	Moore Property	Apartments (garden and mid-rise, Prince Georges County Rates)	640	units	67	266	333	250	134	384
7	Enclave at Westphalia	Townhouse (Prince Georges County Rates)	356	units	50	199	249	185	100	285
8	Wood Property	Townhouse (Prince Georges County Rates)	88	units	12	50	62	46	24	70
9	Royal Farms Woodyard (from Resolution 4-20003)	Convenience (Super) Market/Gas Station (Fueling Positions/Square Footage, ITE-960)	16	Fueling Positions	201	201	402	171	172	343
			4,650	sq. ft.						
				Pass-by trips (76% AM & PM)	-153	-153	-306	-130	-131	-261
				Total Primary Trips:	48	48	96	41	41	82
10	Galilee Baptist Church	Church (over 25,000 square feet (Prince George's County & ITE Rates))	38,988	sq. ft.	12	7	19	9	10	19
11	Woodmar Corner	Hotel and Bank (from Resolution 4-02117)			28	24	52	36	28	64
12	6401 Foxley Road	High-Cube Fulfillment Center Warehouse (ITE-155, ksf)	162,500	sq.ft.	115	26	141	76	119	195
13	Hope Village Phase 2	Trip Cap from ADQ-2023-013	249	multifamily units	35	139	174	129	70	199
14	Meridian Hill	Senior Adult Housing - Single Family (Prince George's County Rates)	176	senior adult units	14	25	39	28	20	48
15	Carozza Property	High Turnover (Sit-Down) Rest. (ksf, ITE-932)	24,000	sq.ft.	126	104	230	132	85	217
				Internal Trips for Restaurants:	0	0	0	0	0	0
				Driveway Trips for Restaurants:	126	104	230	132	85	217
				Pass-by Trips for Restaurant (0% AM, 43% PM)	0	0	0	0	0	0
				Total Primary Trips for Restaurants:	**126**	**104**	**230**	**132**	**85**	**217**
		Convenience Store/Gas Station (ksf, ITE-945)	6,000	sq.ft.	274	274	548	237	237	474
				Internal Trips for Retail:	0	0	0	0	0	0
				Driveway Trips for Retail:	274	274	548	237	237	474
				Pass-by Trips for Retail (76% AM, 75% PM)	0	0	0	0	0	0
				Total Primary Trips for Retail:	**274**	**274**	**548**	**237**	**237**	**474**
		Strip Retail Plaza (<40k) (ksf, ITE-822)	20,000	sq.ft.	27	18	45	63	64	127
				Internal Trips for Retail:	-85	0	-85	-35	0	-35
				Driveway Trips for Retail:	-58	18	-40	28	64	92
				Pass-by Trips for Retail (50% AM, 50% PM)	0	0	0	0	0	0
				Total Primary Trips for Retail:	**-58**	**18**	**-40**	**28**	**64**	**92**
		units	199	units	28	111	139	103	56	159
				Internal Trips for Townhomes:	0	0	0	0	0	0
				Total Primary Trips for Townhomes:	**28**	**111**	**139**	**103**	**56**	**159**
		Multifamily (garden and mid-rise, Prince George's County Rates)	401	units	42	167	209	157	84	241
				Internal Trips for Multifamily:	0	0	0	0	0	0
				Total Primary Trips for Multifamily:	**42**	**167**	**209**	**157**	**84**	**241**
16	Prosperity Senior	Senior Adult Housing - Single Family (Prince George's County Rates)	114	senior adult units	9	16	25	18	13	31

Traffic Impact Analysis

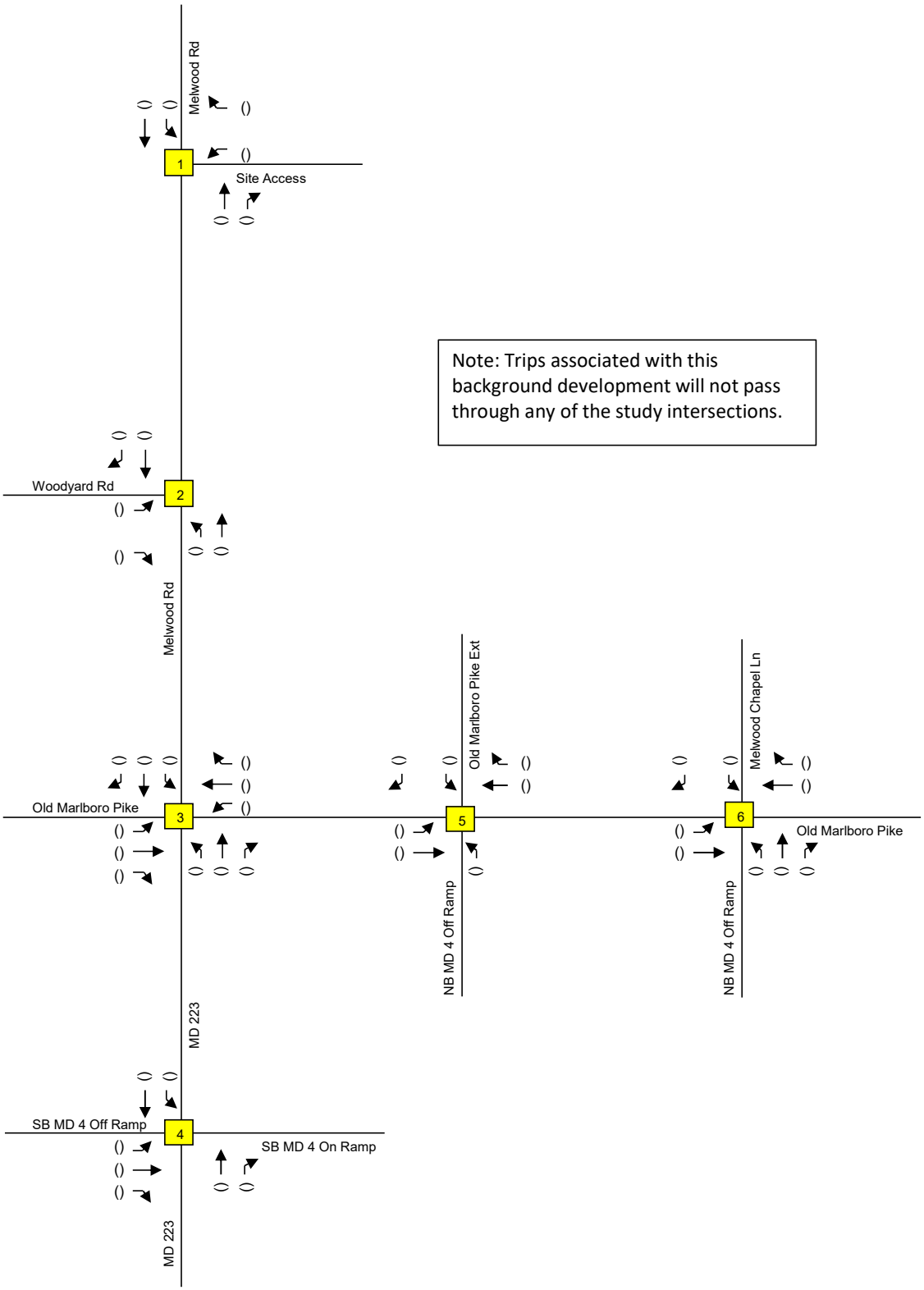
LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

Trip Assignment for Westphalia Town Center

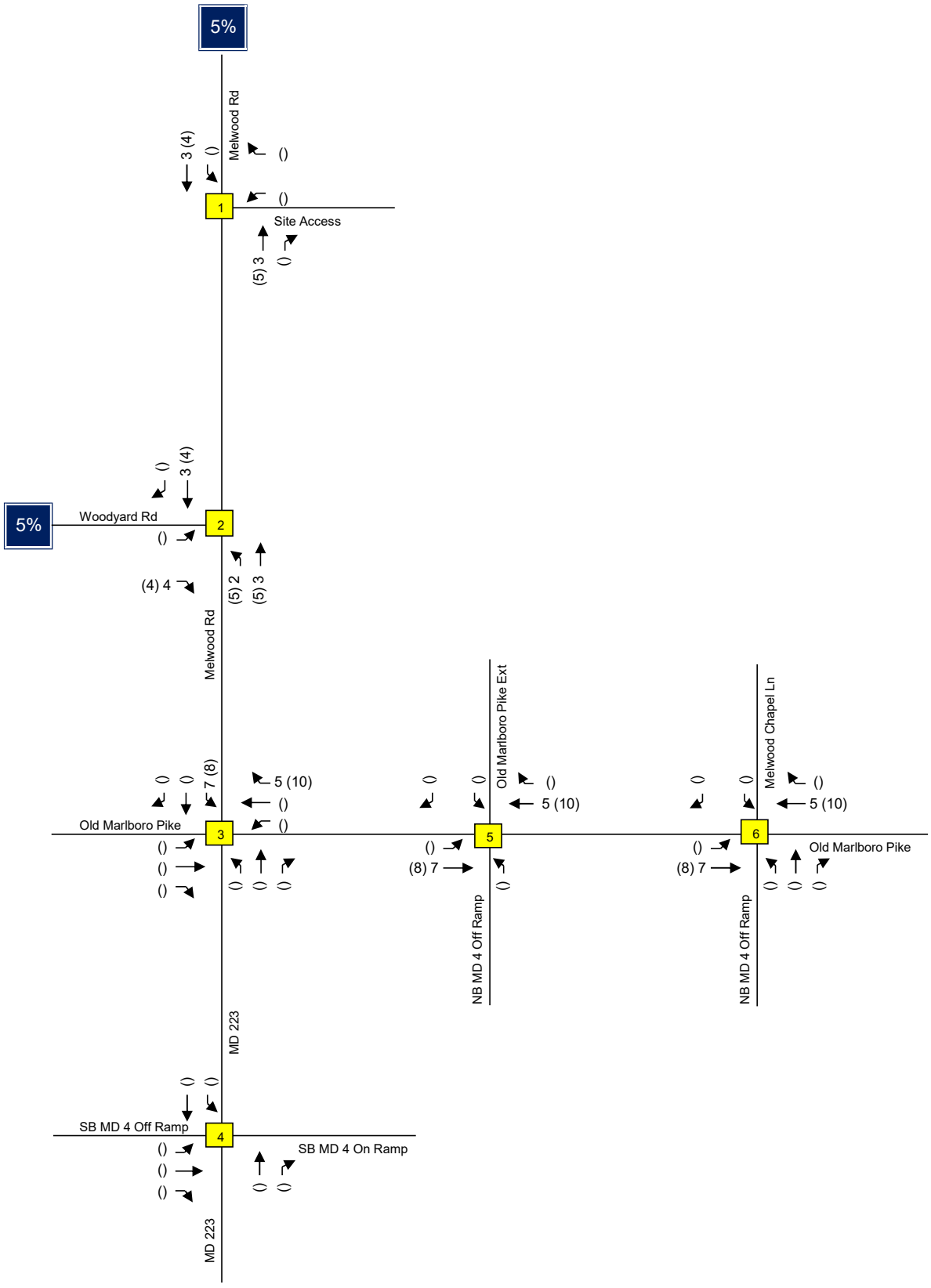
Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit C-3

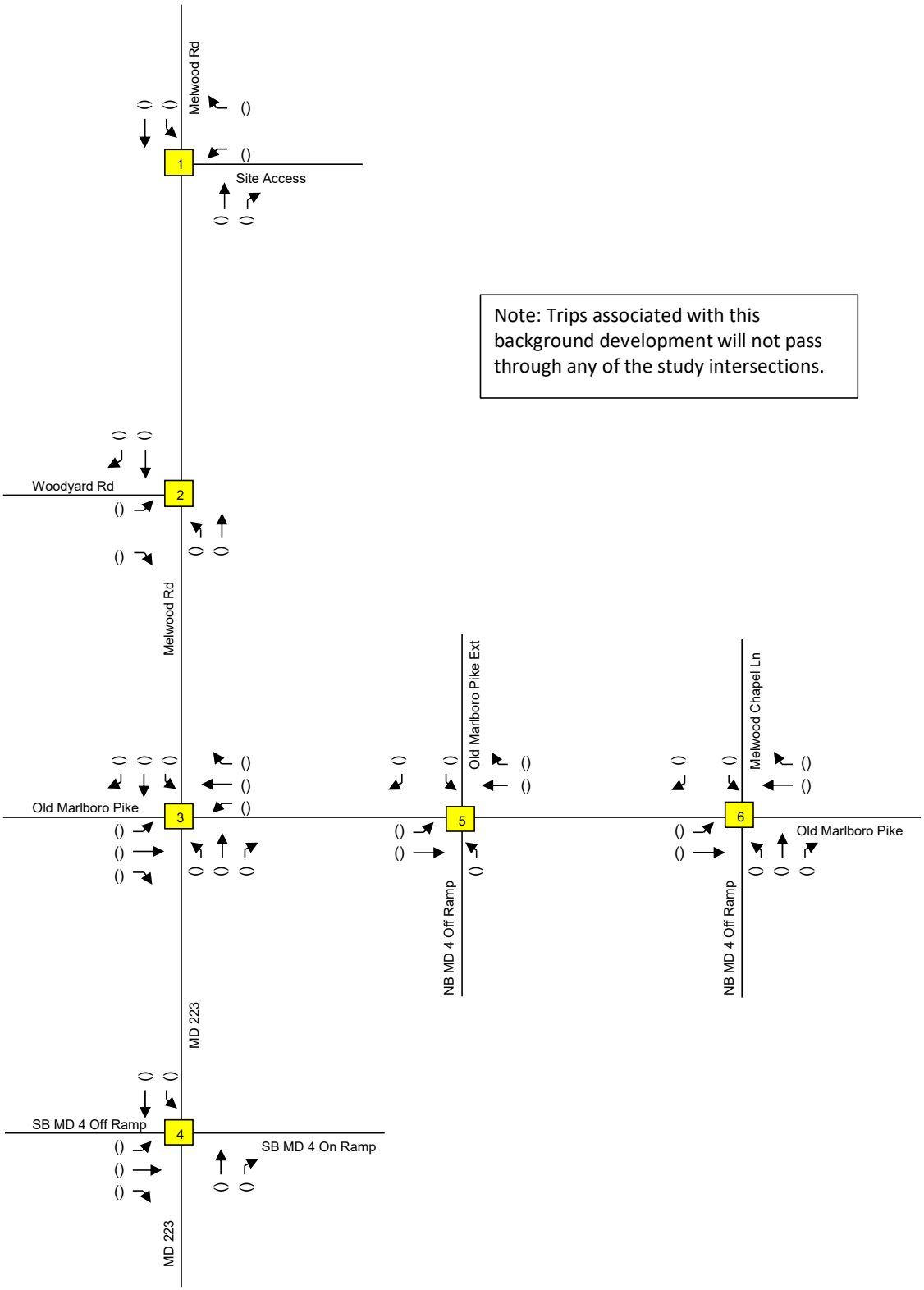
Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Smith Home Farm Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-4**



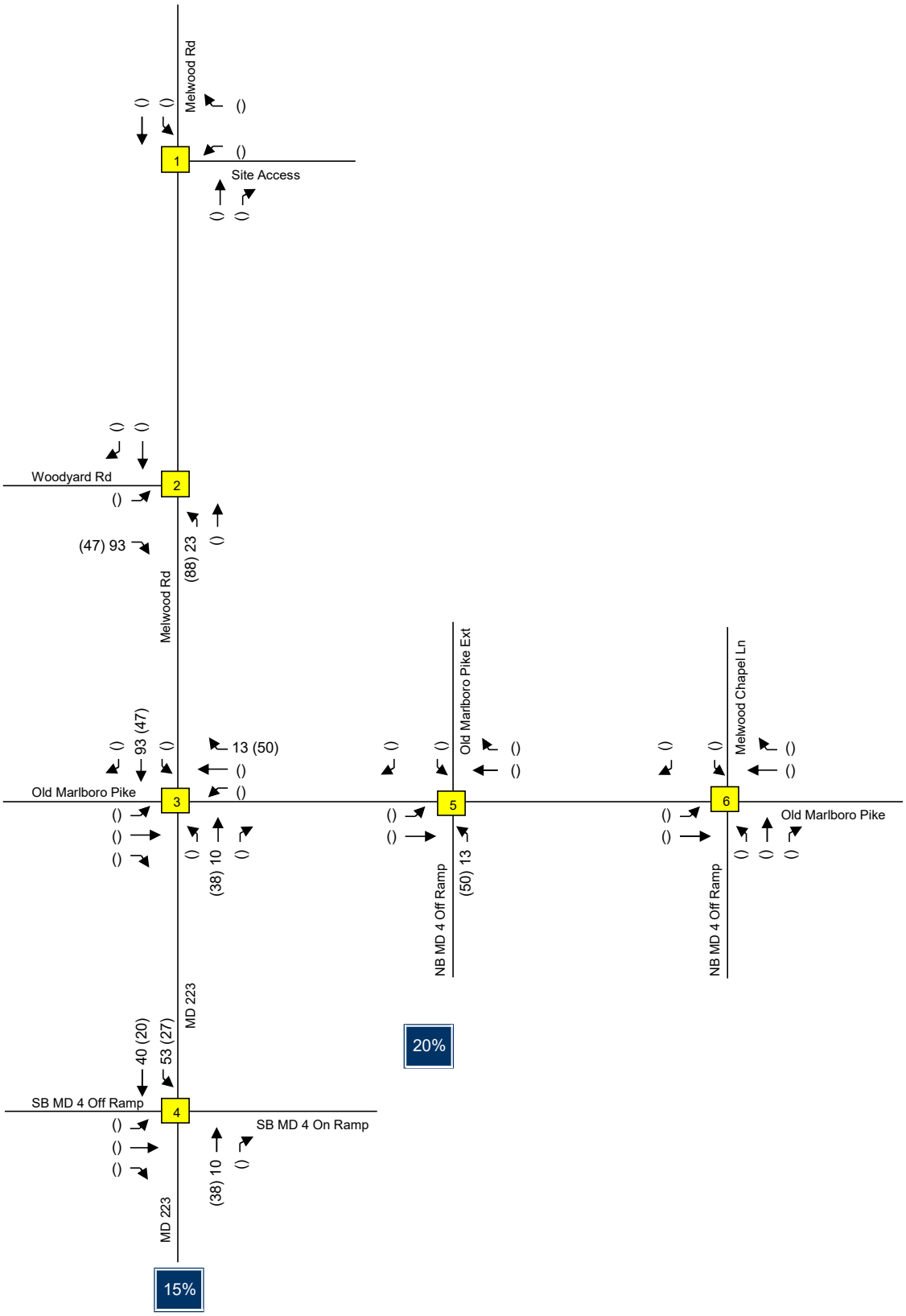
Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Penn East Business Park Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-5**



Traffic Impact Analysis	Trip Assignment for Forks of the Road	**Exhibit C-6**
LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Cabin Branch Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-7**



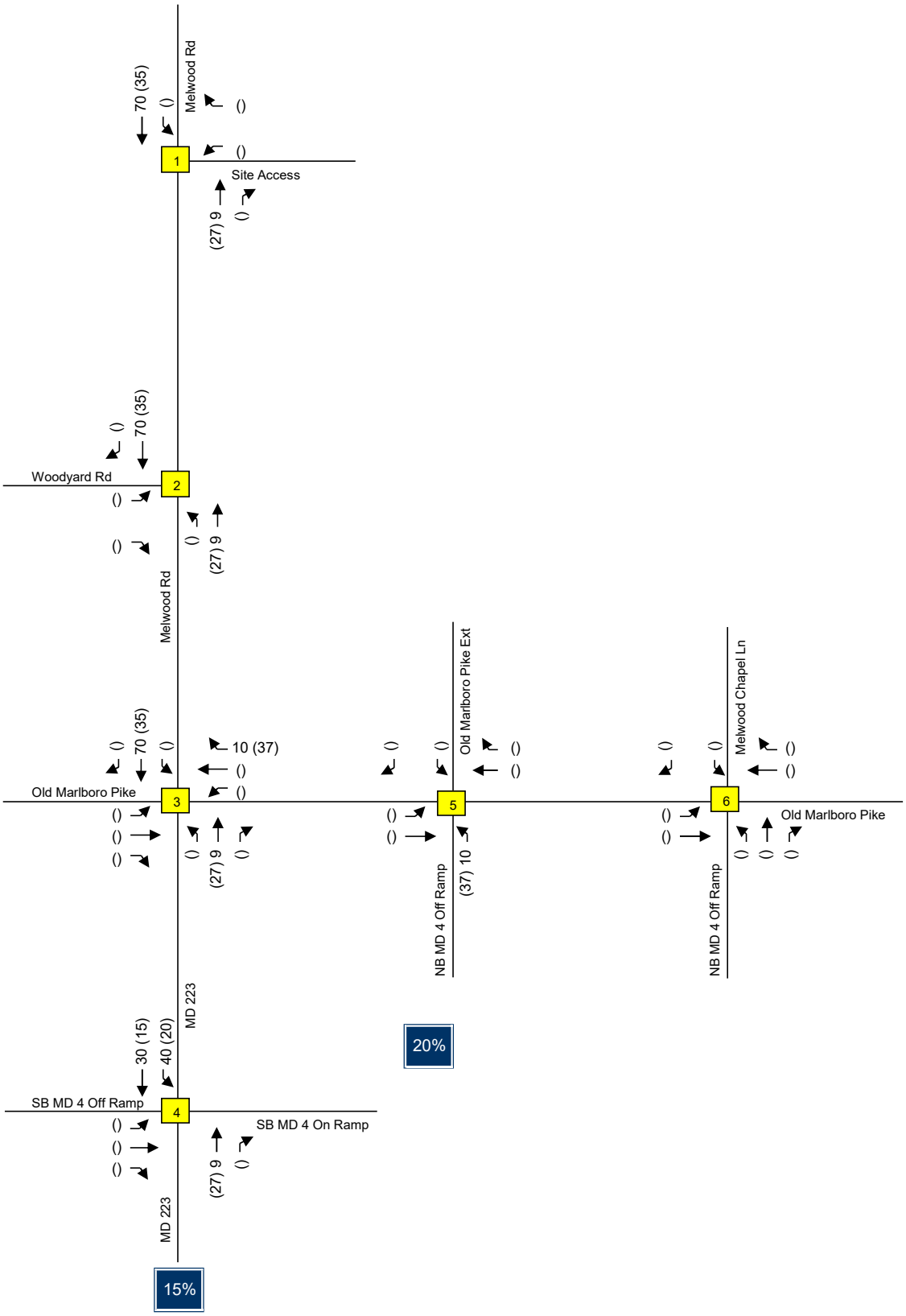
Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

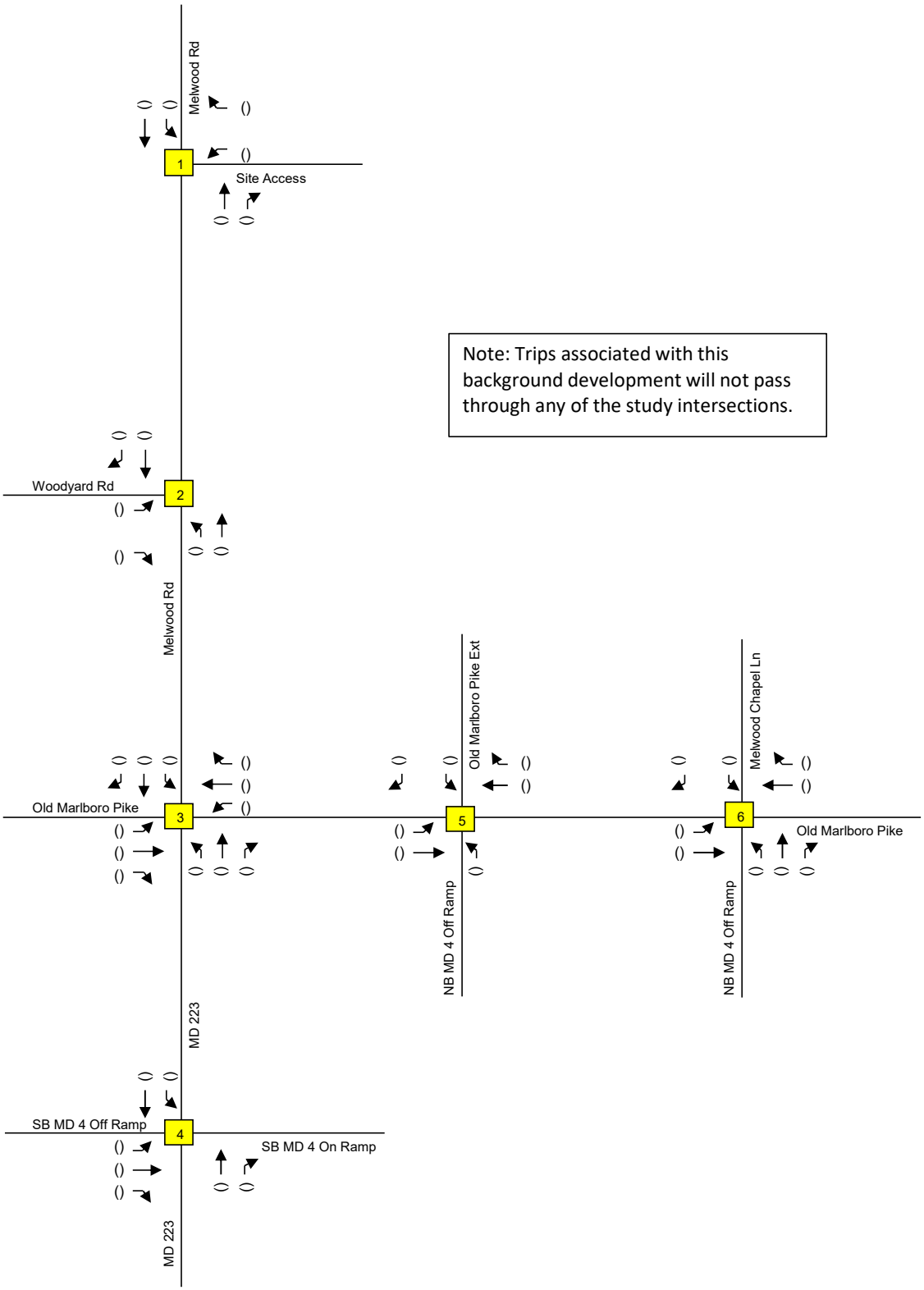
Trip Assignment for Moore Property

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

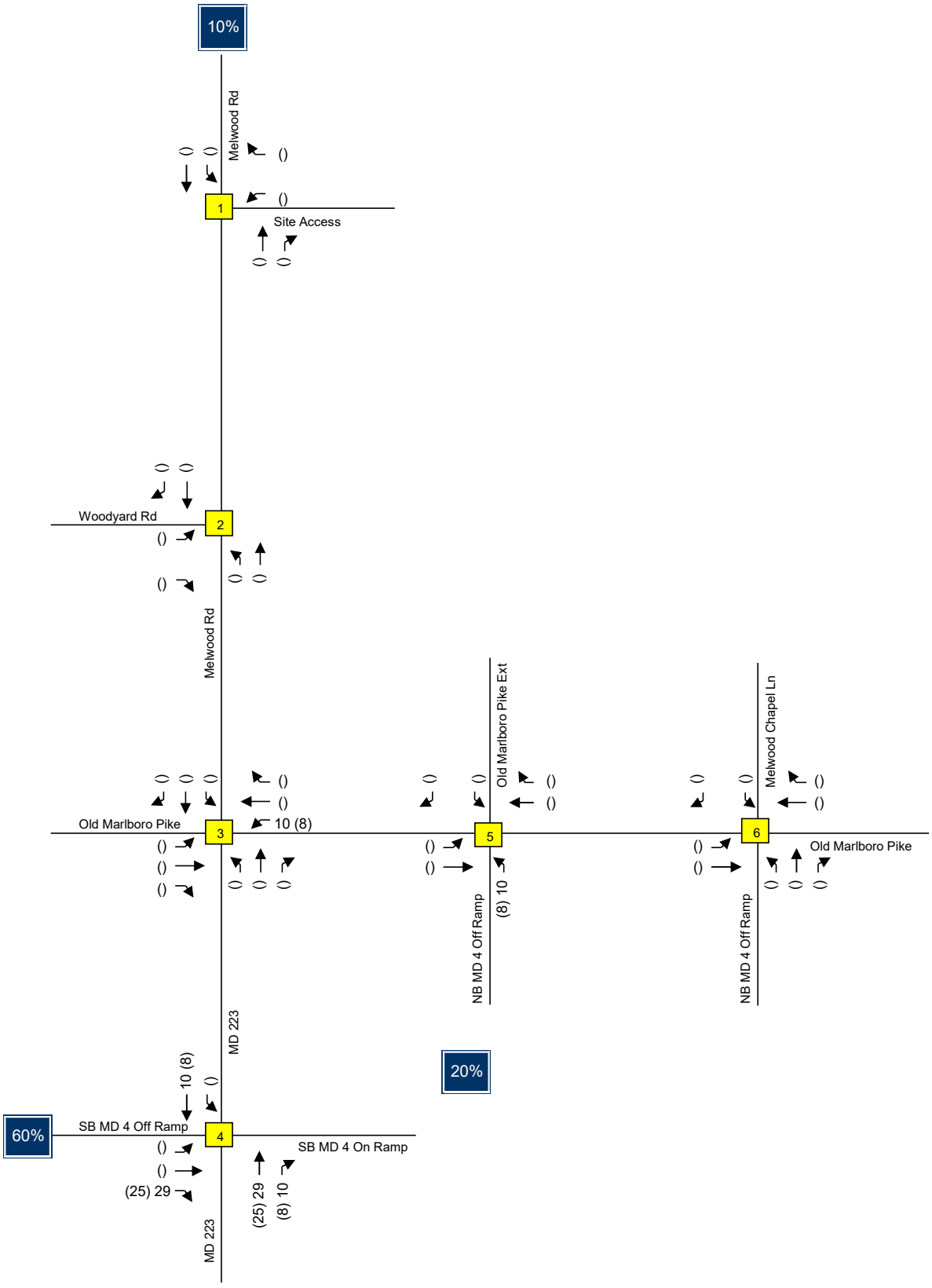
Exhibit C-8



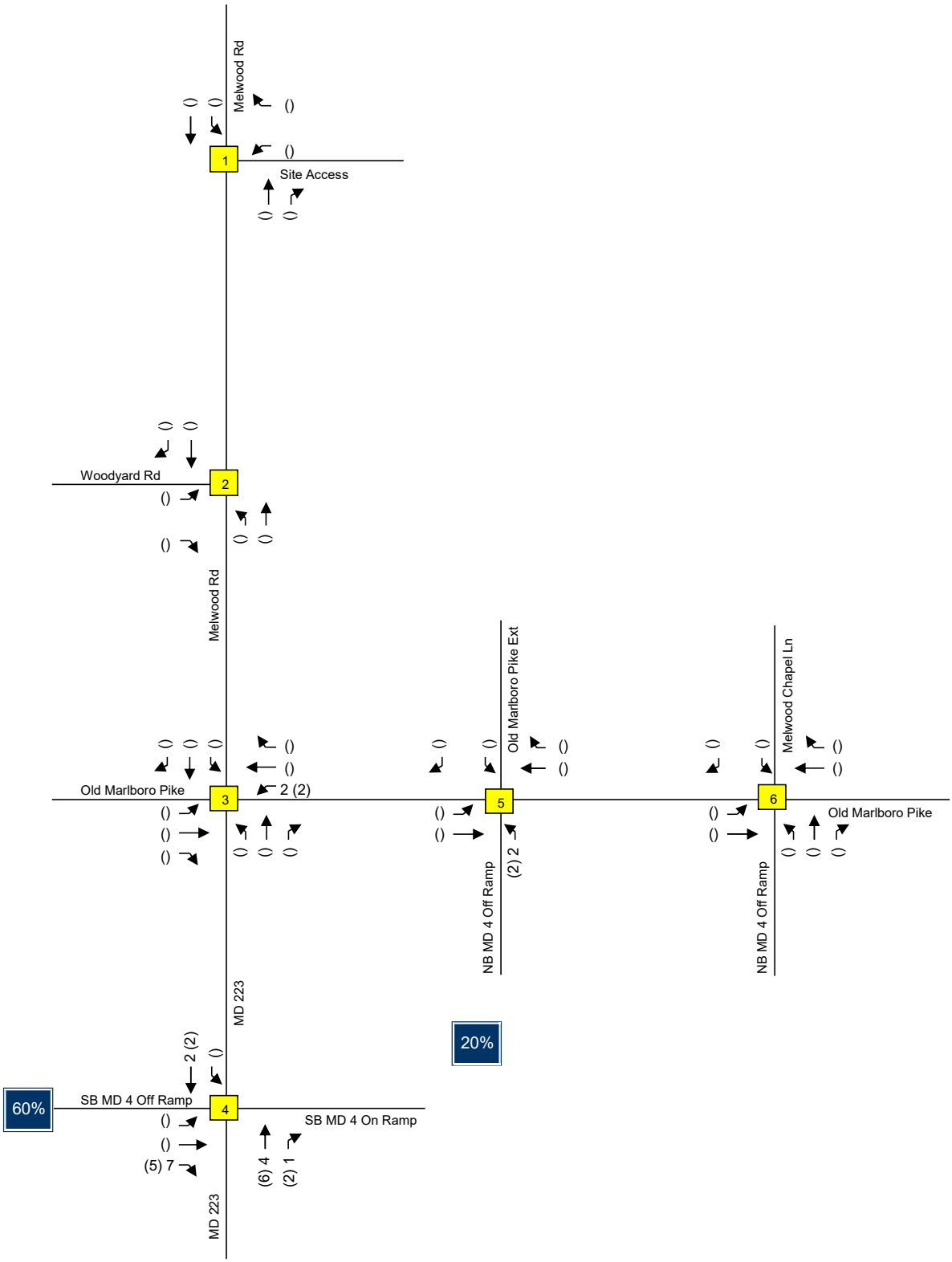
Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Enclave at Westphalia Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-9**



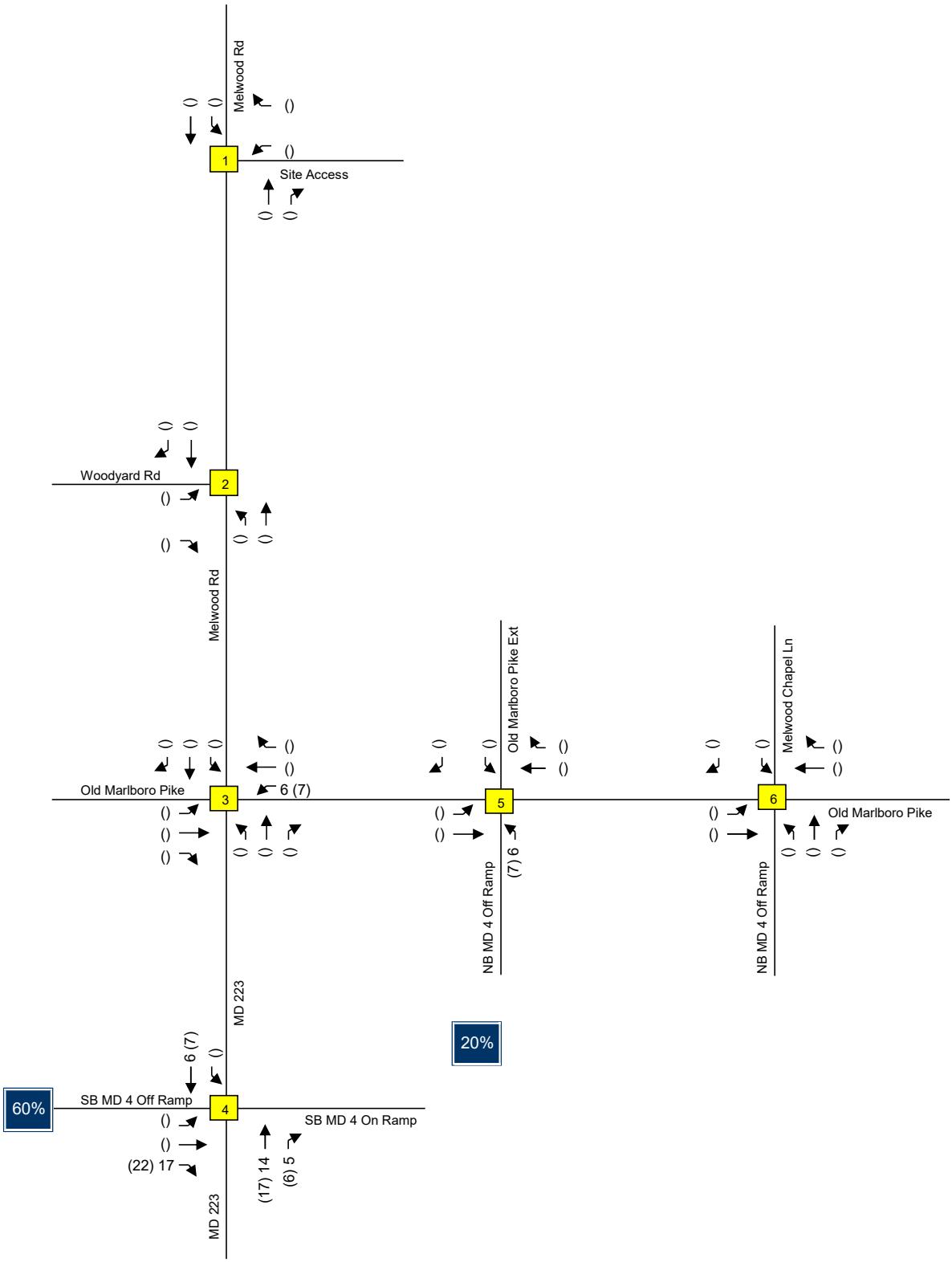
Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Wood Property Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-10**



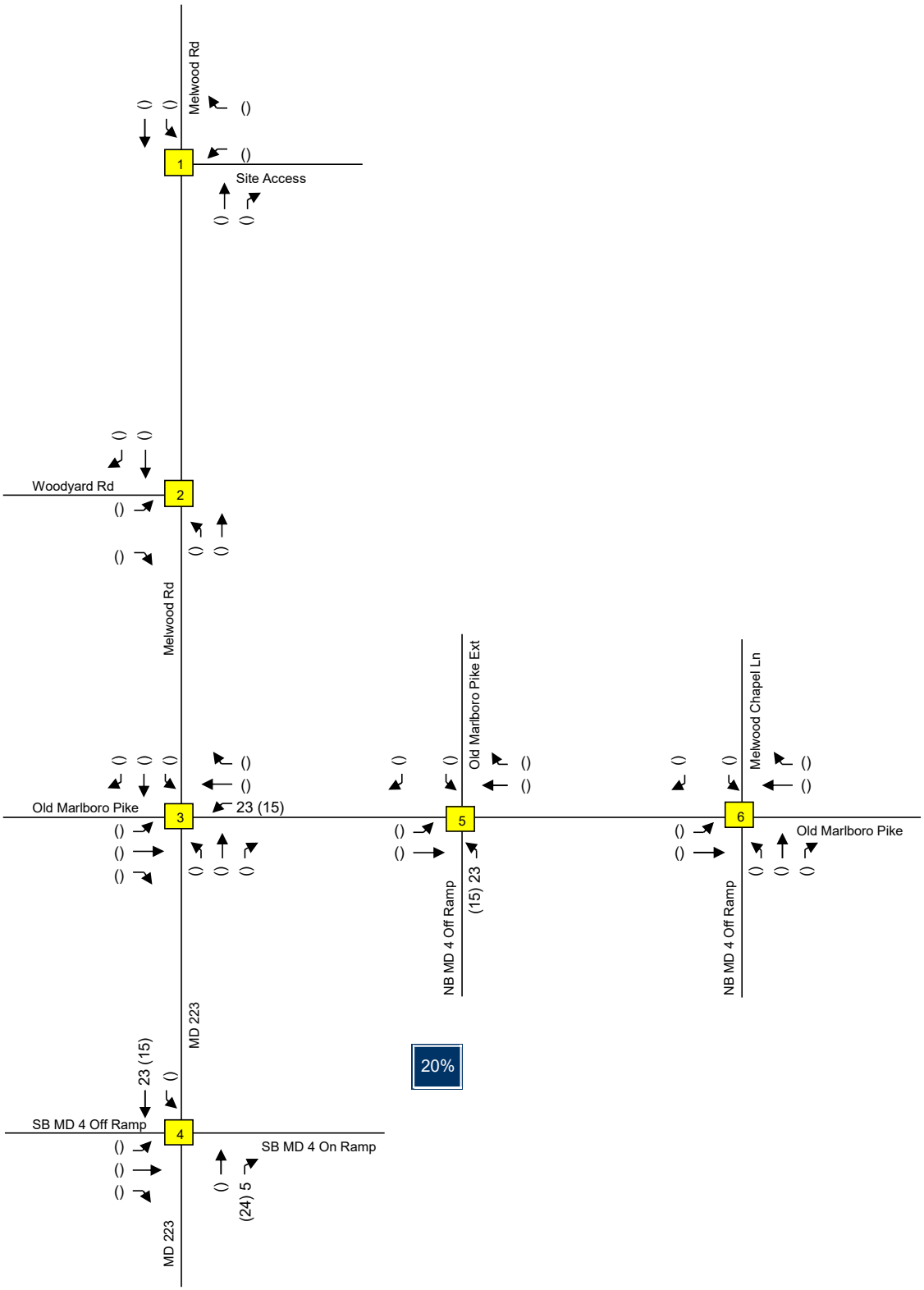
Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Royal Farms Woodyard Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-11**



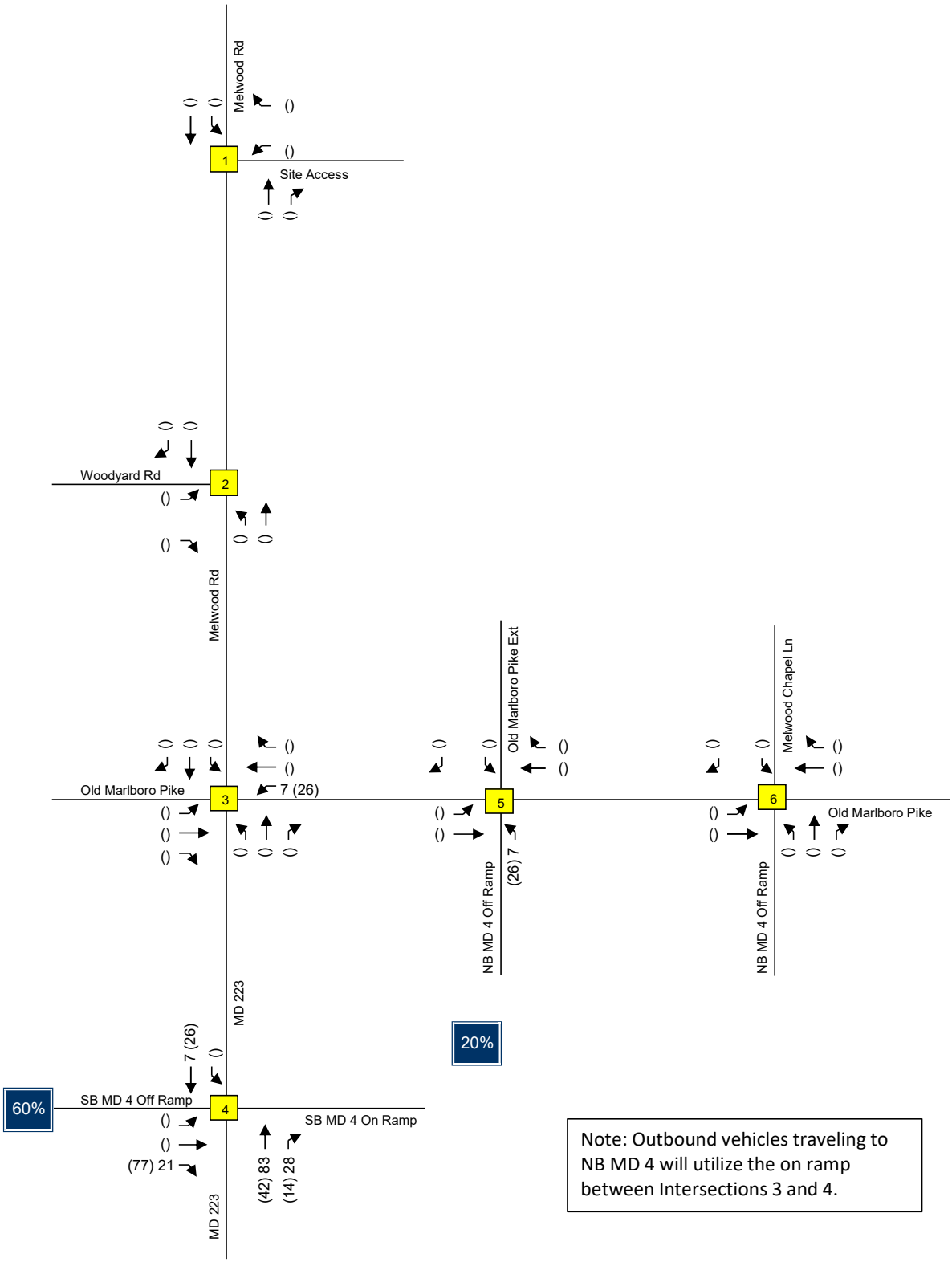
Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Galilee Baptist Church Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-12**



Traffic Impact Analysis	Trip Assignment for Woodmar Corner	**Exhibit C-13**
LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for 6401 Foxley Road Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-14**



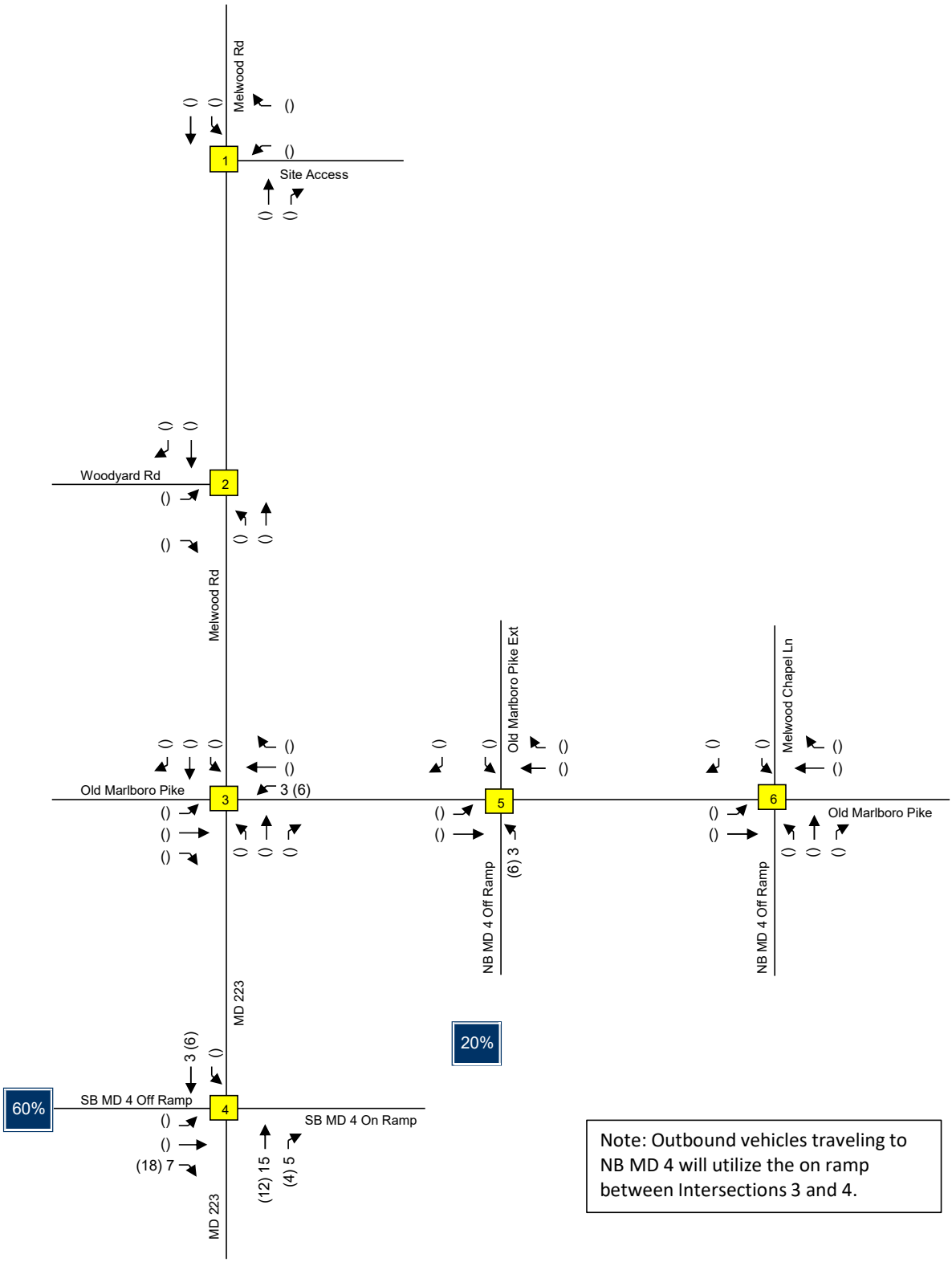
Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
231 NAJOLES ROAD, SUITE 250
MILLERSVILLE, MD 21108
www.lenharttraffic.com

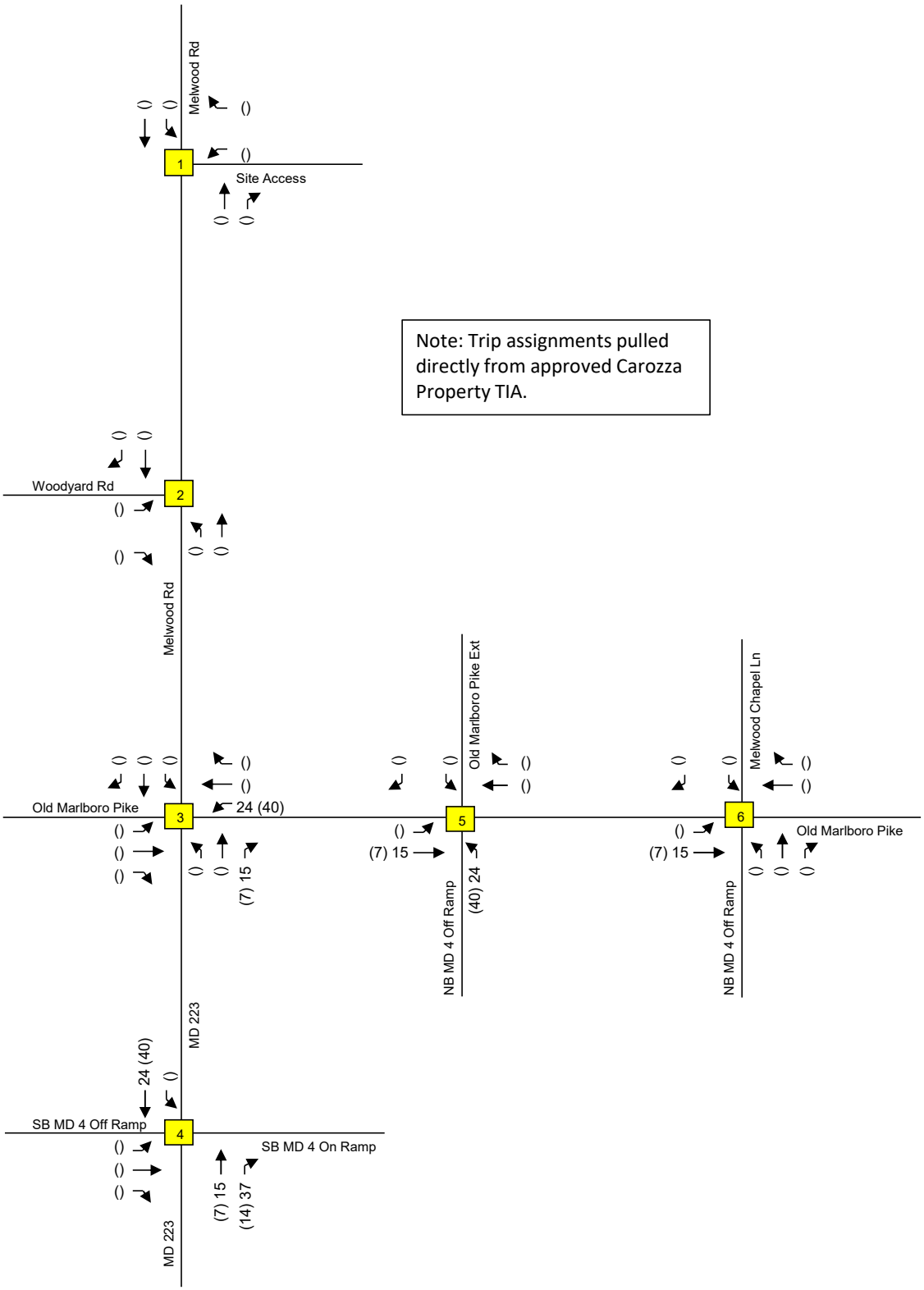
Trip Assignment for Hope Village Phase 2

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

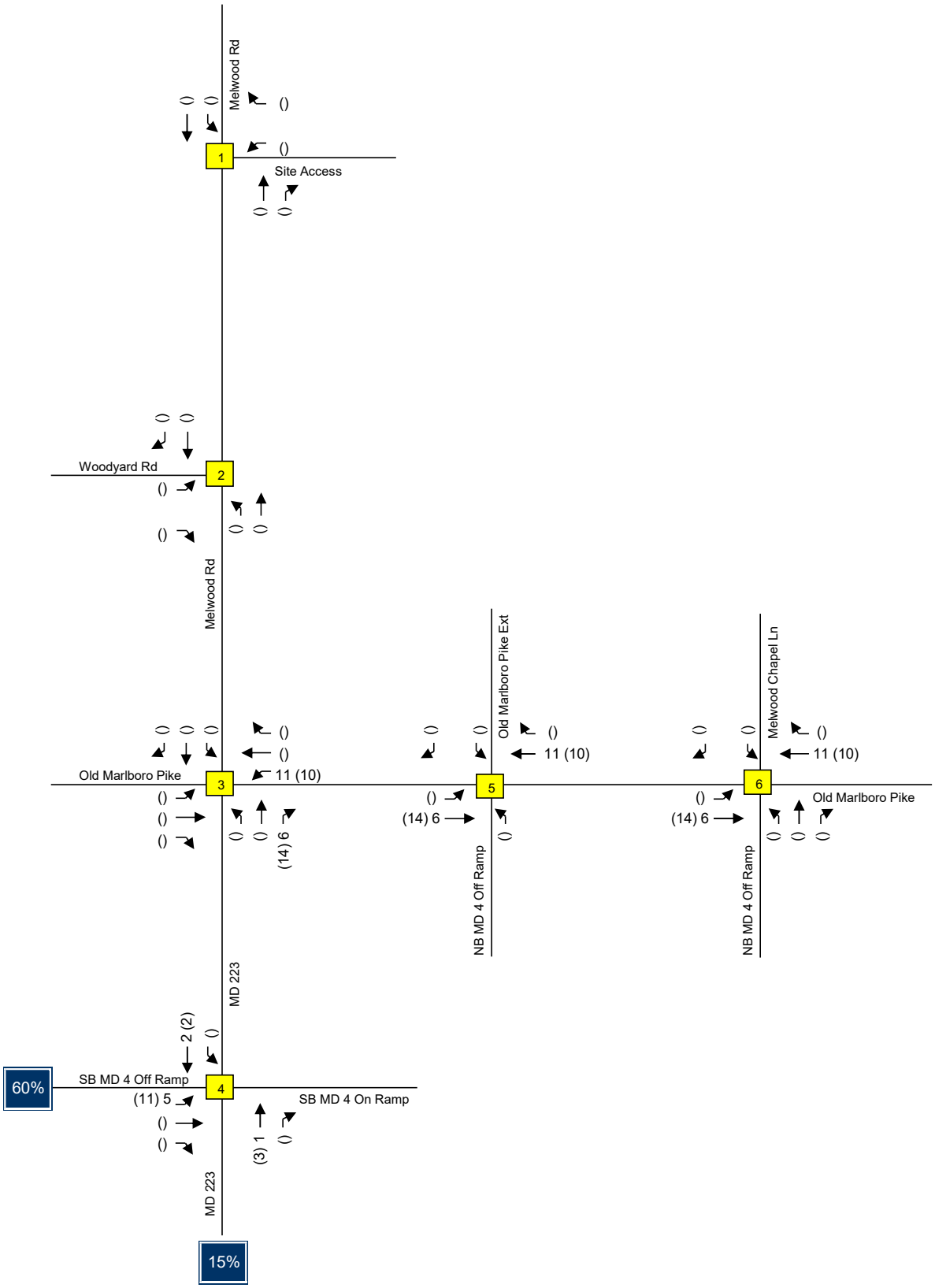
Exhibit C-15



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Meridian Hill Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-16**



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Carozza Property Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-17**



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 231 NAJOLES ROAD, SUITE 250 MILLERSVILLE, MD 21108 www.lenharttraffic.com	Trip Assignment for Prosperity Senior Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit C-18**

September 25, 2025

Chairman Darryl Barnes
Maryland-National Capital Park and Planning Commission
6611 Kenilworth Avenue
Riverdale, Maryland 20737

RE: ZMA-2025-003 Day Property

Dear Chairman Barnes:

My name is Ralph Day, and I have proudly called Prince George's County my home for the past 40 years. As a longtime resident of District 6, a retired officer of the United States Navy, and a defense contractor, I have dedicated my life to public service and to the betterment of my community.

With this letter, I would like to express my strong support for **ZMA-2025-003, the Day Subdivision.**

The development team, led by Mr. Mark Olumuyiwa Sobo, has conducted several meetings with local residents, demonstrating a clear and ongoing commitment to community outreach. In our immediate area, neighbors have been contacted regarding infrastructure improvements—such as access to public water and sewer—and many have responded positively and with gratitude. These conversations have been respectful, inclusive, and productive.

While the final housing count and site plan have not yet been approved, I am encouraged by the proposal for a **single-family home subdivision**. This approach promotes thoughtful, measured growth and will contribute to the long-term stability and vibrancy of our community. Unlike some developments that seek high-density housing in already-congested areas, this proposal is a **balanced and appropriate fit** for our neighborhood.

Mr. Sobo and his team have shown every intention to work in good faith with the **Planning Commission**, the **Maryland-National Capital Park and Planning Commission**, and the **Prince George's County Council**. Their efforts are not about maximizing profit or pushing boundaries—they are about responsible development that respects existing residents and serves the broader needs of District 6.

I fully trust that this subdivision, once realized, will bring immediate and lasting benefit to our community. I therefore respectfully request that the Planning Board approve ZMA-2025-003 for the Preliminary Plan of Subdivision for the Day Subdivision, including any amendments, waivers, or variances necessary to achieve this goal.

Thank you for your time, consideration, and continued service to our county.

Sincerely,

Ralph D. Day
District 6 Resident
Prince George's County, MD

October 3, 2025

Chairman Darryl Barnes
Maryland-National Capital Park and Planning Commission
6611 Kenilworth Avenue
Riverdale, Maryland 20737

RE: ZMA-2025-003 Day Property

Dear Chairman Barnes:

My name is Tiana Woolard. I live in District 6 and am a lifelong resident of Prince George's County. I currently serve as a nurse and schoolteacher within the County and have family with several generations who reside here as well. With this application, I would like to share how I feel the ZMA-2025-003 (Day subdivision) will impact the community in which I live.

Our County landscape is constantly changing, which makes sense as with time, the only constant is change. My residential experience on Melwood Road has had its fair share of change over the past decade. The idea of Westphalia has been offered to us, "Upper Marlboro/Melwood-ians" as a promise of progress with retail, parks, schools, and homes. As more machines break ground, we all are pushed closer and closer together and seem to move further and further from the vestiges of our rural and agricultural roots. I understand that development must keep pace with economic growth or we risk being left behind in a progress rut. As a resident of this County, being left behind is not an option.

Regarding the Day subdivision, the development team has shared their plans on how a single-family subdivision would benefit this community. Through working with and supporting county organizations, I have devoted much of my life so the requirements of the community can be met. I trust that Mr. Mark Olumuyiwa Sobo and his development team have the best intentions for how their vision falls in line with the community's well-being and the revitalization of Westphalia. I whole heartedly agree that another labyrinth of cookie cutter townhomes is not the way to go for this area. I trust that Mr. Sobo, by delivering this single-family subdivision, will bring value and prosperity to the new development and to the County overall.

Thank you for your time and service to our community.

Tiana Woolard

Email: ms.woolard2020@gmail.com
Phone: 240.434.6374

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1
Contact: DRDapplications@ppd.mncppc.org

Sign Posting Affidavit

I, Walt Teacher, hereby certify that the subject property was posted with
(print or type name)

2 sign(s) on 3/17/2025.
(specify number) (date)

I further certify that the signs were inspected on 3-25-25 & reinstalled 4.1.25 (7 to 15 days after site was posted) and were maintained in a reasonable manner.

Signature: Walt Teacher

DO NOT SUBMIT THIS AFFIDAVIT UNTIL THE SITE HAS BEEN INSPECTED

Application Number: ZMA-2025-003 Application Name: Day Property

Contact Person & Telephone: Mercedes Ward, (301) 364-1868

Company Name & Address: Dewberry Engineers, Inc., 4601 Forbes Boulevard, Ste. 300, Lanham, MD 20706

Capacity in which you are acting: Agent
(owner, applicant, agent)

Note: **Attach legible, close-up photograph(s) showing sign(s) in place and at least one additional photograph from a distance sufficient to show physical improvements or natural characteristics to identify the subject property.**

Return this affidavit and photographs saved as one PDF and emailed to PGCReferrals@ppd.mncppc.org Subject: CaseNo-CaseName and "Posting Affidavit" not later than 14 days prior to the Planning Board hearing date.

4920
M-NCPPC
Prince George's County
Planning Department
PRE-APPLICATION NEIGHBORHOOD
MEETING
Zone:
AR
Acres:
27.54
Application No:
ZMA-2025-003
Proposed Development
Property Description:
A Zoning Map Amendment to rezone the property from AR (Agricultural-Residential) Zone to RSF-A (Residential, Single-Family-Attached) Zone to accommodate the future development of single-family detached dwelling units.
Applicant Contact
Name: c/o Matthew C. Tedesco, Esq.
Phone: (301) 441-2420
Email: MTedesco@mhlawyers.com
Neighborhood Meeting Information
4/16/2025 (Date)
6:30 pm (Time)
Marlboro Ridge Clubhouse (Location)
11401 Marlboro Ridge Road
Upper Marlboro, MD
Become a Party of Record
To become a party of record submit your request online at
https://pgplan.org/record or by mail to:
Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Upper Marlboro, MD 20774
The pre-application neighborhood meeting is intended to inform residents of nearby lands about a proposed development application, and to provide the applicant an opportunity to hear comments and concerns about the development proposal in order to resolve conflicts and outstanding issues, where possible.
For more information about this project or to share comments:
240-545-8976
or email Hearing.Request@ppd.mncppc.org
For more information:
Case Information: https://www.mncppcapps.org/planning/darmwebdefault.cfm
Planning Department: www.pgplanning.org
County Council/District Council: www.pgccouncil.us
No government agency has reviewed this application.

4920
MEETING
MEETING

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

November 26, 2025

Maurene Epps-McNeil
Zoning Hearing Examiner
County Administration Building
Upper Marlboro, MD 20772

RE: ZMA-2025-003
Melwood Estates

Dear Ms. Epps-McNeil:

On November 20, 2025, after review of the technical staff report, the Prince George's County Planning Board approved the transmittal of the recommendation. Therefore, the application is hereby transmitted directly to the District Council/Zoning Hearing Examiner.

Very truly yours,

Sherri Conner

Sherri Conner, Chief
Development Review Divison

Enclosure

AGENDA ITEM: 4D
AGENDA DATE: 11/20/2025

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Zoning Map Amendment ZMA-2025-003
Melwood Estates

REQUEST	STAFF RECOMMENDATION
To rezone the property from the Agricultural-Residential (AR) Zone to the Residential, Single-Family-Attached (RSF-A) Zone, for the future development of single-family detached dwelling units.	With the conditions recommended herein: • DISAPPROVAL of Zoning Map Amendment ZMA-2025-003

Location: On the east side of Melwood Road, approximately 1,550 feet north of its intersection with MD 4 (Pennsylvania Avenue)

Gross Acreage:	27.54
Zone:	AR
Planning Area:	78
Council District:	06
Municipality:	N/A

Applicant/Address:
Day Land Investment, LLC
7607 Georgian Drive
Upper Marlboro, MD 20772

Staff Reviewer: Candra Teshome
Phone Number: 301-952-3749
Email: Candra.Teshome@ppd.mncppc.org

Planning Board Date:	11/20/2025
Planning Board Action Limit:	N/A*
Staff Report Date:	11/07/2025
Date Accepted:	08/25/2025
Informational Mailing:	03/14/2025
Acceptance Mailing:	08/04/2025
Sign Posting Deadline:	N/A

*See Page 3 of the technical staff report for Planning Board action, in accordance with Code requirements.

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/.
Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA 3

BACKGROUND 4

1. Location and Site Description 4
2. History 4
3. Neighborhood and Surrounding Uses 4
4. Request 5
5. General and Master Plan Recommendations 5

FINDINGS 6

6. Compliance with Applicable Provisions of the Zoning Ordinance: 6
7. Referral Comments 14
8. Community Feedback 16

RECOMMENDATION 16

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section, Development Review Division
Lakisha Hull, Planning Director

FROM: Candra Teshome, Planner III, Zoning Section
Development Review Division

SUBJECT: Zoning Map Amendment ZMA-2025-003
Melwood Estates

REQUEST: To rezone the property from the Agricultural-Residential (AR) Zone to the Residential, Single-Family-Attached (RSF-A) Zone for the future development of single-family detached dwelling units.

RECOMMENDATION: **DISAPPROVAL**

NOTE:

Per Section 27-3601(c)(1) of the Prince George's County adopted Zoning Ordinance, the Planning Director has received the zoning map amendment application. Per Section 27-3601(d)(5) of the Prince George's County adopted Zoning Ordinance, the Planning Director shall prepare a technical staff report, which shall include a recommendation on the application.

The Prince George's County Planning Board has scheduled this application on the agenda date of November 20, 2025. Per Prince George's County Zoning Ordinance Section 27-3601(d)(7)(A-B), the Planning Board shall decide whether to hold a non-evidentiary hearing on the application within 15 days after receipt of the technical staff report, or at its first meeting after the preparation of the report if no meeting has occurred within the 15 days. If the Planning Board decides not to conduct a hearing, the recommendation in the technical staff report constitutes the Planning Board's recommendation, and the Planning Director shall transmit the technical staff report to the ZHE. If the Planning Board decides to hear the matter, it shall set a hearing date which shall be at least 30 days after its decision to hear the matter.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. Questions about becoming a person of record should be directed to the Zoning Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

EVALUATION CRITERIA

The Zoning Review staff have reviewed the subject application and present the following evaluation and findings leading to a recommendation of DISAPPROVAL, as further described in the Recommendation section of this technical staff report. Section 27-3601(e) of the Prince George's County Zoning Ordinance sets forth the required findings in evaluating this request, as follows:

> **In determining whether to adopt or disapprove a proposed zoning map amendment (ZMA), the District Council may consider many factors. No amendment to the CBCAO Zone shall be granted without the applicant demonstrating conformance with the decision standards in Section 27-3603(d), CBCAO Zoning Map Amendment Decision Standards. No amendment to a Transit-Oriented/Activity Center base zone shall be granted except in accordance with the locational standards of Section 27-4204(b)(2) of this Ordinance. No other zoning map amendment shall be granted without the applicant demonstrating either:**
>
> **(1) There has been a substantial change in the character of the neighborhood; or**
>
> **(2) There was a mistake in the original zone for the land subject to the amendment which has never been the subject of an adopted sectional map amendment; or**
>
> **(3) There was a mistake in the current sectional map amendment.**

BACKGROUND

1. Location and Site Description: The subject property is located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with MD 4 (Pennsylvania Avenue).The subject property totals 27.54 acres and is comprised of Lot 8, recorded in the Prince George's County Land Records in Plat Book NLP 118 page 67, approved on December 1, 1983; and Lot 11, Outlots A and B, recorded in Plat Book NLP 147, page 100, approved on July 13, 1989.

2. History: The following applications were previously approved for the subject property:

Lot 8 is subject to Preliminary Plan of Subdivision (PPS) 4-83005, titled Melwood Estates, which was approved on March 10, 1983 for 10 single-family detached dwelling units (PGCPB Resolution No. 83-29), one of which was for Lot 8. Lot 11, Outlots A and B, are subject to PPS 4-88049, also titled Melwood Estates, which was approved on June 30, 1988, for one single-family detached lot and two outlots to be conveyed to the owner of Lot 8 (PGCPB Resolution No. 88-307). The property is subject to both PPS 4-83005 and PPS 4-88049; however, if the Prince George's County District Council approves this rezoning, a new PPS for the contemplated development would be required. As a result, none of the conditions of approval of the prior PPS are applicable to this ZMA.

3. Neighborhood and Surrounding Uses: The major roadways and features forming the general neighborhood are bounded by Westphalia Road to the north and west, MD 4 to the south, and a Potomac Electric Power Company (PEPCO) right-of-way to the east. The general neighborhood primarily includes residential subdivisions, commercial/retail uses,

and undeveloped land. The immediate properties surrounding the subject property and their current respective zoning designations are as follows:

North— Single-family detached dwelling units in the Agricultural-Residential (AR) Zone, with undeveloped single-family attached lots in the Residential, Multifamily-20 (RMF-20) Zone beyond.

East— PEPCO right-of-way in the AR Zone and residential uses in the Residential, Rural (RR) Zone beyond.

South— Vacant wooded Maryland-National Capital Park and Planning Commission parkland in the Reserved Open Space (ROS) Zone, with single-family attached dwellings in the Legacy Comprehensive Design (LCD) Zone beyond.

West— Single-family detached dwellings in the AR Zone, and Melwood Road, with single-family detached and attached dwellings beyond, in the Town Activity Center-Edge (TAC-E) Zone.

4. Request: This application seeks a zoning map amendment to rezone the subject property from the AR Zone to the Residential, Single-Family-Attached (RSF-A) Zone, pursuant to Section 27-3601 of the Prince George's County Zoning Ordinance.

5. General and Master Plan Recommendations:

General Plan: Per the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), the subject property is located in the Established Communities Growth Policy Area. The vision for Established Communities is that it is most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (page 20).

Master Plan: The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA) recommends Low-Density Residential land use on the subject property. The sector plan is silent on the definition of Low-Density Residential. The intended character for the subject property is shown on Map 4: Land Use (page 19) as Low-Density Residential. Pursuant to the 2007 Westphalia SMA, Map 21: Approved SMA Zoning Pattern (page 84) shows that the subject property was retained in the prior Residential-Agricultural (R-A) Zone, at the time the SMA was adopted.

Other Master/Sector Plans and SMA History

1980 Sectional Map Amendment for Planning Area 77 and 78 Melwood-Westphalia
The 1980 *Melwood-Westphalia Sectional Map Amendment* rezoned a portion of the subject property from the Residential Rural (R-R) Zone to the R-A Zone. The property is described as "woodland; located in the northeast quadrant of the intersection of Old Marlboro Pike and Melwood Road." The property was rezoned because of its location "in Sewer System Area 6 with a small part of Parcel 11 in System Area 4" (page 79). The properties included in this application would have been impacted by a capital project to "extend sewer service from Turkey Branch to the Robershire Subdivision, which fronts on Brown Station Road"

(page 71). However, it is noted that these capital improvements were not completed because "no projects have been proposed to extend the Turkey Branch Line or provide sewer lines in other branches to allow suburban development on the south side of White House Road" (page 71).

1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Area 77 and 78)*
The 1994 Melwood-Westphalia Master Plan and SMA retained the subject property in the R-A Zone. This plan described the property as the "Roblee" area and is shown on Map 7 (page 51). The Roblee area appears to be an equestrian farm or house some other animal activities on the property. The area is surrounded by "nine homes on larger, more rural parcels in the O-S and R-A Zone; stables and horses are as much as part of this neighborhood landscape as are houses and people" (page 52).

FINDINGS

6. Compliance with Applicable Provisions of the Zoning Ordinance: The following analysis is based on the referrals received and the statement of justification (SOJ) submitted by the applicant, to address the required findings for approval. To approve the requested zoning map amendment, Section 27-3601(e) of the Zoning Ordinance states the following:

> **In determining whether to adopt or disapprove a proposed zoning map amendment (ZMA), the District Council may consider many factors. No amendment to the CBCAO Zone shall be granted without the applicant demonstrating conformance with the decision standards in Section 27-3603(d), CBCAO Zoning Map Amendment Decision Standards. No amendment to a Transit-Oriented/Activity Center base zone shall be granted except in accordance with the locational standards of Section 27-4204(b)(2) of this Ordinance. No other zoning map amendment shall be granted without the applicant demonstrating either:**
>
> **(1) There has been a substantial change in the character of the neighborhood; or**
>
> **(2) There was a mistake in the original zone for the land subject to the amendment which has never been the subject of an adopted sectional map amendment; or**
>
> **(3) There was a mistake in the current sectional map amendment.**

Background on the Change/Mistake Rule
The applicant's SOJ contends that the ZMA should be granted, based upon Section 273601(e)(3) of the Zoning Ordinance, because there was a mistake in the current SMA.

a. **Applicant Mistake Analysis**
The applicant contends that retaining the subject property in the R-A Zone (current AR Zone) through the approval of the latest SMA was a mistake. The applicant states that the District Council failed to consider existing facts, including the subject

property's adjacency to the town center edge, to support development of the Westphalia Town Center. In addition, the applicant argues that the AR Zone is inconsistent with the policies outlined in the SMA, that retention in the AR Zone undermines connection and transition to surrounding residential areas, and that purposes of the R-A Zone established in Section 27-426(a) of the prior Zoning Ordinance are the basis for the mistake.

The applicant contends three distinct mistakes, as follows:

Mistake 1 (Applicant's Argument)
The District Council erred because, in approving the 2007 Westphalia SMA, it carried forward a mistake in the 1994 Master Plan and SMA. The 1994 Master Plan and SMA described the property and surrounding area as "nine homes on larger, more rural parcels in the 0-S and R-A zone; stables and horses are as much as part of this neighborhood landscape as are houses and people" (page 52). The applicant's SOJ, submitted August 18, 2025, reads "…given the primary land use of the Subject Property is residential, retaining the subject property as R-A (now AR) was a mistake and inconsistent with the purpose of the zoning designation, inconsistent with the Sector Plan's land use recommendation, and based on an inaccurate factual predicate that there were agricultural uses on the Subject Property" (page 12). In the Subdivision and Development Review Committee (SDRC) comments, Staff requested that the applicant provide information demonstrating that the description of the property and surrounding area in the 1994 Master Plan and SMA was incorrect and that this description was relied upon in retaining the R-A zoning in the 2007 Westphalia SMA. The applicant responded that arguments regarding the 1994 Master Plan and SMA were "moot" because the 2007 Westphalia SMA supersedes the 1994 Master Plan and SMA (see SDRC response letter).

Mistake 2 (Applicant's Argument)
The District Council failed to consider that the AR Zone does not provide an appropriate transition from the Westphalia Town Center, from land to the west in the TAC-E Zone and the residentially zoned land to the east of the subject property. The applicant's SOJ, submitted August 18, 2025, reads "...it was a mistake to fail to consider the Subject Property for rezoning to further support this area and to transition between the town center and the residential densities of the surrounding properties – especially considering the adjacent property to the west beyond Melwood Road was rezoned with the SMA" (page 10). As support, the applicant cites Sector Plan recommendations for: (a) "townhomes and small lot single-family homes" as transitions between "higher density units and lower density single-family neighborhoods"; and (b) for "areas closer to the town center" to be "more compact and outlying areas more rural" (pages 30–31).

Mistake 3 (Applicant's Argument)
The District Council failed to consider the underlying merits of a rezoning request presented by the former property owner. On May 23, 2006, Jenny Day requested that the District Council retain the subject property, or

a portion thereof, in the R-A Zone, on the condition that it be rezoned to a residential multifamily zoning class upon sale or transfer:

> "Another item that's not addressed and this will be my last point, on the SMA, is, could rezoning of our property to residential multifamily be accomplished with the provision that current zoning R-A remain in effect until the sale of the property which would then change with the express desire of the purchaser zoning of the property to residential multifamily. We desire such designation zoning. I want to thank you. Transcript of Proceedings, May 23, 2006 Joint Public Hearing on for the Preliminary Sector Plan and Proposed Sectional Map Amendment for Westphalia" (JPH Transcript, p. 71, ln. 4–10).

The applicant argues that both aspects of the request were deemed impermissible by the District Council—rezoning to a residential multifamily zoning class required a basic plan, and conditional rezonings are not allowed in SMAs. As a result, the District Council either dismissed the requests without evaluating their merits or interpreted the request as a desire to retain the R-A Zone. The applicant claims that, in so doing, the District Council overlooked the option of rezoning the property to a higher-density zone and states that this was a mistake, given nearby properties being rezoned to M-X-T under similar Sector Plan principals for similarly sited land.

b. **Staff Findings**

The following is staff's analysis of the mistakes stated by the applicant:

Mistake (Staff)

As discussed in detail above, the "mistake" prong of the "change/mistake" test requires a showing that the underlying assumptions or premises relied upon by the District Council, during the rezoning, were incorrect. For example, there was some incorrect fact or evidence that the Council relied on when making its decision that resulted in it applying the wrong zoning. It does not, however, refer to a mere mistake in judgment.

Mistake 1: Mistake in the 2007 SMA

The applicant states that the 2007 Westphalia SMA carried forward a mistake in the 1994 Master Plan and SMA. The applicant's revised SOJ, dated August 18, 2025, reads "'Within the 1994 Melwood Westphalia Approved Master Plan and Sectional Map Amendment, the Subject Property was in an area described as "beyond the transmission lines, are nine homes on larger, more rural parcels in the O-S and R-A Zone; stables and horses are as much as part of this neighborhood landscape as are houses and people" (page 52).

The applicant goes on to argue that Section 27-4201(d)(1) of the Zoning Ordinance states that, "the purposes of the Agricultural-Residential (AR) Zone are: (A) To provide for large-lot single-family detached residential subdivisions, while encouraging the retention of agriculture as a primary land use; (B) To encourage the preservation of trees and open spaces; and (C) to prevent soil erosion and stream valley flooding" (page 12). The applicant contends that the subject property is

residential in use and character and that retaining the subject property's R-A zoning, at the time the District Council adopted the 2007 Westphalia SMA, was a mistake of fact and a failure to consider its use, location, and character within the context of the SMA.

As previously noted, in SDRC comments, staff requested that the applicant provide information demonstrating that the description of the property and surrounding area in the 1994 Master Plan and SMA was incorrect and that this description was relied upon in retaining the R-A zoning in the 2007 Westphalia SMA. The applicant responded that the arguments regarding the 1994 Master Plan and SMA were "moot" because the 2007 Westphalia SMA supersedes the 1994 Master Plan and SMA (see SDRC response letter). Given the lack of a link between the 1994 Master Plan and SMA and the 2007 Westphalia SMA, staff concur with the applicant. Arguments regarding the 1994 Master Plan and SMA are moot. Staff, nonetheless, address the substance of the applicant's arguments here for purposes of completeness.

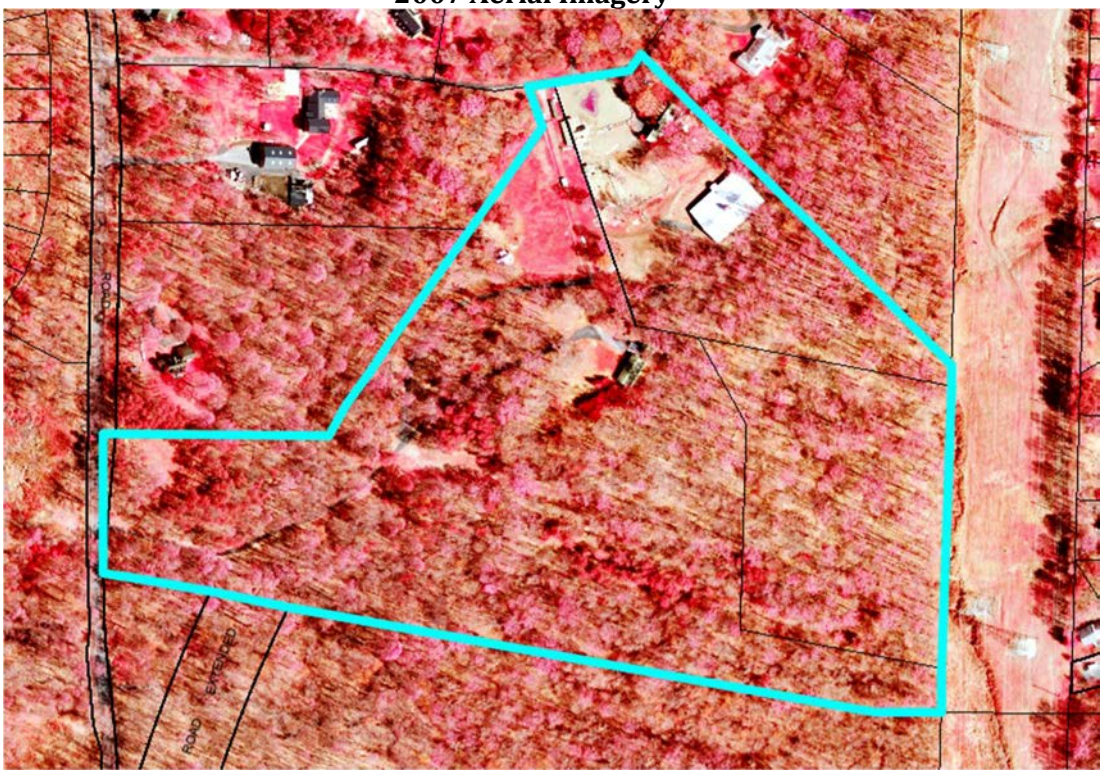
First, regarding the existing use and character of the subject property, staff does not find that the description of the subject property and adjacent parcels in the 1994 Master Plan were inaccurate. There is no evidence that there were not "stables and horses" on the subject property or within the immediate vicinity. In fact, aerial imagery from 1993 reveals what appear to be agricultural structures on the subject property. Therefore, staff find there is no evidence that the District Council's adoption of the 2007 Westphalia SMA carried forward a mistake.

Second, regarding the contention that the subject property is residential in use and character, per Section 27-426(a), the purposes of the R-A Zone are identical to the purposes provided for in the current AR Zone noted above, in Section 27-4201(d)(1). Per Section 27-107.01(a)(9) of the prior Zoning Ordinance, the definition of "Agriculture" reads, in part, "Agriculture includes equine activities and equine facilities. Equine activities include teaching equestrian skills, participating in equestrian events, competitions, exhibitions or other displays of equestrian skills, and caring for, breeding, boarding, dealing, selling, renting, riding or training equines. Equine facilities include barns, stables, rings, paddocks or accessory buildings or structures used for equine activities." In addition, the principal use classification dwelling, one-family detached (in general) is permitted by right in the R-A Zone and as part of a property assembly with an equestrian recreational facility. Aerial imagery obtained by staff, via PGAtlas, demonstrate that the subject property contains residential and agriculture uses including horses, barn, paddock, stable and other agricultural equipment dating back to at least 1993. The property can simultaneously contain a residence and structures, activities, animals and equipment associated with agriculture.

2025 Bird's Eye View

2024 Aerial Imagery

2007 Aerial Imagery



1993 Aerial Imagery

In addition, the previous owner of the subject property or a portion thereof, Jenny Day, testified to the District Council on May 23, 2006, that "We have a 25-acre horse farm with an arena and two other families living in Melwood Estates have horses, as well. This area was an established Marlboro Hunt fixture and horses have been a time-honored tradition in this area. The horse community is accustomed to transversing neighboring fields, riding along pastures and trails and the PEPCO right-of-way. With inevitable and dramatic changes that will be occurring with development, it's important that trails be established and linked throughout the rezoned area for equestrian activities" (JPH Transcript, p. 70, ln. 12–14).

Staff find that the applicant has not demonstrated that the District Council made a mistake of fact when it adopted the 2007 Westphalia SMA. The District Council had at its disposal the necessary planning tools, studies, public input and data, which provided a comprehensive analysis of the planning area. This enabled it to make a deliberate legislative decision to retain the subject property's R-A zoning designation.

Mistake 2: Factual Inconsistency with Zoning Purpose
The applicant states that the District Council erred when it failed to consider the subject property for rezoning to support the development of the Westphalia Town Center and to provide a transition between residential densities in the surrounding area. Specifically, the applicant argues that the District Council erred by failing to rezone the subject property to a higher density due to its adjacency to the TAC-E Zone stating "…that the requested RSF-A Zone provides the best comparable zone for development of single-family detached homes that will complement and be consistent with the surrounding Westphalia area" (page 3).

Staff find that this argument does not support a finding that the District Council made a mistake of fact when it retained the subject property in the R-A Zone. An argument for mistake that relies on the surrounding zoning should include proof that the District Council was unaware of or mistaken about the property's location, with respect to the surrounding zoning (s*ee Beachwood I Limited Partnership*, 107 Md. App. at 654–56; *Howard County v. Doresy*, 292 Md. 351, 364–65 (1982)). The applicant has provided no such evidence. Under these circumstances, questioning whether AR (prior R-A) is an appropriate transition between TAC-E (prior M-X-T) and RR (prior R-R), considering the Sector Plan recommendations, would be questioning the Council's judgement, rather than identifying an error in its assumptions. As mentioned above, the District Council had at its disposal the information necessary to make an informed, deliberative legislative decision. The District Council is within its right to choose the most restrictive zoning designation to transition from an urban edge. The applicant is essentially arguing that the District Council made a poor planning choice—and error in judgement—but provides no evidence that it relied on an incorrect or missing fact in its decision making. As noted above, even "a case of bad judgment [. . .] is immunized from second-guessing" *Id.* at 645.

Mistake 3: Failure to Fully Consider Property Owner Testimony
In the revised SOJ, the applicant contends that the previous owner's (Jenny Day) May 23, 2006, request to rezone the subject property from the R-A Zone to a residential multifamily zoning class zone—while stipulating that the R-A Zone

remain in effect until the property was sold—demonstrates that the Council overlooked existing facts that supported higher residential density for the site.

The transcript analysis of the May 23, 2006 Joint Public Hearing (JPH Transcript), which was provided to the District Council for its July 11, 2006 Worksession, contains responses to Ms. Day's testimony. With respect to Ms. Day's request for residential multifamily zoning upon sale of the property, the Transcript Analysis provided an explanation of the proper means of securing residential multifamily zoning:

> "There are established procedures in the Zoning Ordinance that allow an applicant to request a rezoning through a zoning map amendment process, whenever the applicant is ready to do so. Alternatively, rezoning may occur in an SMA, but under either process rezoning becomes effective upon approval. There are no procedures in the zoning ordinance that allow approval of any rezoning that becomes effective upon sale of the property" (page 63).

This is an accurate statement of how the requested residential multifamily zone may be approved. Specifically, the residential multifamily zone is a Comprehensive Design Zone (CDZ). Accordingly, under the prior Zoning Ordinance, a property owner could apply for the residential multifamily zone via ZMA, accompanied by a basic plan (prior Zoning Ordinance § 27-179). Notably, because the residential multifamily zone was a CDZ, no finding of mistake would have been required. The residential multifamily zone could also have been imposed via an SMA, if a ZMA application, including a basic plan, was provided (prior Zoning Ordinance §§ 27-223(b)(1); 27-179(c)(1)(D)). However, as noted in the applicant's SOJ, the 2007 Westphalia SMA did not include a basic plan for the subject property. Based on the foregoing, the subject property was retained in the R-A Zone. Accordingly, rather than demonstrating evidence of a mistake, the record demonstrates that the District Council granted the permissible part of Ms. Day's request – retaining the subject property in the R-A Zone. It also declined the improper portion of Ms. Day's request – rezoning to residential multifamily upon sale of the property – based on the accurate information that the residential multifamily zone could subsequently be requested through the ZMA process, under the prior Zoning Ordinance.

The applicant bolsters its argument that Ms. Day's testimony should have been treated only as a request for up-zoning by noting that "adjacent and nearby properties were rezoned to the M-X-T zone pursuant to the principals laid out in the Sector Plan for similarly situated land" and that "the District Council did not account for the Property's existing use, location and character." This appears to be a call back to "Mistake 1" and "Mistake 2" above. As detailed above, staff does not find either "Mistake 1" or "Mistake 2" meet the standard for a finding of mistake.

Therefore, the applicant has not demonstrated that the District Council made a mistake of fact by granting the legally permissible portion of the prior owner's request.

Staff find that the applicant has failed to demonstrate that the District Council made a mistake of fact regarding the prior owner's testimony.

Conclusion
For a mistake to be a legally justifiable basis for rezoning, there must have been a basic and actual mistake by the legislative body, in this case the District Council.

Staff find that the applicant has not demonstrated that a mistake of fact occurred when the District Council adopted the 2007 Westphalia SMA. Staff confirmed that the prior R-A (current AR) zoning designation is consistent with the use, location, and character of the subject property and the abutting and adjacent properties in the AR Zone. Per Section 27-441 of the prior Zoning Ordinance, the R-A Zone permits, by right, one-family detached dwellings, in addition to dwellings associated with equestrian recreational facilities, horses, and other agricultural activities. Recent aerial imagery shows an equine/agricultural use on a portion of the subject property and testimony from the previous owner confirms these uses and demonstrates the importance of equine culture in this community—as noted in the 1994 SMA.

Staff find that the applicant has not demonstrated a mistake of fact regarding the assertion that the District Council erred when it retained the property in the R-A Zone for the subject property (and surrounding area), which is located between land in the TAC-E (prior M-X-T) and RR (prior R-R) Zones. The Council had all necessary planning tools and data at its disposal to make a deliberate and informed legislative decision regarding the subject property's role as a transition area. The choice of the most restrictive zoning to buffer the TAC-E (prior M-X-T) Zone is a policy judgment, which cannot be second guessed at this juncture. The applicant's argument is legally insufficient to prove a "mistake of fact."

Staff find that the applicant has not demonstrated a mistake of fact regarding the previous property owner's testimony on May 23, 2006. The Council retained the R-A zoning, which was the only legally permissible portion of the owner's request. Rejecting the request for conditional residential multifamily zoning was a correct application of the law, not a factual oversight. The Council acted lawfully and consistently with the portion of the request that was viable.

7. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findings are summarized as follows:

a. **Historic Preservation**—In a memorandum dated October 17, 2025 (Smith to Teshome), the Historic Preservation Section noted that the sector plan includes goals and policies related to historic preservation (pages 66–68). However, these are not specific to the subject site, or applicable to the proposed development. 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 designated Prince George's County historic sites or resources.

b. **Community Planning**—In a memorandum dated October 17, 2025 (Calomese to Teshome), the Community Planning Division noted that, pursuant to

Section 27-3601(e)(3), there was not a mistake made in the 2007 Westphalia SMA. The current zone classification of the subject property has been retained because it is consistent with the abutting properties, who at the time of the SMA, requested to retain the R-A Zone. The current zone maintains the integrity of the community and is appropriate because there is a history of the subject property being retained for residential, agricultural, and equestrian uses.

c. **Environmental Planning**—In a memorandum dated October 17, 2025 (Kirchhof to Teshome), the Environmental Planning Section noted that the requested rezoning would decrease the woodland conservation threshold from 50 percent to 20 percent. The Environmental Planning Section recommends that, should this rezoning be approved, the 20 percent woodland conservation threshold be met on-site, in accordance with Section 25-121(c)(3) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO). Staff also recommend that any unforested riparian buffers on-site shall be afforested, in accordance with Section 25-121(c)(1)(c) of the WCO. Per the applicable master plans and the environmental requirements in Section 24-4300 of the Prince George's County Subdivision Regulations, Section 27-6800 of the Zoning Ordinance, and Subtitle 25, Division 2, of the Prince George's County Code, woodland conservation requirements will be evaluated through the review of tree conservation plans associated with future development applications.

d. **Transportation Planning**—In a memorandum dated October 17, 2025 (Smith to Teshome), the Transportation Planning Section noted that implementation of the master-planned bicycle and pedestrian facilities will be evaluated with subsequent applications. Both the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2007 Westphalia Sector Plan and SMA recommend a designated shared-use bikeway along Melwood Road, and to preserve segments of the road with a green buffer as part of the community's trail and greenway network. In addition, if rezoned, staff would recommend extensive and comprehensive connections, facilities, and amenities throughout the site, to meet the intent of both the MPOT and sector plan. Amenities, such as long- and short-term bicycle parking, crosswalks, convenient pathways, wayfinding signage to the nearby transit stops, etc., would be evaluated with the development. Transportation Planning staff require the submission of a traffic impact study, should the request for rezoning be approved.

e. **Subdivision**—In a memorandum dated October 21, 2025 (Bartlett to Teshome), the Subdivision Section noted that this property is subject to PPS 4-83005 and PPS 4-88049. However, if the rezoning is approved, the proposed development will require the filing of a new PPS, which will supersede the existing approvals. As such, none of the conditions of approval for the prior approved preliminary plans would be applicable. Instead, a new PPS and certificate of adequacy (in conformance with Section 24-4503(a)(2) of the Subdivision Regulations) will be required for the proposed development and division of land following approval of this application, per Section 24-3402(b)(3) of the Subdivision Regulations. The proposed site layout and lotting pattern will be further evaluated with a PPS and must comply with all design standards contained in the Subdivision Regulations. A final plat of subdivision is required subsequent to a PPS, before any permits may be approved for development of this site.

f. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.

g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 27, 2025 (Guzman to Teshome), DPIE provided an analysis of site design and required approvals related to roadway frontage improvements, stormdrain, stormwater management, and floodplain. These items will be considered with any future development applications for the site.

h. **Prince George's County Department of Public Works and Transportation (DPW&T)**—At the time of the writing of this technical staff report, DPW&T did not offer comments on the subject application.

8. **Community Feedback:** At the time of the writing of this technical staff report, the Prince George's County Planning Department received four written correspondences from the community, expressing support regarding the zoning map amendment proposed with this application. One letter dated September 22, 2025, from Robert Clagett, expresses strong support for the project and states that the development team have engaged the community on multiple occasions. Robert Clagett further states that he supports the construction of single-family dwelling units considering an influx of townhomes in the area.

In a letter dated September 25, 2025, Ralph Day also expresses strong support for the proposed rezoning. Ralph Day states the development team has been respectful, inclusive, and productive with outreach to the community and that single-family dwelling units are a balanced and appropriate fit for their community.

In a letter dated October 1, 2025, LaShauna Tillmon expresses full support for the proposed zoning map amendment and feels that Westphalia would benefit from the creation of a cohesive, well-managed community that enhances quality of life. LaShauna Tillmon states that beyond the provision of new single-family dwelling units, the development proposal offers investment in infrastructure, connectivity, and the long-term resilience of the community.

In a letter dated October 3, 2025, Tiana Wollard expresses trust in the development team to bring value and prosperity to the new development and the County, in general.

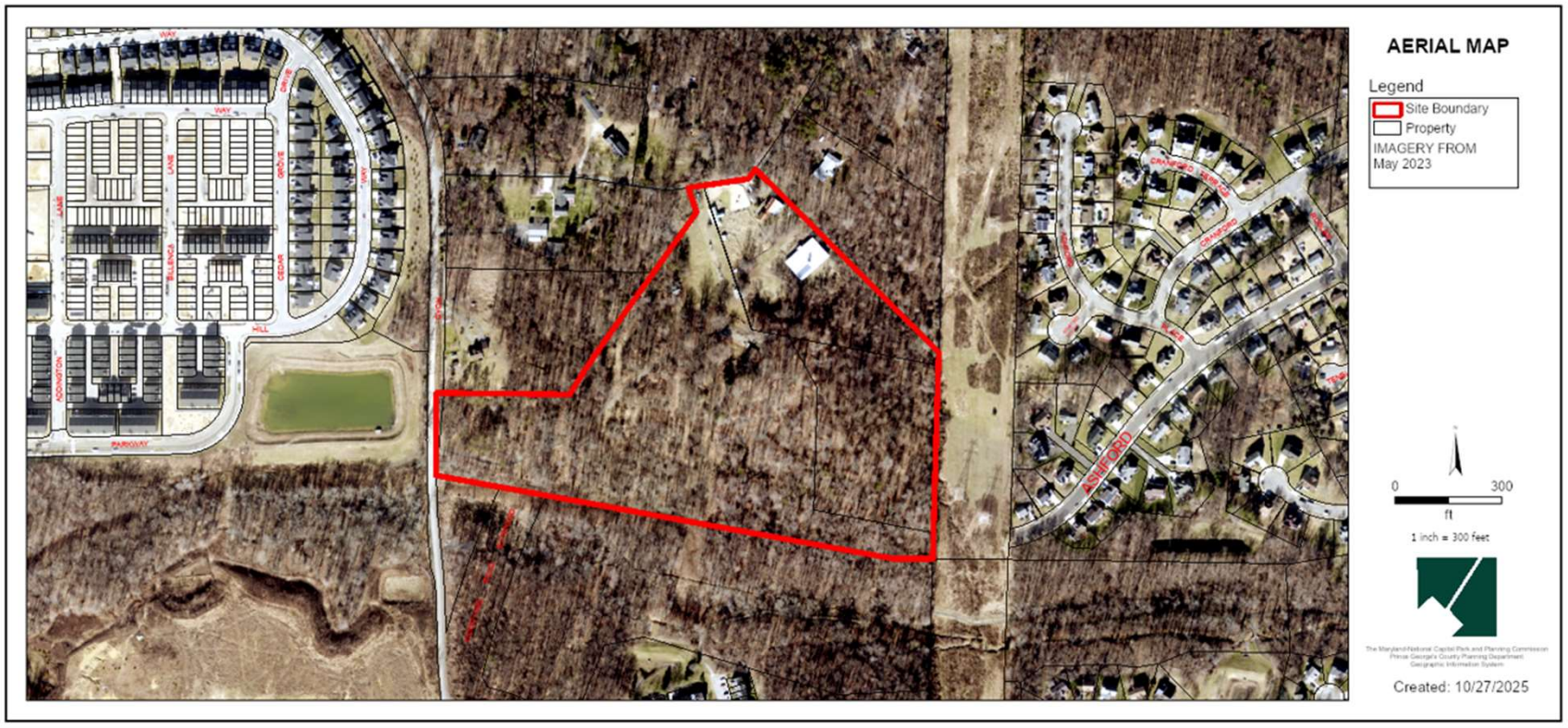
RECOMMENDATION

Based upon the foregoing evaluation and analysis, as related to the applicant's contention that a "mistake of fact" occurred when the Prince George's County District Council adopted the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*, staff recommend DISPPROVAL of Zoning Map Amendment ZMA-2025-003, for Melwood Estates.

MELWOOD ESTATES

Zoning Map Amendment

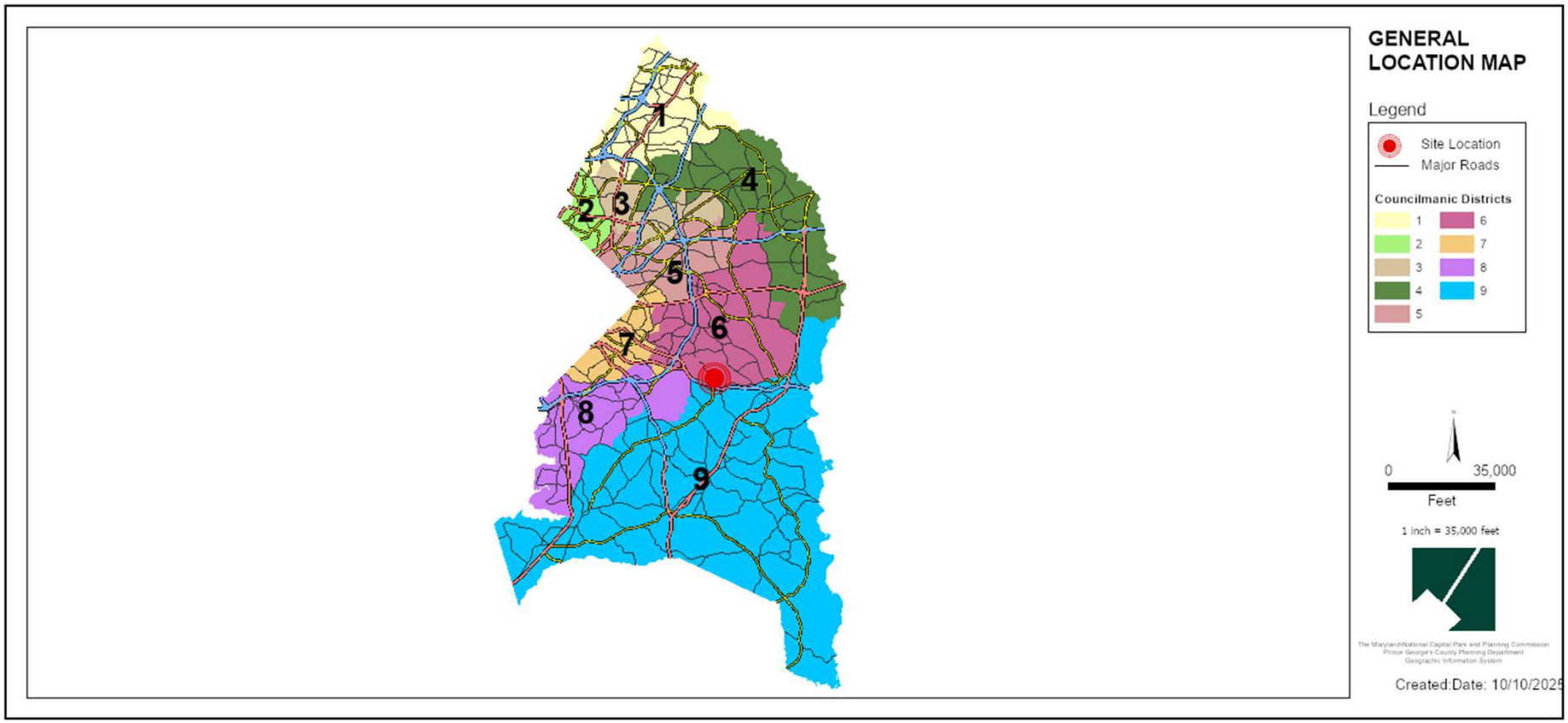
Staff Recommendation: DISAPPROVAL



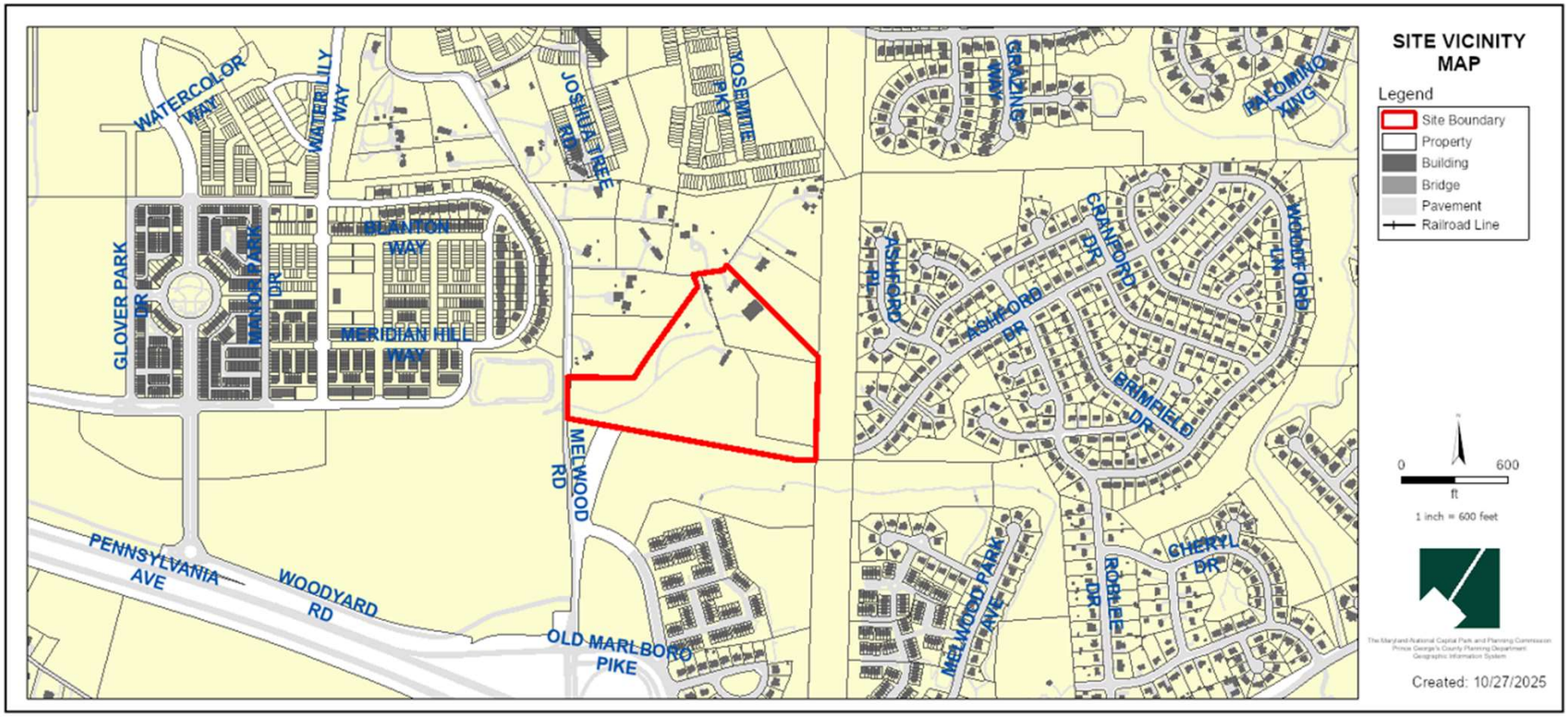
GENERAL LOCATION MAP

Council District: 06

Planning Area: 078

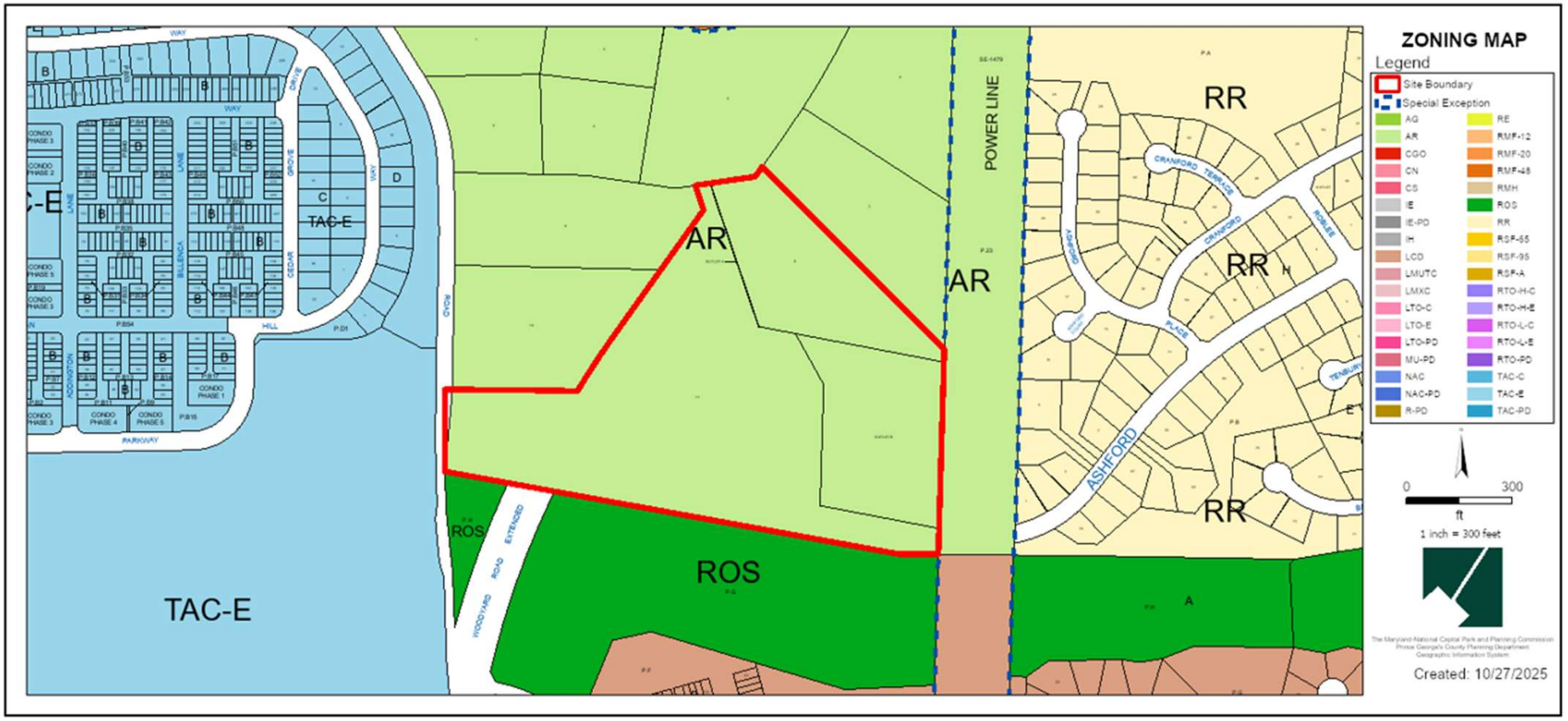


SITE VICINITY MAP

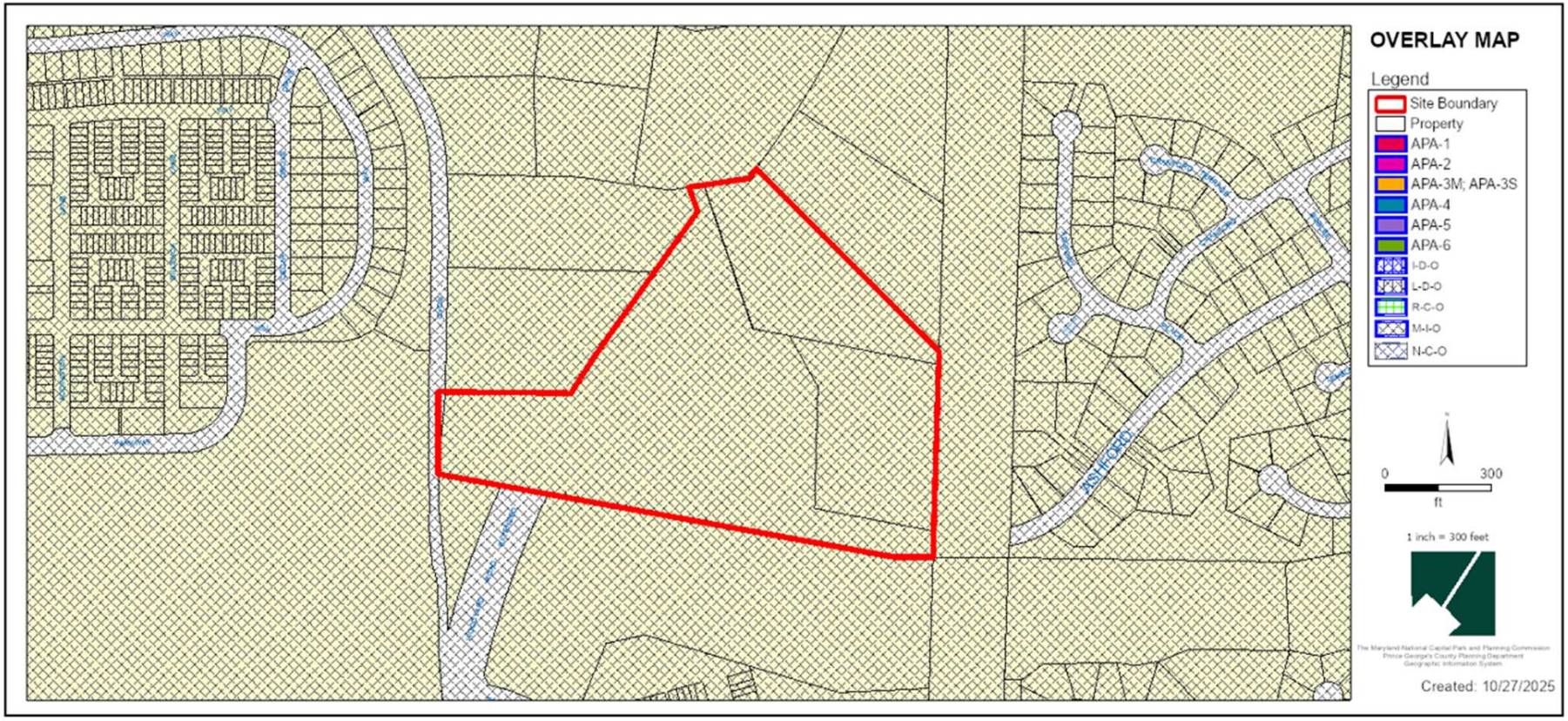


ZONING MAP

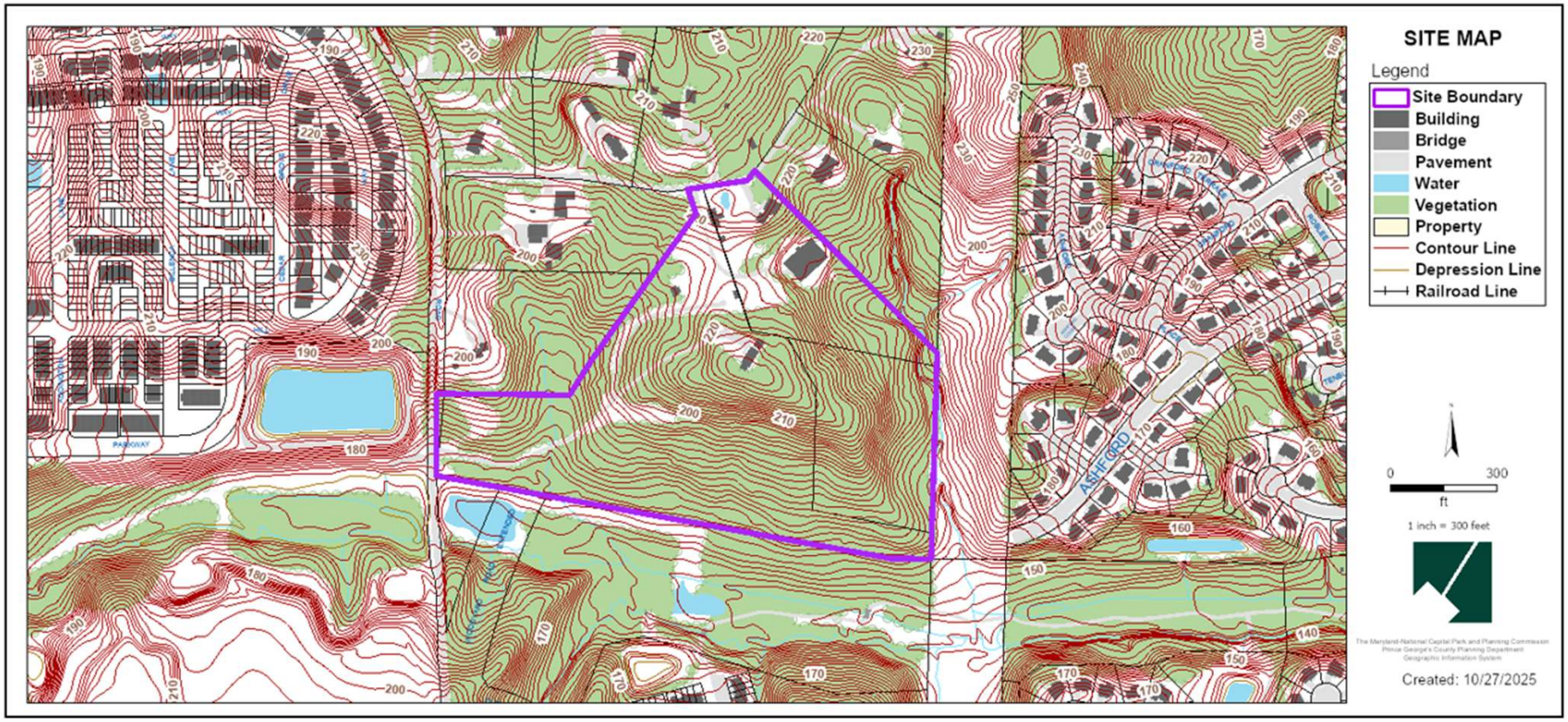
Current Zoning Map: AR



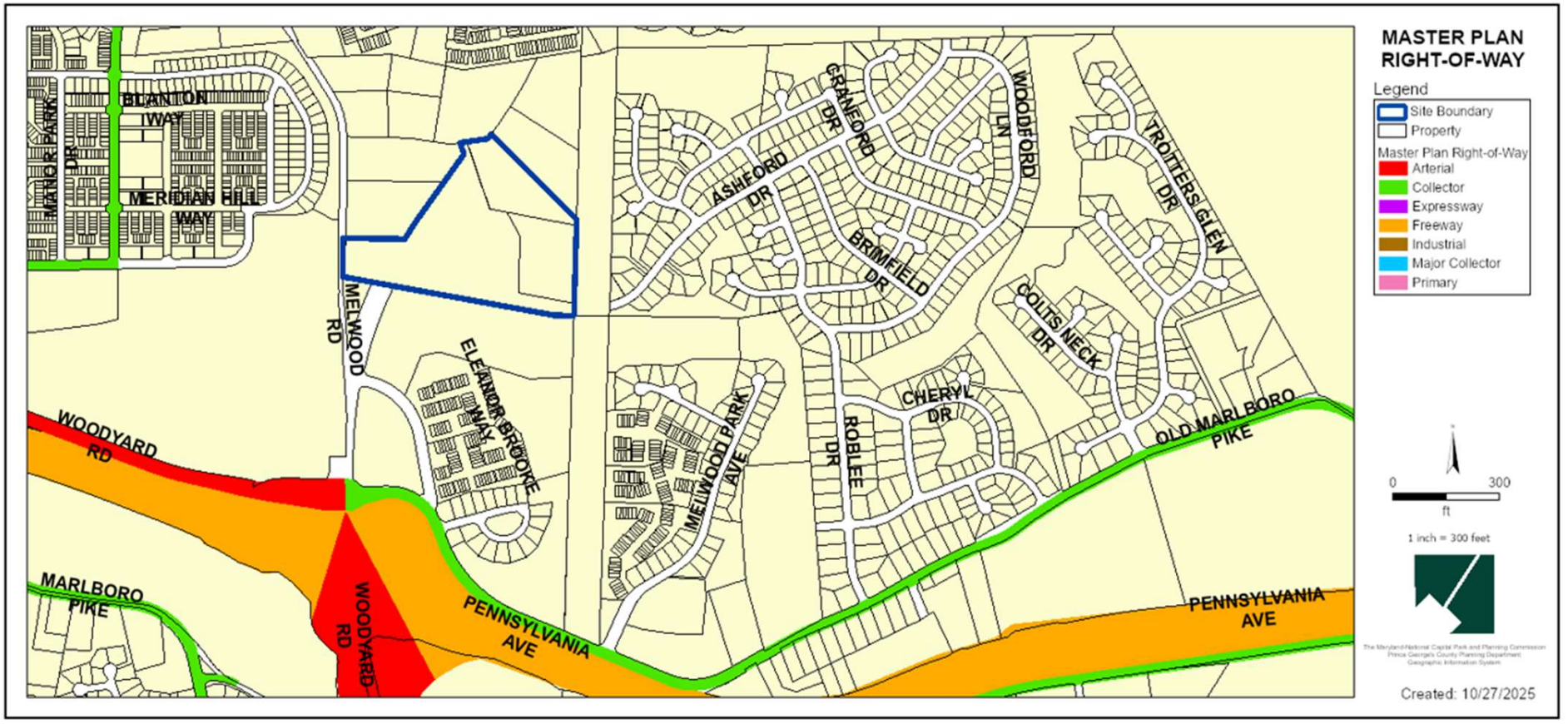
OVERLAY MAP


OVERLAY MAP
Legend
Site Boundary
Property
APA-1
APA-2
APA-3M; APA-3S
APA-4
APA-5
APA-6
I-D-O
L-D-O
R-C-O
M-I-O
N-C-O
ASHFORD
0
300
ft
1 inch = 300 feet
Created: 10/27/2025

SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
300
ft
1 inch = 300 feet
Created: 10/27/2025

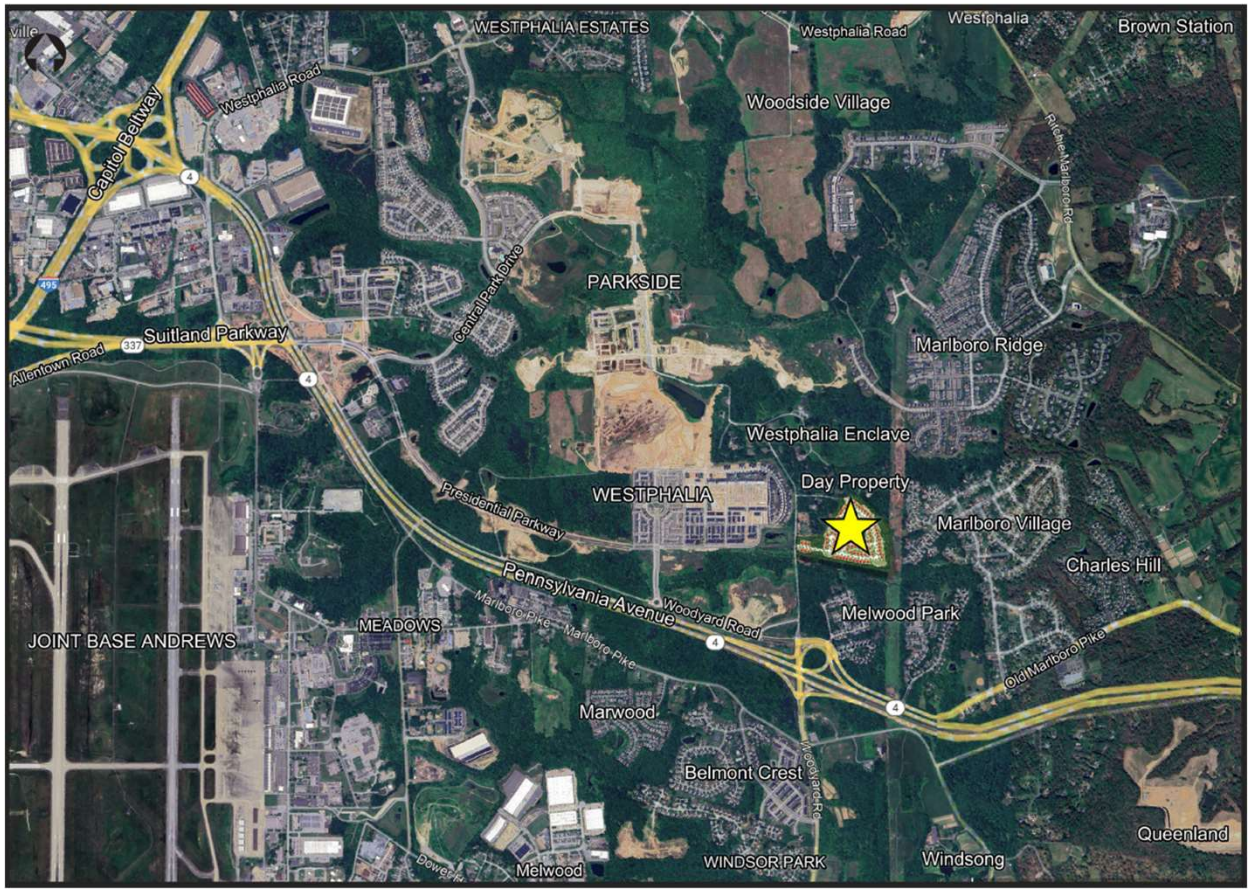
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

CONCEPTUAL LAYOUT

CONTEXT MAP EXHIBIT



STAFF RECOMMENDATION

DISAPPROVAL

- ZMA-2025-003

Issues:

- The application fails to establish evidence that District Council erred when it retained the property in the R-A Zone upon adoption of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*

Applicant Required Mailings:

- Informational Mailing: 03/14/2025
- Acceptance Mailing: 08/04/2025

STATEMENT OF JUSTIFICATION

MELWOOD ESTATES
ZMA-2025-003

OWNERS:

Day Family Trust
4816 Melwood Road
Upper Marlboro, Maryland 20772

Dempsey Tiana
4920 Melwood Road
Upper Marlboro, Maryland 20772

APPLICANT:

Day Land Investment, LLC
c/o Olumuyiwa Sobo
7607 Georgian Drive
Upper Marlboro, Maryland 20772

ATTORNEY/
CORRESPONDENT:

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LAND PLANNING

Mark G. L. Ferguson, R.A.
Site Design, Inc.
5407 Water Street, Suite 206
Upper Marlboro, Maryland 20772
mglferguson@engsite.tech

CIVIL ENGINEER

Dewberry
Daniel Schlegel
Mercedes Ward, RLA
4601 Forbes Boulevard
Suite 300
Lanham, MD 20706-4825
dschlegel@Dewberry.com
mward@Dewberry.com

TRAFFIC ENGINEER	Lenhart Traffic Consulting, Inc. Mike Lenhart, P.E., PTOE 231 Najoles Road, Suite 250 Millersville, MD 21108 mlenhart@LENHARTTRAFFIC.COM
REQUEST:	Zoning Map Amendment (ZMA) to rezone the property from the AR (Agricultural-Residential) Zone to the RSF-A (Residential, Single-Family Attached) Zone, to accommodate the future development of single-family detached dwelling units.

I. DESCRIPTION OF PROPERTY

1. Address – 4816 Melwood Road, Upper Marlboro, Maryland 20772; and Part of Lot 11 and Outlot B, Tax Map 100, Grid B1.

2. Location – East side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4).

3. Tax Account – 1776780, 1718741, 1718758, 3445335, 3445285, 3394517, 3445343 and 1718733.

4. Proposed Use –A Zoning Map Amendment to rezone the property from AR (Agricultural-Residential) Zone to the RSF-A (Residential, Single-Family-Attached) Zone to accommodate single-family detached dwelling units.

5. Election District – 15.

6. Councilmanic District – 6.

7. Record Plat – Plat Book NLP 147, at Plat 100 (5-89212); and Plat Book NLP 118, at Plat 67 (5-83219).

8. Total Gross Acreage – 27.54 Acres.

9. Water/Sewer Category – W4/S4.

10. Tax Map & Grid – 100-B1.

11. Zoning Map – 207SE09.

12. General Plan Growth Policy – Established Communities.

II. NATURE OF REQUEST

Day Land Investment, LLC (hereinafter the "Applicant") is requesting the approval of a Zoning Map Amendment (ZMA) to rezone the property from the AR (Agricultural-Residential) Zone to the RSF-A (Residential, Single-Family-Attached) Zone on the basis of mistake, to accommodate the future development of approximately 96 single-family detached dwelling units, which would equate to 3.5 dwelling units per net lot acre. Single-family detached dwellings are permitted by right in both the existing and requested zoning designations.

On April 1, 2022, the new Countywide Zoning Map became effective, along with the new Zoning Ordinance. Prior to the effectuation of the same, the Subject Property was in the R-A (Residential - Agricultural) Zone of the prior Zoning Ordinance; subsequently, and pursuant to the Countywide Map Amendment (CMA), the property was rezoned to the AR (Agricultural-Residential) Zone. Given the development and zoning of the properties in the immediate area, which consists of higher density single-family attached and detached dwelling units in the TAC-E and RMF-20 Zones (formerly the M-X-T Zone) and the LCD Zone (formerly the R-S Zone), the Applicant contends that the requested RSF-A Zone provides the best comparable zone for development of single-family detached homes that will complement and be consistent with the surrounding Westphalia area. A conceptual plan is included with this submittal, which illustrates the site layout for the proposed residential development. This conceptual layout illustrates approximately 96 single-family detached residential units, within a unified development concept. Access will be via Melwood Road, which is classified as a local roadway. The conceptual layout also includes a significant amount of on-site conservation to preserve any environmental features and provide a natural buffer from surrounding developments.

The requested ZMA will also further the Sector Plan's recommendations for the Subject Property and surrounding area, which serves as a transition between the higher density single-family attached dwellings to the north and south with the single family detached dwellings to the east (beyond the PEPCO transmission lines). As explained in greater detail herein, notwithstanding the requested RSF-A Zone, the applicant will not ultimately propose single-family attached units on the property and proffers a condition to the ZMA that would restrict future development to single-family detached units only.

IV. COMMUNITY

The subject property is in Planning Area 78, and Councilmanic District 6. More specifically, the site is located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4). The Subject Property is comprised of Part of Lot 11 and Outlot B on Tax Map 100, Grid B-1, for a total of approximately 27.54 gross acres of land. The entire Property is located within Water and Sewer Categories W-4 and S-4.

The subject property is surrounded by the following uses:

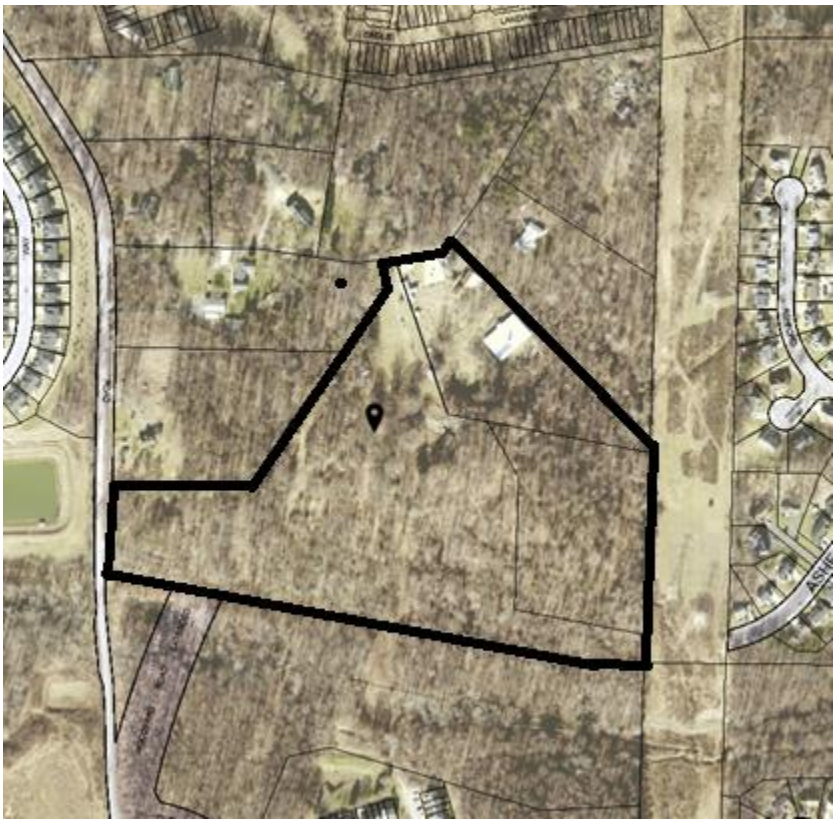
North: Single-family detached dwellings in the AR (Agriculture-Residential) Zone, with undeveloped single-family attached lots in the RMF-20 Zone beyond.

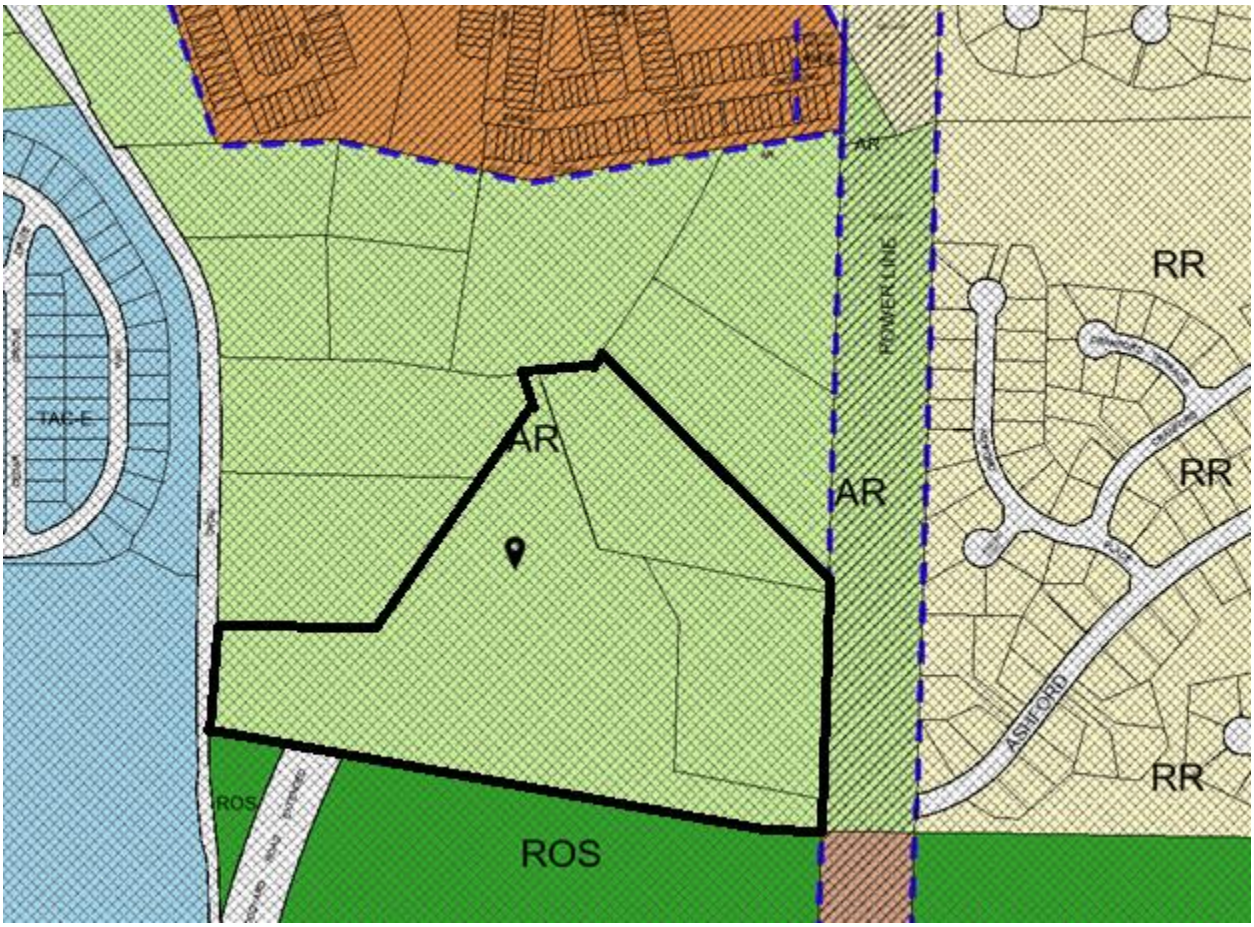
South: Vacant wooded MNCPPC parkland in the ROS Zone with single-family attached dwellings in the LCD Zone beyond.

East: Pepco Transmission line and beyond, single-family detached dwellings on clustered lots in the RR (Residential, Rural) Zone.

West: Single-family detached dwellings in the AR Zone and Melwood Road with single-family detached and single-family attached dwellings beyond in the TAC-E (Town Activity Center-Edge) Zone.

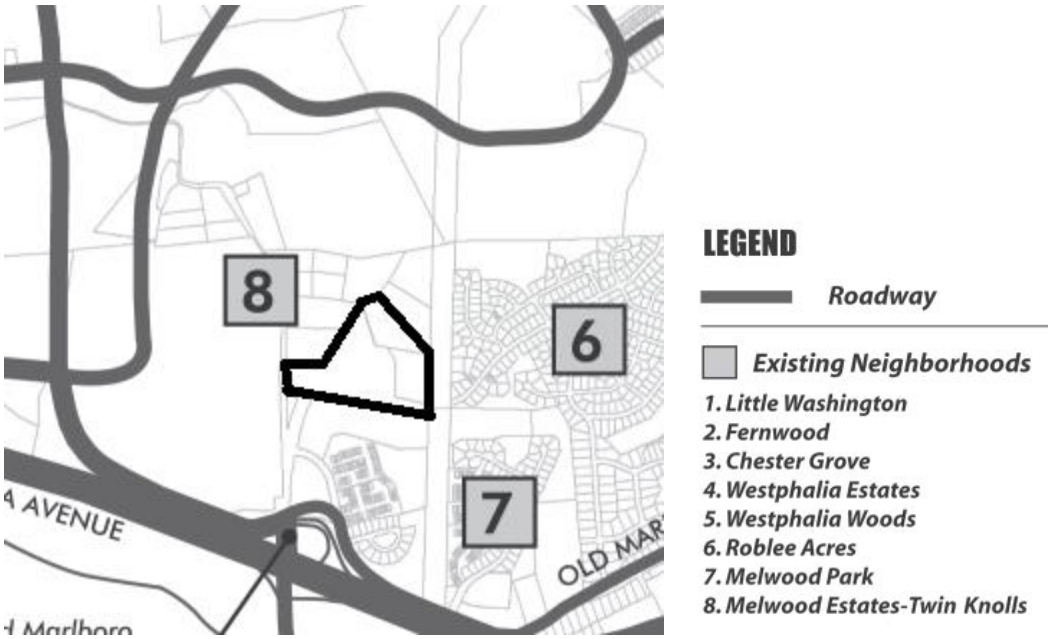
An aerial map and zoning map showing the Subject Property are depicted below.





Neighborhood

Per the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment ("Sector Plan" and "SMA"), the Subject Property is within the Melwood Estates-Twin Knolls neighborhood (p.60). A neighborhood description is not provided, but based upon the map within the Sector Plan, the neighborhood boundary consist of Bridale Vale Road to the north, PEPCO utility easement to the east, Pennsylvania Avenue to the south, and the Westphalia Town Center to the west.



V. SECTOR PLAN RECOMMENDATIONS/CONFORMANCE

The site currently lies within the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* ("Sector Plan" and "SMA"), which retained the Subject Property in the prior R-A (Residential-Agricultural) Zone. The Future Land Use Map (Map 4; p. 19), recommends the Subject Property for "residential low" land use designation. The Westphalia Sector Plan does not specify the density range associated with the various land use recommendations on Map 4, nor did the prior 2002 General Plan which was in effect at the time of the adoption of the Sector Plan. In comparing the "Low-Density Residential" land use recommendation with the previous, 1994 Master Plan for Melwood-Westphalia and Vicinity's land use recommendation of "Large Lot/Alternative Low Density" category, it is clear that the Sector Plan's intent was to increase the density of the desired development character of the Subject Property, and its immediate AR-zoned neighbors. The "Low-Density Residential" land use category of the Westphalia Sector Plan is comparable to the more modern "Residential Low" category, which has been defined by Master Plans since circa 2010 – and in the current Plan Prince George's 2035 General Plan – as, "Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings" with a floor of 0.5 dwelling units per acre."

The Sector Plan was approved with three distinct areas, each with their own personality: the Core, Edge and Fringe areas. The Core Area is to be a transit-oriented, 24-hour center of vertical and horizontal mixed uses in a pedestrian-friendly environment; it is the focal point of the entire Westphalia Town Center. Just beyond the Core Area, the Edge Area is to be "a medium- to high-density urban pattern surrounding the high-density town center core, including medium-density mixed-use commercial and office, and several interconnected residential neighborhoods that have diverse housing styles and a network of open space." (p. 24). This area is meant to complement the core, providing a transition in density to the Fringe Area, which will be a "distinct and cohesive districts of commercial, office, employment, and institutional uses in campus like settings that are separate from the core and have "greener" character…." (p. 27). The Fringe Area is less dense than the Edge, and not characterized by the vertical and horizontal mixed uses of the Core. Finally, the Sector Plan discusses the surrounding "Residential Areas," which the Subject Property is within. These areas are directed to "develop approximately 3,500 acres of new low- to medium-density residential areas in a manner that conserves and is integrated with approximately 1,300 acres of existing residential development in accordance with the overall development pattern concept." (p. 30). Design Principles to implement the quoted Strategy direction include:

- "Incorporate a variety of housing types in single-family projects/subdivisions:
    - Build townhomes and small lot single-family homes to add diversity to neighborhoods or as a transition between higher density units and lower density single-family neighborhoods." (p. 31)
- "Design residential developments that connect and appropriately transition to pre-existing communities and neighboring commercial areas:
    - Develop neighborhoods to reflect the character of their location within Westphalia, with areas closer to the town center being more compact and more urban, and outlying areas more rural." (p. 31)
- "Provide a variety of single-family attached residential lot sizes in and near the Westphalia town center." (p. 31)

In keeping with the Sector Plan's Strategy for its Residential Areas and the quoted Design Principles, the envisioned residential development will be in a compact and distinctly organic form, with lot and block motifs consistent with emerging residential development abutting Westphalia Edge areas, while also preserving and enhancing environmental adaptation of the property. The development will also help to implement the Sector Plan and Master Plan of Transportation (MPOT) by providing roadways in a way that forms a livable and walkable edge to the neighborhood through provision of an extensive interior open space system and internal sidewalks. Designed in an integrated grid of public roads that are integrated with a hierarchy of pedestrian modes: walking, biking, jogging and riding.

Plan 2035

Since the adoption of the Sector Plan and SMA in 2007, the County adopted a new General Plan, known as "Plan Prince George's 2035" (Plan 2035), which recommends residential low as the future land use. Residential Low is further defined as "Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings." (page 100).

VI. GENERAL CRITERIA FOR ZMA APPROVAL

Pursuant to County Council Bills CB-13-2018 and CB-15-2018, the Prince George's County Council adopted a new Zoning Ordinance (Subtitle 27 of the County Code) and new Subdivision Regulations, which were to become effective upon the approval of the Countywide Sectional Map Amendment (CMA). Pursuant to Council Resolution CR-136-2021, the new Zoning Ordinance became effective on April 1, 2022. As a result, the subject property was rezoned from the R-A/M-I-O Zones to the AR/MIO Zones. Pursuant to Section 27-3601(b) of the Zoning Ordinance, an amendment to the Official Zoning Map can be pursued as long as the criteria within this section are met. The Applicant notes that this ZMA application meets these criteria as the Property is not within a Safety Zone of the MIO Zone, does not propose a reclassification to a prohibited zone, and does not request an amendment to more than one zone.

Section 27-3601. Zoning Map Amendment

(c) Zoning Map Submittal Requirements:

(5) A zoning map amendment application shall include the following:

(G) A statement of justification detailing the legal basis by which the requested amendment can be approved, and any factual reasons showing why approval of the request will not be detrimental to the public health, safety, and welfare; and

COMMENT: This statement of justification details herein the legal basis by which the requested amendment can be approved.

Section 27-3601. Zoning Map Amendment

(e) Zoning Map Amendment (ZMA) Decision Standards.

In determining whether to adopt or disapprove a proposed zoning map amendment (ZMA), the District Council may consider many factors. No amendment to the CBCAO Zone shall be granted without the applicant demonstrating conformance with the decision standards in Section 27-3603(d), CBCAO Zoning Map Amendment Decision Standards. No amendment to a Transit-Oriented/Activity Center base zone shall be granted except in accordance with the locational standards of Section 27-4204(b)(2) of this Ordinance. No other zoning map amendment shall be granted without the applicant demonstrating either:

(1) There has been a substantial change in the character of the neighborhood; or

COMMENT: The Applicant is not contending that there has been a substantial change in the character of the neighborhood as the basis for the requested rezoning.

(2) There was a mistake in the original zone for the land subject to the amendment which has never been the subject of an adopted sectional map amendment; or

COMMENT: The Applicant is not contending that there was a mistake in the original zone for land that has never been the subject of an adopted sectional map amendment as the basis for the requested rezoning.

(3) There was a mistake in the current sectional map amendment.

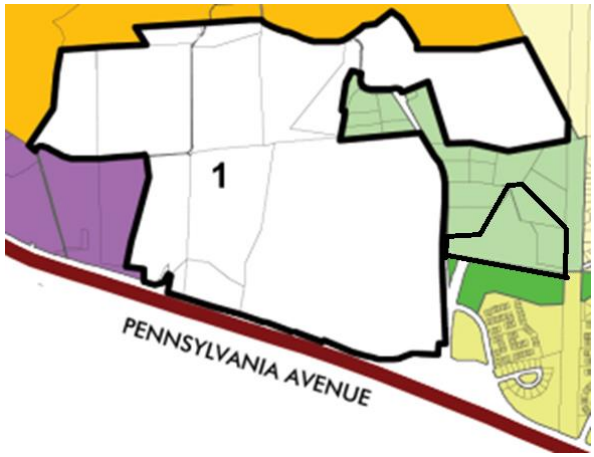
COMMENT: The current AR zoning was put in place through the CMA adopted in November 2021. However, the decision standards for a ZMA outlined in Section 27-3601(e)(3), states "[t]here was a mistake in the current sectional map amendment." The current sectional map amendment for the Subject Property is identified as the 2007 Westphalia SMA, which will be utilized as the most recent zoning, at least with regard to whether there was a "mistake" in the zoning applied to the Subject Property. Therefore, the Applicant contends that retaining the subject property in the prior R-A Zone with the adopted 2007 Westphalia Sector Plan and SMA was a mistake by the District Council. The District Council failed to consider existing facts and trends within the Sector Plan and SMA, which had they been considered, would have resulted in a rezoning of the subject property comparable to the surrounding properties which were rezoned as part of the SMA. An applicant can establish mistake or error by showing that at the time of the rezoning, the zoning authority failed to consider then-existing projects or trends, which were reasonably foreseeable in the future.[1] Finding a mistake is concerned with "the adequacy and

[1] *See Bonnie View County Club, Inc. v. Glass*, 242 Md. 46, 48–49 (1966); *Overton v. Bd. Of Cnty. Comm'rs of Prince George's Cnty.*, 255 Md. 212, 216 (1961).

accuracy of the factual premises that underlie the conclusion-drawing."[2] A conclusion based on a factual predicate that is incomplete or inaccurate may be deemed a mistake or error.[3]

Given that the subject property abuts the Edge area of the Westphalia Town Center, it was a mistake to fail to consider the Subject Property for rezoning to further support this area and to transition between the town center and the residential densities of the surrounding properties – especially considering the adjacent property to the west beyond Melwood Road was rezoned with the SMA.

As part of the SMA, change number 1 consisted of public rezoning requests (numbers 2, 3, and 4 on p. 81) to rezone approximately 468.12 acres of land from the R-A (Residential-Agricultural) and I-3 (Planned Industrial/Employment Park) Zones to the M-X-T (Mixed Use-Transportation Oriented) Zone. At the time, the properties consisted of a farm, institutional use, and mostly vacant wooded land located north of Pennsylvania Avenue (MD 4) on either side of Moore's Way and Melwood Road. This area contemplated a development concept proposed during the plan review process, and aimed to reflect the intended land use and design character approved for that area. The M-X-T Zone was recommended and approved to promote implementation of a mixed-use development within the Westphalia town center area.



Map 20: Approved Zoning Changes – Sector Plan (P.83)

Currently, this area is composed of two major development projects, the Westphalia Town Center and the Enclave at Westphalia. The Westphalia Town Center Conceptual Site Plan application (Left Image - CSP-07004) approved single-family detached dwellings, townhouses, multifamily, office, and retail uses. The Enclave of Westphalia Conceptual Site Plan (Right Image

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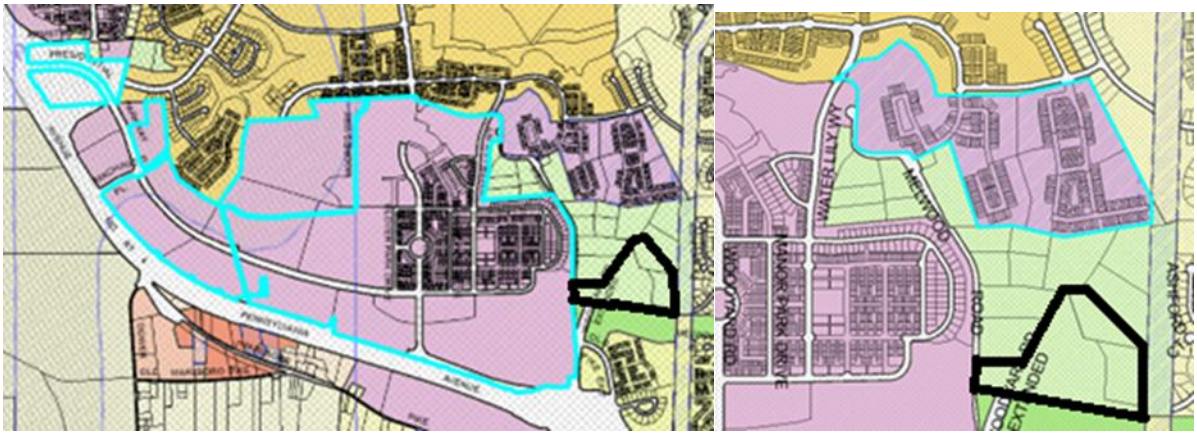
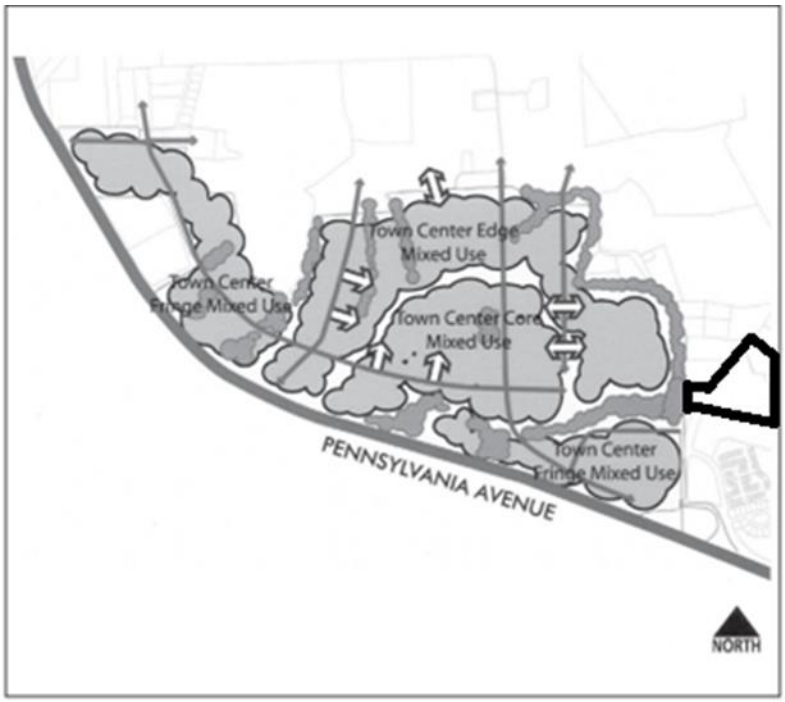
[2] *People's Counsel for Baltimore Cnty. v. Beachwood I Ltd. P'ship*, 107 Md. App. 627, 645 (1995); *People's Counsel for Baltimore Cnty. v. Prosser Co.*, 119 Md. App. 150, 179 (1998) (finding that there was sufficient evidence to support the finding of mistake where the proposed use was consistent with the Master Plan and the zoning authority could not have foreseen future development issues at the time of the rezoning).

[3] *Id.*

- CSP-19004) , located north of the subject property, approved the development of 475 townhomes. A contextual map exhibit was included in the submittal depicting the developments surrounding the Subject Property.



The M-X-T Zone was selected for these two development projects in order to implement the Sector Plan's recommendation for mixed-use development within the Westphalia Town Center Area. The zone allowed "a high-density, urban, pedestrian-oriented character within the center core and edge with supportive development in the fringe area." (p. 85) In line with the Sector Plan recommendations, the proposed town center was divided into Core (77± acres), Edge (260± acres), and Fringe (145± acres) areas.



Sector Plan Development Concept 1 (p.105)

The Subject Property is located adjacent to the Town Center Edge, within what the Sector Plan discusses as the surrounding "Residential Areas." These residential areas are encouraged to

"develop approximately 3,500 acres of new low- to medium-density residential areas in a manner that conserves and is integrated with approximately 1,300 acres of existing residential development in accordance with the overall development pattern concept." (p. 30). According to the SMA's Development Pattern Element, the policy and design principles for Residential Areas also include "incorporation of a variety of housing types in single-family projects/subdivisions [by]: Build[ing] townhomes and small lot single-family homes to add diversity to neighborhoods *or as a transition between higher density units and lower density single-family neighborhoods* . . ." (Emphasis added). The design principles recommend designing residential developments that "connect and appropriately transition to pre-existing communities and neighboring commercial areas . . . to reflect the character of their location within Westphalia, *with areas closer to the town center being more compact and more urban, and outlying areas more rural*." (p.31) (Emphasis added). Given the close proximity to the Town Center Edge, it was a mistake to fail to consider the Subject Property for rezoning to further support the Westphalia Town Center, and to provide a transition area between the residential densities of the surrounding properties. Especially given the Subject Property is in a prime location between M-X-T and R-R Zones. The AR zone is not only inconsistent with the use of the Subject Property, it is inconsistent with the land use recommendation and the policies and goals of the SMA because it fails to facilitate the intended transition from the dense, mixed-use of the Town Center to low-density residential areas. A medium to high density zoning designation—such as the RSF-A Zone—would permit a higher density residential area that would serve as a transition between the higher density single-family attached dwellings to the west, north, and south with the single family detached dwellings to the east. Rezoning the Subject Property to a higher residential zone would have met the intent for transitional areas as stated in the Sector Plan.

In addition to the above argument, given the primary land use of the Subject Property is residential, retaining the subject property as R-A (now AR) was a mistake and inconsistent with the purpose of the zoning designation, inconsistent with the Sector Plan's land use recommendation, and based on an inaccurate factual predicate that there were agricultural uses on the Subject Property. Within the 1994 *Melwood Westphalia Approved Master Plan and Sectional Map Amendment*, the Subject Property was in an area described as "beyond the transmission lines, are nine homes on larger, more rural parcels in the O-S and R-A Zone; stables and horses are as much as part of this neighborhood landscape as are houses and people." (P.52). Pursuant to Section 27-4201(d)(1) of the Zoning Ordinance, "the purposes of the Agricultural-Residential (AR) Zone are: (A) To provide for large-lot single-family detached residential subdivisions, *while encouraging the retention of agriculture as a primary land use*; (B) To encourage the preservation of trees and open spaces; and (C) to prevent soil erosion and stream valley flooding." (Emphasis added).

Notably, the Subject Property is not used for agricultural uses, and with the planned development of the Westphalia Town Center the surrounding neighborhood will no longer primarily be characterized by agricultural uses. Retaining the site's R-A zoning designation at the time of the adoption and implementation of the SMA was more than an error in judgment—it was a mistake of fact as the zoning authority failed to consider the Subject Property's existing use, location, and character within the context of the SMA. The SMA also makes clear that "[t]o implement the sector plan policies and land use recommendations contained in [the SMA], many parcels of land must be rezoned to bring the zoning into conformance with the sector plan." In

other words, it was the goal and purpose of the SMA to bring the zoning into conformance with the stated policies and recommendations of the SMA. After all, general principles of land use dictate that zoning implements that plan, and when there is a mistake in such implementation, a ZMA provides the proper remedy.

Lastly, a search of the transcripts, which are included within this ZMA application submittal package, noted that the previous property owner Ms. Jenny Day testified before the District Council. Based on the verbal information provided during the May 23, 2006 public hearing on the Preliminary Sector Plan and Proposed Sectional Map Amendment for the Westphalia area, the Applicant contends that the decision/outcome to not rezone the Subject Property relied upon only a portion of the owners' testimony versus her stated request to rezone the property to a higher density. Her request was as follows:

> "Another item that's not addressed and this will be my last point, on the SMA, is, could rezoning of our property to R-M be accomplished with the provision that current zoning R-A remain in effect until the sale of the property which would then change with the express desire of the purchaser zoning of the property to R-M. We desire such designation zoning." (full testimony can be found on pages 69-71)

Both such requests were for an impermissible result: The R-M Zone could not be granted without being the subject of a Basic Plan in the record; and, a grant of conditional zoning such as the requested time-deferred grant is not possible as part of an SMA (if a condition such as deferred grant of zoning upon sale is itself ever legally permissible). The Council therefore either simply dismissed both requests as impermissible without considering their underlying merits, or else chose to acknowledge the second request as the substance of Mrs. Day's request, to retain the R-A zoning and did not consider the request for a higher zoning designation, even though adjacent/nearby properties were rezoned to the M-X-T Zone pursuant to the principles laid out in the Sector Plan for similarly-sited land. The Subject Property was not considered for rezoning despite the fact that the R-A (now AR) zoning designation did not conform with the Sector Plan's land use recommendation and the character of other adjacent rezonings the SMA did provide for. The failure to consider the existing facts and circumstances concerning the Subject Property's existing use, location, and character, particularly within the context of the SMA, and given the unusual tenor of the request made by the property owner at the time was a mistake.

VII. REMEDY

Once a finding has been made that there is a mistake in the current Sectional Map Amendment, the issue of the appropriate remedy remains. The language of the Sector Plan, along with the various rezonings in the SMA of surrounding properties to the prior M-X-T Zone (subsequently reclassified to the TAC-E and RMF-20 Zones by the CMA) with a similar situation and a similar land use recommendation, and the existence of an abutting development of single-family attached dwellings to the south, all suggest that a higher achievable density is an appropriate remedy here for the Subject Property. The Applicant, as stated above, desires to create a subdivision of single-family detached dwellings at a density which conforms to a stricter interpretation of the density associated with the Sector Plan's land use recommendation. In order

to achieve this goal, the lot area and width standards of the RSF-A Zone for single-family detached development represents the best way to achieve the goals of the Sector Plan's Strategy for Residential Areas and the associated Design Principles, while simultaneously being able to accommodate the more recent environmental regulations in the County Code, to provide buffering to historic Melwood Road, and to provide buffering to the existing single-family dwellings which abut the Subject Property.

The Applicant understands that the provisions of the RSF-A Zone allow for the development of various types of attached dwelling units and for a higher density of development than proposed/envisioned, neither of which are the Applicant's intent for the development of the Subject Property. Accordingly, the Applicant proffers that conditions be applied pursuant to the provisions of Section 27-3601(d)(9)(A)(ii) to further enhance the coordinated, harmonious, and systematic development of the regional district are an appropriate part of the remedy, as follows:

1. The Net Density of development of the subject property shall not be greater than 3.5 dwelling units per acre; and
2. "Dwelling, single-family detached" units shall be the only Residential Use permitted on the subject property, unless other dwelling units are permitted as part of a planned retirement community.

VIII. CONCLUSION

For all of the above-stated reasons, and based on all of the supporting documents and evidence that has (or will be) submitted into the record for this matter, the Applicant respectfully requests approval of ZMA-2025-003 in conformance with the requirements of Subtitle 27 of the Prince George's County Zoning Ordinance.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By: _____
Matthew C. Tedesco
Attorney for the Applicant

By: _____
Dominique A. Lockhart, AICP.
Senior Land Use Planner

Date: August 14, 2025
(Third Submittal)

Sincerely,
Robert "Yates" Clagett, Jr.

McNamee Hosea
Attorneys & Advisors

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October 3, 2025

Via Electronic Delivery
Candra Teshome, Reviewer
Development Review Division
M-NCPPC
1616 McCormick Drive
Largo, MD 20774

Re: ZMA-2025-003; Melwood
SDRC Point-By-Point Comment Response Letter

Dear Candra:

On behalf of the applicant, please find below point-by-point responses to the revised SDRC Comments transmitted to the applicant on September 24, 2025. **The Applicant incorporates by reference its previous justifications as to all relevant law and its application for purposes of this ZMA. In addition, the Applicant sets forth the following responses in response to the SDRC Comments:**

Zoning:
Based on the staff's review of your current Statement of Justification (SOJ), we have determined that the applicant's arguments are legally insufficient to prove a mistake of fact. You must substantially strengthen your arguments by providing legal precedent and factual evidence.

Mistake 1: Mistake in the 2007 Sectional Map Amendment (SMA): The SOJ reads, "…it was a mistake to fail to consider the Subject Property for rezoning to further support this area and to transition between the residential densities of the surrounding properties – especially considering the adjacent property was rezoned with the SMA."

- Questioning the AR zone's appropriateness as a transition challenges Council's legislative judgment, which is a legally insufficient basis for a ZMA. Can you provide evidence from the 2007 SMA record of a factual assumption the Council made about the property's transition role that has since been proven factually wrong?

- In general, incompatibility with the surrounding zones is not a sufficient argument for mistake (unless the record makes clear that the Council was mistaken about the surrounding zones). Can you provide evidence that the Council was mistaken about the surrounding zones?

Response: In no case, this or any other, does the applicant have the ability to list the District Council's "assumptions" for non-actions. Maryland law is clear that, while the District Council is entitled to the presumption of correctness with regard to an SMA, the applicant may overcome the presumption where the District Council failed to take into account then-existing facts. See Anne Arundel County v. A-PAC Ltd., 67 Md. App. 122, 127 (1986) (quoting Boyce v. Sembly, 25 Md. App. 43, 53 (1975) ("When subsequent events demonstrate that any significant assumption made by the Council at the time of the comprehensive rezoning was invalid, the presumption of validity accorded to the comprehensive rezoning is overcome."). Importantly, the standard of review <u>does not</u> require an absolute dispositive piece of evidence to prove mistake. See id. (discussing the standard for showing that an assumption upon which a particular use was predicated was erroneous).

Here, the record shows that during the May 23, 2006 public hearing, the previous property owner testified before the District Council and requested to rezone the property to a higher density zone. As explained in the SOJ, the request was denied as impermissible, and therefore, dismissed without any consideration of the underlying merits of the request(s). The previous property owner's request to rezone to a higher density zone was supported by the Subject Property's existing use, location, and character, but the District Council did not reach the merits of the request, and such a failure to consider then-existing facts and circumstances supporting a request for a higher density was a mistake.

The applicant has offered evidence that, at the time of the 2007 SMA, there existed facts and circumstances supporting a request for an increased zoning classification.. The applicant has further offered evidence that, because the previous property owner's request was denied without considering the underlying merits of the request (or stated differently, the then-existing facts), the record is silent as to the assumptions the District Council relied upon when retaining the Subject Property's zoning designation as R-A. Maryland law permits a piecemeal rezoning on the basis of mistake where the applicant demonstrates that any significant assumption made by the District Council at the time of the Comprehensive rezoning was invalid. See id. It is now within the District Council's authority to decide whether or not it agrees a mistake occurred. The record here contains facts provided to the District Council at the time of the 2007 SMA which were not taken into consideration, and this raises the question that a mistake occurred. The District Council is authorized to make that finding based on "little more than a scintilla of evidence" making the issue fairly debatable, not beyond all reasonable doubt. Id. at 126-27 (explaining that in the context of determining a mistake in zoning, a fairly debatable standard applies).

Mistake 2: Factual Inconsistency with Zoning Purpose: Please link, in your analysis, the 1994 plan's description of agricultural use to the 2007 decision to retain the zoning. The underlying 1994 facts appear accurate. Please cite legal precedent that the factual changes resulting in the loss of a zone's intended purpose over the years constitute a legal mistake that warrants rezoning. And/or please provide factual evidence that the District Council relied on the description in the 1994 plan in retaining the R-A zone and a) the 1994 description was definitively inaccurate at the time the plan was adopted; or b) that it was inaccurate by 2007.

Response: This analysis is moot, as the 1994 SMA was superseded by the 2007 SMA. The mistake analysis must be limited to the 2007 SMA. See Mayor and Council of Rockville v. Rylyns Enter., Inc., 372 Md. 514, 538-39 (2002) (finding a mistake "requires a showing that the underlying assumptions or premises relied upon by the legislative body during the immediately preceding original or comprehensive rezoning were incorrect").

Mistake 3: Failure to Fully Consider Property Owner Testimony: The Council legally granted the permissible portion of the owner's request (to remain R-A) and correctly dismissed the impermissible, conditional part. Please provide legal precedent that the Council's decision to deny the owner's request for higher density upon sale of the property is a mistake of fact.

Response: The previous property owner, Ms. Jenny Day, made a request for the rezoning of the Subject Property to the R-M Zone with the condition that the current R-A Zone remain in effect until the sale of the property. Both requests were for an impermissible result: the R-M Zone could not be granted without being the subject of a Basic Plan in the record, and the grant of a conditional rezoning is not possible as part of an SMA. The District Council, therefore, either dismissed both requests as impermissible without considering their underlying merits, or else chose to acknowledge the second request as the substance of Ms. Day's request to retain the R-A zoning and did not consider the request for a higher zoning designation, despite the fact that adjacent and nearby properties were rezoned to the M-X-T Zone pursuant to the principles laid out in the Sector Plan for similarly situated land. In either scenario, the District Council's decision to retain the R-A zoning designation was made based on apparent assumptions that failed to take into consideration then-existing facts and circumstances concerning the Subject Property's existing use, location, and character, particularly within the context of the SMA. There is no evidence in the record that the District Council looked at Ms. Day's request in any detail to evaluate the merits, or the fact that she made the request because she wanted the rezoning. Any assumption that Ms. Day's request was intended to retain the R-A designation (as Staff alludes to in this comment) is an incorrect assumption that belies the record, as Ms. Day's primary request was for "rezoning," not the secondary and conditional request that the property remain in the R-A Zone until the sale of the property. To Staff's point, the record shows that the District Council failed to fully consider Ms. Day's testimony, as the record shows that the decision to retain the R-A zoning designation was based on assumptions, which again failed to take into account then-existing facts and circumstances concerning the Subject Property.. As explained above, Maryland law permits a piecemeal rezoning on the basis of mistake where the applicant demonstrates that any significant assumption made by the District Council at the time of the Comprehensive rezoning was invalid. See id. It is now within the District Council's authority to decide whether or not it agrees a mistake occurred. The record here shows evidence of facts and circumstances concerning the Subject Property's existing use, location, and character which were not taken into consideration, and this raises the question that a mistake occurred. The District Council is authorized to make that finding based on "little more than a scintilla of evidence" making the issue fairly debatable, not beyond all reasonable doubt. Id. at 126-27 (explaining that in the context of determining a mistake in zoning, fa fairly debatable standard applies).

Community Planning:

The Community Planning Division requests that the Applicant provide additional justification as to why the zoning change should be granted on the basis of mistake, pursuant to Section 27-3601(e)(3) of the Prince George's County Zoning Ordinance. Staff cites below a history of master/sector plans guiding development on the subject property, as well as an understanding of the intentions of prior sectional map amendments (SMAs).

Response: See responses herein and in the previously submitted SOJ.

Environmental Planning:
1. While not required with this application, a valid approved natural resources inventory plan shall be required prior to any subsequent development applications on the site. NRI-2025-0082 is currently in review. Variances for the removal of specimen trees or statements of justification for impacts to the PMA shall be evaluated with subsequent development applications.

Response: This comment is noted.

2. The proposed ZMA application results in a significant change to the woodland conservation threshold for the site.

Zoning	Conservation Threshold	Afforestation Threshold
AR	50 percent	20 percent
RSF-A	20 percent	15 percent
Resulting Change	**30 percent loss**	**5 percent loss**

The applicant shall meet the minimum woodland conservation threshold on-site with the subsequent development application(s).

Response: This comment is noted.

Transportation Planning:
1. Prior to the acceptance of a preliminary plan and the certificate of adequacy, the applicant, and the applicant's heirs, successors, and/or assigns shall:

a. Submit a Traffic Impact Analysis (TIA) to evaluate transportation adequacy as part of the Preliminary Plan of Subdivision application.

Response: Noted. A revised TIA is included and will also be submitted as part of the Preliminary Plan of Subdivision / ADQ application(s).

b. Note the masterplan facilities and right-of-way (ROW). Both the MPOT and the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment recommend a designated shared use bikeway along Melwood Road and preserve segments of the road with a green buffer as part of the community's trail and greenway network. MPOT recommends Melwood Road with a 78-foot right-of-way.

Response: After a review of the 2009 Master Plan of Transportation and the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment, Melwood Road is not a designated Master Planned roadway and the documents make no recommendation of right-of-way width. The sector plan and MPOT does not provide a recommendation for 78 feet of ROW. However, it should be noted that the 2009 Master Plan of Transportation does identify Melwood Road as a historic roadway and per DPWT's Standards and Specifications for Roadways and Bridges, and the recommended right-of-way width for a historic roadway is 60 feet. Furthermore, it was determined that a hard surface trail (not a shared use bikeway) is proposed and designated as the "Melwood Legacy Trail." The design of Melwood Road along the site's frontage will be finalized as part of the subdivision process.

Subdivision:
1. The Boundary Survey and SOJ both reflect the development as being part of Lot 11, excluding a 2.5821-acre tract of land in the middle of Lot 11, developed with a single-family home. However, the concept plan provided indicates that that area will be included in the proposed development. Revise SOJ and Boundary survey to include that area if it is the applicant's intention to include that area in the rezoning.

Response: All documents and plans included in the Acceptance Submittal (August 18, 2025) and this re-submittal reflect the inclusion of Lot 11.

DPIE:
TIA review comments and recommendations:

• The applicant should have provided the Average Daily Traffic Volumes (ADTs) as part of this ZMA's TIA along the applicant's property frontage of Melwood Road.

Response: The ADT along Melwood Road just north of Old Marlboro Pike (in the vicinity of the site) was provided in Appendix A as part of the signed scoping package. The data indicates the ADT along Melwood Road in the vicinity of the site is 1,425.

• Intersection 6: Old Marlboro Pike & Melwood Chapel Lane:
Critical Lane Volume (CLV) Analysis: The Critical Lane Volume Analysis provided in Appendix B at this intersection was performed using incorrect volumes for all conditions (existing, background, and total). The volumes used in the analysis did not match the volumes from the Peak Hour Volume (PHV) Exhibits provided in the report. We performed an internal CLV analysis utilizing the correct volumes provided by the applicant; the results of the CLV analysis performed by us showed all the study intersections adequate.

Response: The CLV analysis has been revised at Intersection 6 to include the correct volumes and the report has been updated.

If you have any questions, please do not hesitate to contact me at 301-441-2420.

Sincerely,

Matthew C. Tedesco

Enclosures

October 1, 2025

Chairman Darryl Barnes
Maryland-National Capital Park and Planning Commission
6611 Kenilworth Avenue
Riverdale, Maryland 20737

RE: Melwood DAY Project ZMA-2025-003

Dear Chairman Barnes,

My name is LaShauna Tillmon, a resident of Westphalia and a professional in community and association management. Over the course of my career, I have worked extensively with homeowner and condominium associations throughout Prince George's County, guiding boards and residents through complex matters of governance, budgeting, infrastructure planning, and long-term sustainability. With this perspective, I am writing to express my full support for the rezoning of the Melwood DAY Project ZMA-2025-003 and the promise it holds for our community's future.

The growth of Westphalia is not simply about adding new homes; it is about creating a cohesive, well-managed community that enhances quality of life, strengthens property values, and builds lasting stability. I have seen firsthand how successful development depends on thoughtful planning and meaningful community engagement. Mr. Mark Sobo and his team have demonstrated both. By engaging residents, listening to concerns, and integrating feedback, they have ensured that this project is not just another subdivision, but a plan rooted in collaboration and respect for the community it will serve.

The proposed single-family subdivision will expand housing opportunities while reinforcing the character of Westphalia as one of the county's most vibrant and forward-looking neighborhoods. Beyond providing new homes, the project represents an investment in infrastructure, connectivity, and the long-term resilience of our area. With my background in association management, I recognize how important it is to align development with sustainable financial practices and governance structures. The Melwood DAY Project ZMA-2025-003 has the potential to set a new standard for how growth is not only built but also maintained in the years ahead.

For these reasons, I strongly encourage the Planning Board to approve the Melwood DAY Project ZMA-2025-003. This development represents more than construction; it is a strategic step toward realizing Westphalia's full potential as a thriving, well-balanced community within Prince George's County.

Sincerely,

LaShauna M. Tillmon

LaShauna Tillmon
Resident, Westphalia

Email: LaShaunaTillmon@gmail.com- Phone: 301-704-8962

September 22, 2025

Chairman Darryl Barnes
Maryland-National Capital Park and Planning Commission
6611 Kenilworth Avenue
Riverdale, Maryland 20737

RE: ZMA-2025-003 Day Property

Dear Chairman Barnes:

My name is Robert Clagett, and I have lived in Prince George's County my entire life. As both a land specialist and a District 6 landowner, I have had the opportunity to witness the county's transformation firsthand. Throughout my professional career, I have consistently aimed to support and enhance the long-term interests of Prince George's County.

I am writing this letter in strong support of **ZMA-2025-003, the proposed Day Subdivision**. Mr. Mark Olumuyiwa Sobo and his development team have engaged with the community on multiple occasions. These interactions have been overwhelmingly positive, and the proposed project has been met with a warm reception from nearby residents.

I am particularly supportive of this application because it proposes a **single-family home subdivision**—a welcome addition in an area that has seen a significant number of townhome communities. A thoughtfully designed single-family development will add long-term value, stability, and character to the neighborhood. It aligns with what we strive for in real estate and planning: projects that *fit* the community and simply *make sense*.

The broad community support for this proposal is a reflection of that fit. It's clear that this plan responds to the actual needs and desires of local residents, not just market trends or profit potential.

I am confident that Mr. Sobo and his team will continue to collaborate closely with the Planning Commission, the Maryland-National Capital Park and Planning Commission, and the Prince George's County Council. Their approach is not driven by the pursuit of high-density or maximum-profit development—**there are no townhomes and no high-density lots proposed**—but by a genuine commitment to ecological stewardship and community-minded planning.

For these reasons, I respectfully request that the Planning Board approve ZMA-2025-003 for the Day Subdivision, including any amendments, waivers, or variances necessary to achieve this goal. It represents the kind of balanced, community-oriented development that Prince George's County deserves. Thank you for your time and consideration, and thank you for your service to our county.

Sincerely,
Robert "Yates" Clagett, Jr.

DAY PROPERTY

PRINCE GEORGE'S COUNTY, MARYLAND

EAGLE LANDING CROSSING

MELYARD ROAD

MELWOOD ROAD

CEDAR GROVE DRIVE

MERIDIAN HILL WAY

ASHFORD PLACE

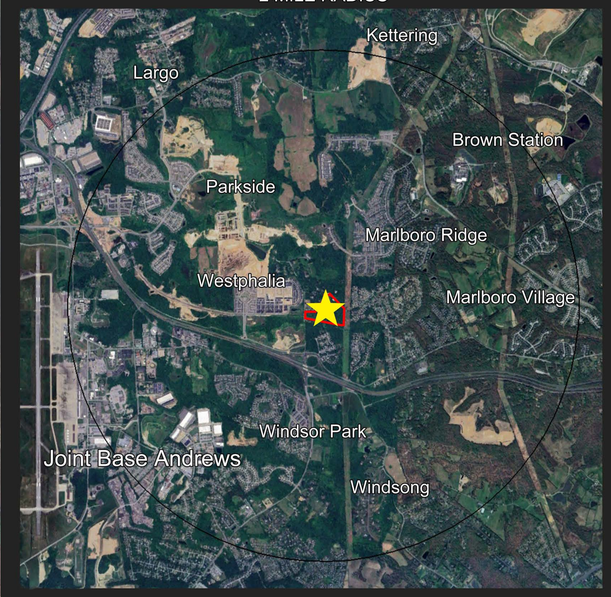
ASHFORD DRIVE

SWM

250' PEPCO RIGHT OF WAY

VICINITY MAP

2 MILE RADIUS



0 70 140 280

Dewberry

4601 FORBES BOULEVARD
LANHAM, MD 20706

CONCEPTUAL DESIGN

JULY 2025

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Historic Preservation Section

301-952-3680

October 7, 2025

MEMORANDUM

TO: Candra Teshome, Zoning Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division ***TWG***

FROM: Tyler Smith, Historic Preservation Section, Countywide Planning Division ***TAS***
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division ***AGC***
Jennifer Stabler, Historic Preservation Section, Countywide Planning Division ***JAS***

SUBJECT: **ZMA-2025-003 Melwood**

The subject property comprises 27.49 acres and is located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4). The subject property is zoned Agricultural-Residential (AR), is in the Military Installation Overlay-Height (MIO) Zone; located within the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* area. The subject application proposes rezoning the property from AR to Residential, Single-Family-Attached (RSF-A) for the future development of single-family detached dwelling units.

The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* includes goals and policies related to historic preservation (pages 66-68). However, these are not specific to the subject site or applicable to the proposed development. 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 designated Prince George's County Historic Sites or resources.

Historic Preservation staff recommends approval of ZMA-2025-003, Melwood, with no conditions.

October 17, 2025

MEMORANDUM

TO: Candra Teshome, Planner III, Zoning Section, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division NAB

VIA: Kierre McCune, Supervisor, Master Plans and Studies Section, Community Planning Division

FROM: Michael D. Calomese, AICP, Planner III, Master Plans and Studies Section, Community Planning Division MDC

SUBJECT: **ZMA-2025-003 - MELWOOD**

FINDINGS: Community Planning Division staff finds that, pursuant to Section 27- 3601(e)(3) Zoning Map Amendment (ZMA) of the Zoning Ordinance, there was not a mistake in the current sectional map amendment.

BACKGROUND

Application Type:	Zoning Map Amendment for Euclidean Zone
Zoning Ordinance Regulations:	Current Zoning Ordinance
Location:	4816 Melwood Road, Upper Marlboro, MD 20772 (on the east side of Melwood Road, approximately 1,550 feet north of its intersection with MD 4 (Pennsylvania Avenue)
Size:	27.54 acres
Existing Use:	Wooded with three structures
Future Land Use:	Low-Density Residential
Proposal:	To rezone the subject property from the Agricultural Residential (AR) Zone to the Residential, Single-Family-Attached (RSF-A) Zone to accommodate the future development of approximately 96 single-

	family detached units
Zoning:	Agricultural Residential (AR) Zone Military Installation Overlay (MIO) Zone
Prior Zoning:	Residential-Agricultural (R-A) Zone Military Installation Overlay (MIO) Zone
Applicable Zoning Ordinance:	Current Zoning Ordinance

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the **Established Communities Growth Policy Area**. The vision for Established Communities is that it is most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met. (p. 20)

Master Plan: The 2007 *Approved Westphalia Sector Plan* recommends **Low-Density Residential** land use on the subject property. The sector plan is silent on the definition of Low-Density Residential. The intended character for the subject property is shown on "Map 4: Land Use" in the sector plan (p. 19) as Low-Density Residential. Pursuant to the Sectional Map Amendment (SMA) "Map 21: Approved SMA Zoning Pattern" (p. 84) shows that the subject property was retained in the Residential Agricultural (R-A) Zone at the time the SMA was adopted.

Other Master/Sector Plan and SMA History

1980 Sectional Map Amendment for Planning Area 77 and 78 Melwood-Westphalia
The 1980 Melwood-Westphalia Sectional Map Amendment rezoned a portion of the subject property from the Residential Rural (R-R) Zone to the Residential Agricultural (R-A) Zone. The property is described as "woodland; located in the northeast quadrant of the intersection of Old Marlboro Pike and Melwood Road." The property was rezoned because of its location and "in Sewer System Area 6 with a small part of Parcel 11 in System Area 4." (p. 79). The properties included in this application would have been impacted by a capital project to "extend sewer service from Turkey Branch to the Robershire Subdivision, which fronts on Brown Station Road." (p. 71) However it is noted that these capital improvements were not completed because "no projects have been proposed to extend the Turkey Branch Line or provide sewer lines in other branches to allow suburban development on the south side of White House Road." (p. 71)

1994 Melwood Westphalia Approved Master Plan and Sectional Map Amendment
The 1994 Master Plan retained the subject property in the Residential Agricultural (R-A) Zone. This plan described the property as the "Roblee" area and is shown on Map 7. (p. 51) The Roblee area appears to be an equestrian farm or house some other animal activities on the property. The area is surrounded by "nine homes on larger, more rural parcels in the O-S and R-A zone; stables and horses are as much as part of this neighborhood landscape as are houses and people." (p. 52).

Planning Area: 78

Community: Westphalia & Vicinity

Aviation/MIOZ: This application is located within the Military Installation Overlay (MIO) Zone for Height, Surface E (Conical Surface) and is required to conform to Sec. 27-548.54(e)(2)(D) of the prior Zoning Ordinance for Height Standards.

SMA/Zoning: The *2007 Approved Westphalia Sectional Map Amendment* retained the subject property in the Residential-Agricultural (R-A) Zone.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA), which reclassified the subject property from the R-A Zone to the Agricultural Residential (AR) Zone, effective April 1, 2022.

SECTIONAL MAP AMENDMENT ANALYSIS

The Community Planning Division staff finds that, pursuant to Section *27- 3601(e)(3)* of the Zoning Ordinance, there was not a mistake made in the *2007 Approved Westphalia Sectional Map Amendment (SMA)*. The current zone classification of the subject property has been retained because it is consistent with the abutting properties, who at the time of the SMA requested to retain the R-A Zone. The current zone maintains the integrity of the community and is appropriate because there is a history of the subject property being retained for residential, agricultural, and equestrian uses.

cc: Long-Range Agenda Notebook

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Environmental Planning Section 301-952-3650

October 17, 2025

MEMORANDUM

TO: Candra Teshome, Planner III, Zoning Section, DRD

VIA: Tom Burke, Supervisor, Environmental Planning Section, CWPD

FROM: Alexander Kirchhof, Planner II, Environmental Planning Section, CWPD *AK*

SUBJECT: Melwood; ZMA-2025-003

The Environmental Planning Section has reviewed the above-referenced Zoning Map Amendment (ZMA) received on August 11, 2025. Comments were delivered to the applicant at the Subdivision and Development Review Committee (SDRC) meeting on August 25, 2025. Revised plans were submitted in response to these comments by the applicant on October 3, 2025. The Environmental Planning Section finds the application in conformance with Section 27-3601 of County Code The following comments are provided for your consideration.

BACKGROUND
The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site applicable to this case:

Development Review Case	Associated Tree Conservation Plan or Natural Resource Inventory	Authority	Status	Action Date	Resolution Number
4-97070	TCPI-042-97	Planning Board	Approved	10/9/1997	PGCPB No. 97-289
N/A	NRI-2025-0082	Staff	Pending	Pending	N/A
ZMA-2025-003	N/A	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
The current proposal is to amend the zone of the property from Agricultural-Residential (AR) to Residential, Single-Family-Attached (RSF-A) on 27.54 acres.

APPLICABLE ENVIRONMENTAL REGULATIONS

The project is subject to the current Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the environmental regulations contained in Subtitles 24, 25, and 27 of County Code because the site does not have an implemented tree conservation plan.

SITE DESCRIPTION

The site is located in the northmost point of the Woodyard Road extension, east of Melwood Road. The site is zoned Agricultural-Residential (AR). The property does not have any frontage on a roadway classified as arterial or higher, but does have frontage on Melwood Road, a roadway designated historic. A natural resources inventory (NRI) plan is not required with ZMA applications; however, (NRI-2025-0082 was submitted to the Environmental Planning Section and is in review. The unapproved NRI indicates that the site is mostly wooded, with wetlands, streams, and steep slopes occurring on the property. Due south of the property 100-year floodplain occurs. There is potential forest interior dwelling species (FIDS) habitat mapped on-site. According to the Sensitive Species layer data on PGAtlas, as provided by the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property. The east portion of the site contains an unnamed tributary which makes up the majority of the primary management area (PMA). The site is located within the *Approved Westphalia Sector Plan and Sectional Map Amendment* (2007). The site is Residential Low of the General Plan Generalized Future Land Use as designated by *Plan Prince George's* 2035 *Approved General Plan* (Plan 2035). According to the 2017 *Approved Countywide Green Infrastructure Plan* (GI Plan), the site contains Regulated and Evaluation Areas.

PRIOR APPROVALS

Preliminary Plan of Subdivision 4-97070

Preliminary Plan of Subdivision (PPS) 4-97070 and its companion TCP1 were for a different development proposal. The PPS case has expired and the TCP was not implemented. As such, conditions relative to those approvals are not applicable to this subject application.

MASTER PLAN CONFORMANCE

Development of this site is subject to the following master plans.

***Prince Georges Plan* 2035**

The site is located within Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's* 2035 *Approved General Plan* (Plan 2035), and within the Established Communities of the General Plan Growth Policy of that same plan. The project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

Green Infrastructure Plan

The 2017 *Countywide Green Infrastructure Plan* (GI Plan) was approved with the adoption of the *Approved Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the GI Plan, this site contains Regulated and Evaluation Areas.

The following policies and strategies are applicable to the subject application. The text in **BOLD** is the text from the master plan, and the plain text provides staff findings on plan conformance:

a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.

The majority of the subject property is within designated Evaluation Areas with Regulated Areas located along the eastern portion of the site and on the adjacent property to the south where the stream is located. The property is within the Western Branch of the Patuxent River watershed and is not within a Tier II catchment area. The GI Plan identifies the Western Branch of the Patuxent as being in very poor condition and a Special Conservation Area (SCA). The site contains an unnamed tributary of the Back Branch, a stream system which is within the Regulated Area of the Green Infrastructure network. With subsequent development applications, the applicant shall ensure that the regulated areas are protected to the extent practicable.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.

PGAtlas shows this site fully within the Evaluation and Regulated Areas with no network gaps. Further evaluation of the best locations for on-site preservation and new corridors will be made with subsequent development applications.

2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.

No impacts to regulated environmental features are proposed at this time. Impacts to the regulated environmental features will be evaluated with subsequent development applications.

2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.

No mitigation is proposed at this time. Mitigation will be further evaluated with subsequent development applications.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.

Woodland conservation requirements will be evaluated through the review of tree conservation plans associated with future development applications. On-site woodland conservation shall be placed in Woodland and Wildlife Habitat Conservation Easements prior to the certification of an associated Type 2 tree conservation plan (TCP2).

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.

The plans submitted with the ZMA are conceptual in nature and the full design for stormwater has not been evaluated by the Department of Permitting, Inspections and Enforcement (DPIE) at this time. Impacts to the regulated environmental features will be evaluated with subsequent development applications.

5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.

The preservation of existing vegetation to protect streams and wetlands will be evaluated with the subsequent development applications. Based on PGAtlas, an unnamed tributary of Back Branch which should be protected is located on the eastern portion of the site and off-site to the south of this property.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.

Woodland conservation will be further evaluated with the subsequent development applications. It is recommended that the development maximize the on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.

7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.

The use of native plant species is required with the required by both the Environmental Technical Manual (ETM), and the Prince George's County Landscape Manual, and will be further assessed with the subsequent development applications.

7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.

Woodland exists on-site, and along the stream system and throughout the site. Woodland conservation will be evaluated with subsequent development applications.

Forest Canopy Strategies

7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.

This application does not propose any clearing at this time. Woodland conservation will be evaluated with subsequent development applications.

7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.

This application does not propose any clearing at this time. Woodland conservation will be evaluated with subsequent development applications.

7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.

Clearing of woodland is not proposed with the subject application; however, the woodland conservation threshold of the RA Zone is 50 percent. With this ZMA the applicant seeks to rezone the property to the RSF-A Zone which has a woodland conservation threshold of 20 percent. This threshold should be shown to be met on-site with subsequent development applications through on-site woodland preservation and reforestation, limiting the use of off-site credits. Woodland conservation shall be designed to minimize fragmentation of woodland and reinforce new forest edges. Woodland conservation should be located along the PMA. The preservation of existing woodlands and specimen trees to provide additional buffering for Back Branch is recommended. This site does contain potential forest interior dwelling species (FIDS) habitat. Green space is encouraged to serve multiple eco-services.

Approved Westphalia Sector Plan and Sectional Map Amendment
The site is located in the *Approved Westphalia Sector Plan and Sectional Map Amendment* (2007). In the Approved Master Plan and Sectional Map Amendment, the Infrastructure section (Pages 35 to 39) contains goals, policies, and strategies. The following policies are applicable to the current project with regards to natural resources preservation, protection, and restoration. The text in **BOLD** is the text from the SMA, and the plain text provides staff comments on plan conformance:

Policy 1—Green Infrastructure
Protect, preserve, and enhance the identified green infrastructure network within the Westphalia sector planning area. (Page 35)

Strategies
1. Use the sector plan designated green infrastructure network to identify opportunities for environmental preservation and restoration during the review of land development proposals.

This site contains Evaluation and Regulated Areas. Future development should seek to limit impacts the Regulated Areas of the Green Infrastructure network.

2. Preserve 480 or more acres of primary management area (PMA) as open space within the developing areas.

Preservation of PMA will be further evaluated with the subsequent development applications.

3. Preserve or restore the regulated areas within the sector plan, both within and outside the designated green infrastructure network and those designated through the development review process.

Preservation of regulated environmental features will be further evaluated with the subsequent development applications.

6. Allow street trees within the designated town center to count towards woodland conservation requirements where the trees have been provided sufficient root zone space to ensure long-term survival and sufficient crown space that is not limited by existing or proposed overhead utility lines.

This policy will be further evaluated with the subsequent development applications; however, the WCO does not allow the use of street tree credits outside of a General Plan transit-oriented center.

7. Enhance regulated areas by concentrating required woodland conservation adjacent to regulated areas and in an interconnected manner.

This policy will be further evaluated with the subsequent development applications. In accordance with this master plan policy, it is encouraged that woodland conservation be located adjacent to Regulated Areas to protect the green infrastructure network.

9. Place sensitive environmental areas within conservation easements to ensure preservation in perpetuity.

The location of woodland conservation easements will be further evaluated with the subsequent development applications. On-site woodland conservation shall be placed in Woodland and Wildlife Habitat Conservation Easements prior to the certification of an associated Type 2 tree conservation plan (TCP2).

10. Protect primary corridors (Cabin Branch) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors (Back Branch, Turkey Branch, and the PEPCO right-of-way) to restore and enhance environmental features, habitat, and important connections.

This site features a tributary to Back Branch. This policy will be further evaluated with the subsequent development applications. In accordance with this master plan policy, it is encouraged that woodland conservation be located adjacent to the Regulated Areas of the Back Branch to protect the green infrastructure network.

11. Limit overall impacts to sensitive environmental areas to those necessary for infrastructure improvements such as road crossings and utility installations.

This policy will be further evaluated with the subsequent development applications.

12. Evaluate and coordinate development within the vicinity of primary and secondary corridors to reduce the number and location of impacts to sensitive environmental areas.

This policy will be further evaluated with the subsequent development applications. Development should limit any impacts within Back Branch and associated buffer. Back Branch is identified as a secondary corridor in the Master Plan.

13. Develop flexible design techniques to maximize preservation of environmentally-sensitive areas.

This policy will be further evaluated with the subsequent development applications.

Policy 2—Water Quality and Quantity
Restore and enhance water quality and quantity of receiving streams that have been degraded and preserve water quality and quantity in areas not degraded. (Page 38)

Strategies
1. Remove agricultural uses along streams and establish wooded stream buffers where they do not currently exist.

The agricultural use is not near the streams and will be discontinued with the development of this site.

2. Require stream corridor assessments using Maryland Department of Natural Resources protocols and include them with the submission of a natural resources inventory as development is proposed for each site. Add stream corridor assessment data to the countywide catalog of mitigation sites.

This policy will be further evaluated with the subsequent development applications.

3. Follow the environmental guidelines for bridge and road construction as contained in the transportation section of this sector plan.

No bridges are proposed with this application. This policy will be further evaluated with the subsequent development applications.

4. Construct shared public/private stormwater facilities as site amenities using native plants and natural landscaping.

This policy will be further evaluated with the subsequent development applications.

5. Use low-impact development (LID) techniques such as green roofs, rain gardens, innovative stormwater outfalls, underground stormwater management, green streets, cisterns, rain barrels, grass swales, and stream restoration, to the fullest extent possible during the development review process with a focus on the core areas for use of bioretention and underground stormwater facilities under parking structures and parking lots.

This policy will be further evaluated with the subsequent development applications. The proposed development will be subject to current stormwater management requirements and will be reviewed and approved by the County's Department of Permitting, Inspections and Enforcement (DPIE).

Policy 3—Energy Consumption
Reduce overall energy consumption and implement environmentally-sensitive building techniques. (Page 38)

Strategies
1. Use green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies.

This policy will be further evaluated with the subsequent development applications.

2. Use alternative energy sources such as solar, wind and hydrogen power. Provide public examples of uses of alternative energy sources.

This policy will be further evaluated with the subsequent development applications.

Policy 4—Noise
Plan land uses appropriately to minimize the effects of noise from Andrews Air Force Base and existing and proposed roads of arterial classification and higher. (Page 38-39)

Strategies
1. Limit the impacts of aircraft noise on future residential uses through the judicious placement of residential uses.

This site is located in the Andrews Air Force Base (Joint Base Andrews) overlay for height, but not noise. This policy will be further evaluated by the Development Review Division with the subsequent development applications.

2. Restrict uses within the noise impact zones of Andrews Air Force Base to industrial and office use.

This site is located in the Joint Base Andrews overlay for height, but not noise. This policy will be further evaluated by the Development Review Division with the subsequent development applications.

3. Evaluate development proposals using Phase I noise studies and noise models.

This policy will be further evaluated by the Development Review Division with the subsequent development applications.

4. Provide for adequate setbacks and/or noise mitigation measures for projects located adjacent to existing and proposed noise generators and roadways of arterial classification or greater.

This policy will be further evaluated by the Development Review Division with the subsequent development applications.

5. Provide for the use of appropriate attenuation measures when noise issues are identified.

This policy will be further evaluated by the Development Review Division with the subsequent development applications.

ENVIRONMENTAL REVIEW

Existing Conditions/Natural Resource Inventory
Section 27-3601 of the Zoning Ordinance does not require an approved natural resources inventory plan (NRI) with ZMA reviews. An application for NRI-2025-0082 is currently under review. The plan identifies a total of 30 specimen trees on-site or within the immediate vicinity of the site's boundary.

The NRI shows regulated environmental features (REF), including a stream buffer for unnamed tributary to Back Branch and wetlands comprising the PMA. South of the site is 100-year floodplain. The forest stand delineation (FSD) indicates that there are six forest stands identified as Stands A through F, which have high (Stands A, B, D, and E) and medium (Stands C and F) ratings for preservation. Areas of steep slopes are scattered across the site.

Woodland Conservation
This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A tree conservation plan is not required with ZMA applications but will be required with subsequent entitlement reviews.

Based on the unapproved NRI plan, 21.73 acres of woodlands exist on-site, and there is no wooded floodplain. This ZMA proposes to amend the zone from Agricultural-Residential (AR) to Residential, Single-Family-Attached (RSF-A), which results in a substantial decrease in the woodland overall conservation requirements.

The AR Zone requires a conservation threshold of 50 percent and an afforestation threshold of 20 percent. The RSF-A Zone requires a conservation threshold of 20 percent and afforestation threshold of 15 percent. As a result of this reduction with the rezoning to RSF-A, the Environmental Planning Section recommends that the minimum woodland conservation threshold for the RSF-A Zone be retained on-site, in addition to providing on-site conservation or afforestation to maximize the on-site woodland conservation requirements in accordance with the WCO and as recommended by the Westphalia Sector Plan.

Specimen Trees
The unapproved NRI-2025-0082 identifies a total of 30 specimen trees on-site. With subsequent development applications, if specimen trees are proposed for removal, the applicant shall submit a specimen tree variance for evaluation that addresses the findings of Section 25-119(d)(3) of County Code. The applicant shall strive to retain as many specimen trees as practicable.

Regulated Environmental Features (REF)
The unapproved NRI-2025-0082 identifies wetlands, streams, and steep slopes on-site comprising the PMA. With subsequent development applications, if impacts are proposed to the PMA, the applicant shall submit a statement of justification for evaluation. The applicant shall limit impacts to REF to those allowable impacts as detailed in Part C, Section 2.0 of the Environmental Technical Manual (2018).

Stormwater Management
An approved Stormwater Management Concept plan is not required with a ZMA. Stormwater management shall be evaluated with subsequent development application. Stormwater facilities shall be located outside of the PMA except for outfalls.

Soils
The predominant soils found to occur on-site, according to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, include Adelphia-Holmdel Complex, Croom Marr complex, Dodon Fine Sandy Loam, Marr-Dodon Complex, Marr-Dodon-Urban Land Complex, and Widewater and Issue soils. According to available information, no unsafe soils containing Christiana complexes or Marlboro clay exist on-site.

SUMMARY
If the proposed ZMA is approved to rezone the property from AR to RSF-A, the woodland conservation threshold will decrease from 50 percent down to 20 percent. The Environmental Planning Section recommends that the 20 percent woodland conservation threshold be met on-site, in accordance with Section 25-121(c)(3) of County code. Staff also recommend that any unforested riparian buffers on-site shall be afforested in accordance with Section 25-121(c)(1)(c) of County code. Per the applicable master plans and the environmental requirements in Subtitles 24-4300, 27-6800, and 25 Division 2 of County code, woodland conservation requirements will be evaluated through the review of tree conservation plans associated with future development applications.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

Countywide Planning Department
Transportation Planning Section 301-952-3650

October 17, 2025

MEMORANDUM

TO: Candra Teshome, Zoning Section, Development Review Division

FROM: Alyssa Roff, Transportation Section, Countywide Planning Division

VIA: NS Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

CH Crystal Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: ZMA-2025-003, Melwood

Proposal
The subject application is a Zoning Map Amendment (ZMA) that proposes to rezone the approximate 27.54-acre Agricultural-Residential (AR) property, located in Upper Marlboro, to the Residential Signle-Family-Attached (RSF-A) zone. The Transportation Planning Section (TPS) review of the referenced ZMA application was evaluated using the standards of Section 27 of the current Zoning Ordinance.

Background
The property is located at 4816 Melwood Road; and part of lot 11; and Outlot B, Tax map 100, Grid B1 has no prior approvals that impact the subject application.

Analysis of Traffic Impacts
The subject property is located within the AR zone with a request to rezone to RSF-A, within Transportation Service Area (TSA) 2, as defined in the *Approved Plan Prince George's* 2035 *General Plan*. As such, the subject property is evaluated according to the following standards:

> Links and Signalized Intersections: Level of Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.
>
> Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted.
>
> For two-way stop-controlled intersections, a three-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if the delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed and the standard of CLV is 1,150 or less.

For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed and the standard of CLV is 1,150 or less.

Comment: The subject application will be followed by a preliminary plan of subdivision (PPS), certificate of adequacy (ADQ), and detailed site plan (DET). A traffic impact study (TIS) was provided with this application. However, adequacy will be determined at the time of PPS and ADQ.

Master Plan Compliance

This application is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment.*

Right of Way (ROW)

The subject property fronts Melwood Road, which is not a master planned roadway. However, all right-of-way and/or dedication requirements will be addressed at the time of PPS.

Pedestrian and Bicycle Facilities

Melwood Road: Planned Melwood Legacy Trail (side path and on-road bicycle facilities)

Recommendations, Policies and Goals

MPOT Complete Streets Policies:

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities.*

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* recommend the following policy related to multimodal transportation:

Policy 3 – Sidewalks, Bikeways, and Trails (Page 43): Provide appropriate trails and bicycle and pedestrian facilities throughout the Westphalia area.

Comment: The implementation of the master-planned bicycle and pedestrian facilities will be evaluated with subsequent applications. Both the MPOT and the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* recommend a designated shared use bikeway along Melwood Road and preserve segments of the road with a green buffer as part of the community's trail and greenway network.

In addition, staff recommend extensive and comprehensive connections, facilities and amenities throughout the site to meet the intent of both the master and area sector plans. Amenities such as long- and short-term bicycle parking, crosswalks, convenient pathways, wayfinding signage to the nearby transit stops, etc., will be evaluated with the development.

Zoning Ordinance

Section 27-3601 of the zoning ordinance provides guidance to amend the Official Zoning Map to reclassify an area to a base or overlay zone. Section 27-4202(f) of the zoning ordinance provides the general purposes and provisions of Residential Base Zones. The elements of this section which are specific to transportation have been provided below:

> **(A) To provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands;**

Conclusions

Based on the findings presented above, staff find that transportation facilities as well as pedestrian and bicycle facilities within the proposed application are consistent with Section 27-3602 of the zoning ordinance. The proposed re-zoning of the property will not impair the ability to make transportation-related recommendations that are supported by an approved Master Plan or Functional Master Plan or included in the subdivision regulations and zoning ordinance, with the following condition:

1. Prior to the acceptance of a preliminary plan of subdivision, the applicant, and the applicant's heirs, successors, and/or assigns shall:

    a. Submit a Traffic Impact Study (TIS) to evaluate transportation adequacy as part of the preliminary plan of subdivision and certificate of adequacy applications.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

October 21, 2025

MEMORANDUM

TO: Candra Teshome, Planner III, Zoning Section

VIA: Mridula Gupta, Acting Planning Supervisor, Subdivision Section JDH

FROM: Jason Bartlett, Planner II, Subdivision Section JB

SUBJECT: ZMA-2025-003 RST Melwood Estates

The property subject to this Zoning Map Amendment (ZMA-2025-003) is located in Tax Maps 91, Grid B4 and 100, Grids A1 and B1. It contains a total of 27.54 acres and consists of Lot 8, recorded in the Land Records in Plat Book NLP 118, page 67, approved on December 1, 1983; and Lot 11, Outlot A, and Outlot B, recorded in Plat Book NLP 147, page 100, approved on July 13, 1989. The property is currently developed for commercial use and is occupied by a catering service on Lot 8. The remainer of the subject property is wooded and vacant. Lot 8 is subject to Preliminary Plan of Subdivision (PPS) 4-83005, titled Melwood Estates, which was approved for 10 single-family detached dwelling units (PGCPB Resolution No. 83-29), one of which was Lot 8. Lot 11, Outlot A and Outlot B are subject to PPS 4-88049, also titled Melwood Estates, which was approved for one single-family detached lot and two Outlots to be conveyed to the owner of Lot 8 (PGCPB Resolution No. 88-307).

The applicant has requested to rezone the subject property from its current Agricultural-Residential (AR) Zone to the Residential, Single-Family-Attached (RSF-A) Zone, pursuant to Sections 27-3601 and 27-3602 of the Prince George's County Zoning Ordinance, for development of residential single-family detached dwelling units.

This application is solely to rezone the subject property to the RSF-A Zone. However, the applicant has provided a development concept plan indicating that, if the rezoning is approved, the applicant plans to propose razing the existing structures to accommodate the development of residential single-family detached dwelling units. The following comments are provided for informational purposes and do not pertain to the rezoning request, but rather to the contemplated development proposal. The development shown on the concept plan would be required to file preliminary plan of subdivision (PPS), detailed site plan, certificate of adequacy (ADQ) and final plat applications for the property. These applications would be required following the ZMA, if approved, and prior to the approval of building permits.

The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 4, "Community System Adequate for Development Planning". Administrative amendment from Category 4 to 3 is required prior to a final plat.

The western boundary of the property has frontage on Melwood Road, a scenic and historic road with a variable width right-of-way requiring buffering from the proposed development, which would be reviewed with the subsequent applications.

Access to the site is proposed from its frontage on Melwood Road. The site also has access via an existing 22-foot-wide access easement (also known as Melyard Road) at its northern boundary, which connects to Melwood Road. Access to the property will be evaluated at the time of PPS in accordance with Section 24-4200 and Section 27-6200, should this ZMA be approved. The review of mandatory dedication of parkland and master plan trails, among other requirements, would also be reviewed with a PPS. The southern boundary of the property abuts property owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC) containing Melwood Parke Park (Park ID R06), which is developed with the Black Branch Trail. A connection to that trail may be appropriate and the location of recreational facilities should be incorporated with design of the site, should this project move forward to PPS.

This case was accepted for review on August 4, 2025. Comments were previously provided at the SDRC meeting held on August 25, 2025, and this referral memo is based on revised plans and documents received on October 3, 2025.

This property is subject to preliminary plan of subdivision 4-83005 and 4-88049. However, if the rezoning is approved, the proposed development will require the filing of a new PPS, which will supersede the existing approvals. As such, none of the conditions of approval for the prior approved preliminary plans would be applicable. Instead, a new PPS and certificate of adequacy (in conformance with Section 4503(a)(2)) will be required for the proposed development and division of land following approval of this application per Section 24-3402(b)(3) of the Subdivision Regulations. The proposed site layout and lotting pattern will be further evaluated with the PPS and must comply with all design standards contained in Subdivision Regulations. A final plat of subdivision is required subsequent to approval of this zoning map amendment and following the approval of the PPS before any permits may be approved for development of this site.

Additional Comments

None.

Recommended Conditions

None.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be clearly shown on the zoning map amendment plan and must be consistent with the legal descriptions of the property. There are no other subdivision issues at this time.

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

1.1 Ensure that areas of connectivity and ecological functions are maintained, restored, and/or established by:

a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.

Plans at this time are conceptual in nature. In accordance with this master plan policy and strategy, it is encouraged that the Regulated Areas of the green infrastructure be preserved to protect ecological functions. Amenities shall be placed outside the Regulated Areas of the Green Infrastructure network.

b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.

c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.

The submitted conceptual layout does not identify specific areas as woodland conservation and shows the majority of the site developed. This site borders a property owned by the Prince George's County Department of Parks and Recreation (DPR) to the south consisting of 100-year floodplain and regulated environmental features including a stream with associated buffers. Staff recommend that future development provide an adequate buffer for the park use and additional buffering to protect the regulated environmental features. With subsequent development applications, the applicant shall provide an approved natural resources inventory plan and tree conservation plans. These plans will provide further details on woodland conservation, specimen trees, primary management area, and stormwater management.

d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.

The majority of the site is wooded, and does not contain meadows, farms, or grasslands. A tree conservation plan is not required for review with ZMAs.

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

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

Aisha N. Braveboy
County Executive

DPIE
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
Dawit Abraham, P.E.
Director

MEMORANDUM

October 27, 2025

TO: Candra Teshome, Subdivision Review Section
Development Review Division, M-NCPPC

FROM: Rey de Guzman, P.E., Associate Director
Site/Road Plan Review Division, DPIE

Re: Melwood
Zoning Map Amendment (ZMA-2025-03)

CR: Melwood Road

This memorandum is in response to the Zoning Map Amendment (ZMA-2025-03) referral, to rezone the property from the AR (Agricultural-Residential) Zone to the RSF-A (Residential, Single-family-Attached) Zone for the future development of single-family detached dwelling units. The property address is 4816 Melwood Road, part of Lot 11 & Outlot B, Upper Marlboro, MD 20772. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

Background Information

- **Melwood Road** is an existing County-maintained roadway to the west of subject development, requiring an 80' right-of-way width. The applicant shall provide right-of-way dedications and construct roadway/frontage improvements as required in accordance with the Department of Public Works and Transportation (DPW&T). This work shall be permitted prior to or concurrent with the issuance of a fine grading permit.

Water and Sewer Plan

- The 2018 Water and Sewer Plan designates lots 8, 11, and outlots A & B in Water and Sewer Category 4, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – approved for sewer service.
- Category 3, obtained via the Administrative Amendment process, must be approved before recordation of a final plat. Please contact the Water and Sewer Plan Coordinator, DPIE, for further information and instructions.
- There are water and sewer lines on Melwood Road at the southwest corner of Lot 11. Water and sewer line extensions or onsite systems are required to service the proposed subdivision and must be approved by the Washington Suburban Sanitary Commission before recordation of a final plat.

Geotechnical Comment

- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways and Marlboro clay, is required.

Roadway Frontage Improvements

- At the time of fine-grading permit stage, the applicant shall provide ultimate ROW frontage improvements along Melwood Road per DPW&T standards. Improvements include, but are not limited to, 5 5-foot sidewalk, a grass buffer, ADA-compliant pedestrian curb ramps with detectable warning surface (DWS), curb and gutter, street trees, and LED streetlights.
- The applicant shall dedicate rights-of-way for public use along Melwood Road.
- At time of fine-grading permit stage, the applicant shall provide pavement widening from road centerline along Melwood Road property frontage per DPW&T roadway standard.
- The applicant shall provide sight distance analysis showing clear sight triangles (stopping and intersection sight distance) for all proposed vehicular access points along Melwood Road prior to the approval of site development concept plan (SDCP).
- At the time of PPS, the applicant should obtain a stormwater management (concept) and site development concept plan (SDCP) approved by DPIE.
- The applicant shall identify ownership of the internal roads, whether public or private roads, as shown on the conceptual design.
- The applicant currently shows one access point into the development off Melwood Road. Having one access to the development may create challenges for the resident. The applicant should be required to provide a second access point off Melyard Road.
- At the time of concept application and Preliminary Plan of Subdivision (PPS), the applicant should design the vertical and horizontal alignments within the subdivision to meet the County's design standards if any of the roads are to be dedicated for public use.
- Full-width, 2-inch mill-and-overlay for all existing County roadway frontages is required.
- 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 is 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).

Storm Drain and Stormwater Management and Floodplain

- Stormwater Management Concept Plan approval by DPIE is required at the time development phase. DPIE has no objection to this proposed zoning map amendment.
- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance with the standards and specifications set forth by DPIE and DPW&T. Approval of all facilities is required prior to permit issuance.
- The proposed development will require a site development permit approved by DPIE.
- A maintenance agreement is to be approved by DPIE and recorded prior to technical approval.
- This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
  a) Final site layout, exact impervious area locations are not shown on plans.
  b) The exact acreage of impervious areas has not been provided.
  c) Proposed grading is not shown on plans.
  d) Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with the site development fine-grading permit submission.
  e) Erosion/sediment control plans that contain the construction sequence, any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
  f) A narrative in accordance with the code has not been provided.
  g) Applicant shall provide items (a-g) at the time of filing final site permits.

If you have any questions or require additional information, please contact Mr. Aschalew Haile, District Engineer for the area, at 301.636.2060.

cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Mariwan Abdullah, P.E., Chief Engineer, S/RPRD, DPIE
Aschalew Haile, 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
Irfanullah Irfan, Engineer, S/RPRD, DPIE

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland, 20870

PGCPB No. 83-29 File No. 4-83005

RESOLUTION

WHEREAS, Milton Liptin is the owner of a 65+-acre parcel of land, known as Mellwood Estates, said property being in the 15th Election District of Prince George's County, Maryland, and being zoned R-A; and

WHEREAS, on January 17, 1983, Wayne A. Bowie, et al., filed an Application for Approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 14 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat #4-83005, was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on Thursday, March 10, 1983, for its review and action in accordance with Article 66D, §7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with modifications; and

WHEREAS, on March 10, 1983, the Prince George's County Planning Board heard testimony and received evidence submitted in the record on the aforesaid application;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board Approved Preliminary Plat of Subdivision 4-83005 with the following modifications:

As revised in red on Staff Exhibit #1, and subject to Health Department approval. Subject to approval of the 100-year flood plain, if applicable.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. Certain limitations must be placed on the development of this property in order to assure compliance with the adequate public facilities requirements of the Subdivision Regulations (transportation facilities).

2. Sewer and water are not currently available to the property and development is contingent upon the approval of a private sewer and water system by the Health Department.

3. There is a 100 year flood plain within the property which should be restricted from development.

4. The Subdivision, as modified, meets the legal requirements of Subtitle 24 of the Prince George's County Code and of Article 66D, Annotated Code of Maryland.

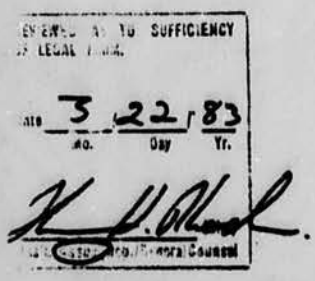
* * * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Brown, seconded by Commissioner Cumberland, with Commissioners Brown, Cumberland, Dukes, and Keller voting in favor of the motion, with Commissioner Shoch absent, at its regular meeting held on Thursday, March 10, 1983, in Upper Marlboro, Maryland.

Thomas H. Countee, Jr.
Executive Director

By: Robert D. Reed
Community Relations Officer

THC:RDR:DRA:fvh



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB No. 88-307

File No. 4-88049

R E S O L U T I O N

WHEREAS, Henk G. Boerlage, et ux., are the owners of a 22.7-acre parcel of land known as Mellwood Estates (Lot 11 & Outlots A & B), said property being in the 15th Election District of Prince George's County, Maryland, and being zoned R-A; and

WHEREAS, on March 2, 1988, Henk G. Boerlage, et ux., filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 1 lot and 2 outlots; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-88049 was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on June 30, 1988, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with modifications; and

WHEREAS, on June 30, 1988, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board approved Preliminary Plat of Subdivision 4-88049 with the following modifications:

1. Prior to signature approval of the preliminary plat, the plat shall be revised to show: a 150-foot building restriction line from the centerline on both sides of Proposed A-37; the area labeled Proposed A-37 shall be relabelled to read Future A-37 Right-of-way; and, the relocated right-of-way for Mellwood Road shall be shown on the plat as "Dedicated to Public Use" per the Transportation Planning Division's Exhibit #2.

2. Approval of all perc and well sites by the Department of Health prior to final plat. Actual approval of all well and septic systems by the Department of Health shall be done at the time of building permit.

3. Prior to final plat, the applicant shall obtain approval of any needed floodplain study by the Department of Environmental Resources.

4. Prior to final plat, the applicant shall enter into an agreement with The Maryland-National Capital Park and Planning Commission to transfer any agricultural rights that she/he may have within that portion of the Potomac Electric Power Company right-of-way that is to be used as a public trail.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitle 24 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.

2. A Master Plan road runs through the property.

3. The property is in Sewer and Water Category 6 so it must be served by private water and sewer systems.

4. A floodplain is contained on the site which should be restricted from development.

* * * * * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Dabney, seconded by Commissioner Keller, with Commissioners Dabney, Keller, Yewell, Botts and Rhoads voting in favor of the motion at its regular meeting held on Thursday, June 30, 1988, in Upper Marlboro, Maryland.

APPROVED AS TO LEGAL SUFFICIENCY
S. Hewlett
M-NCPPC Legal Department
Date 7/11/88

Thomas H. Countee, Jr.
Executive Director

BY Robert D. Reed
Public Affairs Officer

THC/RDR/TVAB:lg

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY SECTOR PLAN

AND

PROPOSED SECTIONAL MAP AMENDMENT

FOR

WESTPHALIA

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

May 23, 2006

VOLUME 1 of 1

BEFORE:

CAMILLE A. EXUM, County Council Vice Chair

WILL CAMPOS, Council Member, District 2

SAMUEL H. DEAN, Council Member, District 6

DAVID C. HARRINGTON, Council Member, District 5

TONY KNOTTS, Council Member, District 8

SAMUEL J. PARKER, JR., CHAIRMAN, M-NCPPC

SYLVESTER J. VAUGHNS, Commissioner, M-NCPPC

JOHN H. SQUIRE, Commissioner, M-NCPPC

OTHERS PRESENT:

GREGORY BAKER, Community Planning Division

C O N T E N T S

SPEAKER	PAGE
Billy Crawford	15
Darryl Bogans	16
Russell W. Shipley, Esq.	18
Robert J. Antonetti, Esq.	20
Arthur J. Horne, Jr., Esq.	22
Dennis Whitley, III, Esq.	24
Earl Adams, Jr., Esq.	26
Melvin Henderson	27
Chris Seymour	28
John Trader	30
Alan Feinberg	31
Rose Lewis	33
Gerald T. McDonough, Esq.	34
Joseph King, Esq.	35
Teena Green	37
Calvin Ruffin	38
Alfred Joel	40
Harold Johnson	41
Dorothy B. Troutman	42
Susan Nicowski	44
David Nicowski	45
Yvette Jardine	45
Rollie Washington	47
Brenda Foxx	49
Rachell Washington Garcia	50
Annette Dreher	51
Rovall Washington	52
Dorothy Washington	54
Raichell Savoy	55
Vernell Arrington, Esq.	56
Steven C. Gaskins	56
William Ship, Esq.	58
Midgett Parker, Esq.	59
Abigale Bruce Watson, Esq.	62
Sean Caldwell	64
Charles Renninger	66
Barry M. Caison, Esq.	68
Jenny Day	69
William Huttenlouff	71
Kimberlynn Davis	73
Mary Joan Robertson	76
Cathy Hook	78
Georgette Gregory	79

P R O C E E D I N G S

VICE-CHAIR EXUM: On behalf of the Prince George's County Council and the Planning Board of the Maryland National Capital Park and Planning Commission, I would like to welcome everyone to the Public Hearing on the Preliminary Sector Plan and Proposed Sectional Map Amendment for a portion of the Westphalia area. My name is Camille Exum. I'm Vice Chair of the County Council, representing the Seventh Councilmanic district. I would like to take a moment to ask each of my colleagues to introduce themselves and indicate what districts they serve. Then we'll have the Planning Board members introduce themselves. I'll start on my far left.

COUNCIL MEMBER PETERS: Good evening, Doug Peters Councilmanic district 4.

COUNCIL MEMBER KNOTTS: Good evening, Tony Knotts, Councilman, District 8.

COUNCIL MEMBER DEAN: Good afternoon, Samuel Dean, Council Member from District 6.

COUNCIL MEMBER HARRINGTON: Good evening everyone. David Harrington, representing councilmanic district 5.

COUNCIL MEMBER CAMPOS: Good evening. I'm Will Campos and I represent councilmanic District 2.

MR. CARVER: I'm Samuel J. Carver, Jr., Prince George's County Planning Board.

COMMISSIONER VAUGHNS: I'm Sylvester Vaughns, member of the Planning Board.

COMMISSIONER SQUIRE: John Squire, also member of the Planning Board.

VICE-CHAIR EXUM: Thank you, the County Council and Planning Board are holding this joint public hearing to obtain comments on the Preliminary Sector Plan and Proposed Sectional Map Amendment for Westphalia. The sector plan and the sectional map amendment are being processed concurrently. Tonight's testimony is part of the public evaluation and decision-making process that will lead to an updating of a portion of the 1994 approved Master Plan and Sectional Map Amendment for Melwood-Westphalia, Planning Areas 77 and 78 and the 2002 Prince George's County Approved General Plan.

The Westphalia sector planning area encompasses approximately 6,067 acres. It is generally bound to the north and east by Ritchie Marlboro Road, to the south by Pennsylvania Avenue, and to the west by the Capital Beltway. The preliminary plan recommends a high-density, urban mixed-use town center, residential neighborhoods with a mix of housing types and densities, adequate public facilities to serve existing and proposed development provided prior to or concurrently with new development and new and improved pubic facilities in the communities that already exist in Westphalia.

The preliminary sector plan we are considering this evening evolved from the Westphalia Comprehensive Concept

Plan study, also known as the WCCP, which was prepared in 2005 with contributions from community members and stakeholders who participated in five public meetings held between June and August 2005, three public charrettes and two team working charrettes. Several outstanding issues related to the WCCP need to be addressed in parallel with this public hearing process to avoid delays in the approval and adoption of the final sector plan. These issues include road design standards, transportation and traffic mitigation, development patterns, project and development phasing, minority participation in economic development, and the financing and provision of sufficient public facilities to serve both proposed development and existing communities.

Therefore, subsequent to the initiation of this planning process, an on-going collaborative and transparent evaluation and decision-making process has sought additional input from community leaders, residents and property owners of the Westphalia area as well as developers, local and state government agencies. This process includes bi-weekly stakeholder meetings, numerous technical staff meetings, solicitations from the public, participation in civic and homeowners association meetings, and a public workshop held on May 6. The testimony you provide tonight is part of this on-going process and will help guide the continued development and refinement of the plan.

When approved, the sector plan and corresponding sectional map amendment will guide future growth and development and serve as a policy document that guides land use and public facility decisions for years to come. A public facilities implementation and financing program, to be prepared in parallel with this sector plan, is intended to provide a formula for ensuring the provision of adequate public facilities for all parts of the community prior to, or at the same time as new development.

To allow everyone a chance to speak, we are requesting that comments be limited to three minutes per speak. Again, three minutes per speaker. One minute before the allotted time has elapsed, a yellow light will come on, then be followed shortly thereafter by a tone and a flashing light indicating that no time remains. Your cooperation in immediately concluding your comments is appreciated.

At the end of this hearing, the record will be held open for 15 days, or until the close of business on Wednesday, June 7, 2006. This 15-day extension provides an opportunity for written comments to be submitted into the record and be officially considered as part of the hearing.

If you wish to submit written remarks to supplement testimony you may give tonight or prefer submitting written comments, please send your comments to the Clerk of the Council at the address printed on today's agenda.

Following the close of the record, the Planning Board will review the testimony. The Board will transmit its recommendations on the sector plan and sectional map amendment to the Council. The County Council, in turn, will consider the Planning Board's recommendations along with the spoken testimony heard tonight and written testimony submitted for the record and will take final action on the plan and sectional map amendment early this fall.

At this time, I would like to call on Gregory Baker, the project leader, for a brief summary of the preliminary sector plan and sectional map amendment. We will then go to the sign-up sheet and start with elected officials who wish to speak. So, if you have not signed up to speak, I would ask you to do so now. It's been a very long day for the Council and we want all persons that desire to speak to be heard. So, if you would please sign up at this time. Thank you. Mr. Baker.

MR. BAKER: Thank you and good evening, Council Members and Planning Board Members. My name is Greg Baker as was mentioned, I'm with the Community Planning Division of the Prince George's County Planning Department and I'll be doing a brief presentation for you this evening to set the context and the background for this particular project.

This slide illustrates the study area of the original Westphalia Comprehensive Concept plan study which

the sector plan or the preliminary sector plan is based upon. The area is basically north of Andrews Air Force Base, north of Pennsylvania Avenue. It's approximately 6,000 acres. The study itself was bound to the north by Ritchie Marlboro Road and White House Road, and to the west by the Capital Beltway. There were certain principles that were adhered to in the development of this particular study and those were basically the guiding documents such as the 1994 Melwood-Westphalia Master Plan as well as the existing conditions in the area and development proposals that were under review, in addition to other documents.

There was significant public input that went into the development of the WCCP's study itself, which was initiated in 2005. There were five public meetings, one pre-charrette, three public charrettes and one public presentation. Additionally, there was visual preference survey and a community survey that was done and there was many forms of notification, including flyers and engagement of the local media.

This slide illustrates the vision that came out of the WCCP, the basically, the key recommendations. It didn't depart significantly from the 1994 Melwood-Westphalia Plan which essentially called for a concentrated note of commercial and residential development off of Maryland 4 and increasingly less dense bands of residential development

around it. The proposal is approximately 14,000 to 15,000 residential units and upwards of 650,000 square feet of retail and commercial uses. Public facilities will also address, as is mentioned on the slide.

In early January, the Planning Board and the County Council requested that staff go ahead and initiate a sector plan and sectional map amendment process and this is what we're bringing here today for the public hearing to speak on is essentially a preliminary Westphalia sector plan and sectional map amendment. This graph that illustrates the process, the essentially, the rationale behind engaging in a sector plan process wwas to implement the WCCP study and also to implement the vision of the study and the sector plan through zoning.

If you look at the graphic on the left, that linear sequence of charts basically illustrates the time frame and the constraints that we're under in terms of completing this process. As was mentioned, the process began in January. February through March we developed the actual preliminary sector plan. April, we published it and distributed it to the public. We are at the state now, obviously where we are before you for a public hearing and from here on out, there will be subsequent meetings including a Planning Board work session and ultimately, County Council, which we're aiming to bring it to Council in September-October.

Parallel to this process, if you notice on the right of this graphic, there's an entire other parallel process that we're calling the stakeholder/implementation and coordination process. And this essentially stems from the fact that WCCP had many elements that were outstanding in terms of different issues that weren't quite addressed to the level that thye need to be addressed in the sector plan. And I will speak to that more shortly.

This graphic illustrates the land use and zoning recommendations which are included in the actual plan documents. It wasn't a significant departure from the WCCP study. It kept with the same theme essentially, the community center, in this case, we're referring to it as a town center core, town center edge off of Maryland 4, and several mixed use village areas, in addition to lowered density developments surrounding it. The graphic that refers to zoning shows how this vision was translated through a sectional map amendment and preliminary proposal for rezoning. The majority of the area designated for mixed-use development is designated here as M-X-T, including the two village areas to the north and to the southeast. There's also a significant portion which is primarily the Smith Home farm site, which is being designated for R-M zoning.

Many of the issues that I referred to earlier that stem from the WCCP study and that we have encountered in our

stakeholder coordination and issue coordination process can be divided into essentially two categories, one of them being those pertaining to existing communities in the areas and the other one pertaining to new developments. With respect to existing communities, there are multiple issues. Both transportation, environmental and public facilities issues. For instance, there's the maintenance and upgrade of existing roads which neighborhoods and residents in existing areas have asked us to pay special attention to. With respect to environmental issues, there's landfills in the area. There's also public facility concerns, in terms of existing schools which are already somewhat overcrowded. And the lack of fire and police service or sufficient fire and police service and lack of community meeting spaces are other examples of this.

The other breakdown of the issues would basically refer to the new development that is being proposed by the plan which is obviously significant new development. One of those would be the town center orientation, urban design. We are looking more closely at that and how that may change somewhat from the WCCP study and what's in the preliminary plan right now. We are also looking more closely at how we can make this town center transit ready to either be serviced by either standard bus service or perhaps even bus/rapid transit or eventually Metro service. We're also looking at, more closely at, the park system, the central park system

design and the remainder of the park system in terms of the total acreage and making sure that the County and the public are receiving what they need out of that system. And then we will be looking at some economic development elements, as well.

In order to deal with those issues as was mentioned, there is that parallel process that we've been engaged in and we've had multiple meetings. As a result of that, staff is kind of looked at how some of those outstanding issues can be addressed within the preliminary plan process and from here, through the remainder of the process, we will be looking more closely at forming strategies to include in the actual document that address things such as new roads in existing communities, the actual alignment of the proposed transportation network, looking at possibly realigning some of the roads, including MC-634 and perhaps P-612, as well. Also looking at level of service designation issues with respect to transportation. There's also an area designated as the rural hamlet that we'll be looking more closely in terms of what that actually means. Some of the definition that resulted from teh WCCB study and it's now in the preliminary plan is not exactly definitive with respect to that.

This is the last slide illustrating some of the additional strategies that we're looking at. You can

obviously look through this at your leisure, but we wanted to have this up here to basically identify or flag certain strategies which included more complete description of the proposed central park, which I mentioned earlier, as well as looking more closely and how we can approach this area from a sector, sector-wide vision or approach and particularly with respect to some of the environmental issues such as tree conservation and stream restoration as well as storm water management.

And finally, one of the things we will be looking at as the process continues is actually changing the current preliminary SMA re-zoning proposal, particularly as it relates to some of the areas that call for the mixes of uses, maybe looking more closely at how our actual zoning Code could be amended to basically implement the vision which is a unique vision in this particular plan. And you can see the slide illustrates some of the examples of things that we may be looking at.

This concludes the PowerPoint presentation. At this juncture, I'd like to go ahead and submit a couple of items for the public record, one of them being the actual plan document itself. Another would be a list of issues, as I mentioned earlier, we have been categorizing and tracking outstanding issues from the WCCP study and now the preliminary plan and hopefully addressing most of them

through the stakeholder coordination process. I will be submitting this list to you all as well and one final item would be a listing of approximately nine additional requests for rezoning, essentially that we received after our cutoff for the sector plan document.

Once again, that concludes the presentation. If there's any questions, I'll take them now.

VICE CHAIR EXUM: Seeing no questions, we'll move into, there is one elected official, council member Brian Shivers from Seat Pleasant, signed up to speak. Is he here? Okay, we're moving on. The first person, Melvin McCleary. The person following him will be Billy Crawford. I ask that your name, if you're next, please come down toward the front, so we can keep this process moving smoothing. Melvin McCleary. Billy Crawford. Following Billy Crawford, Darryl Bogans.

MR. CRAWFORD: Good afternoon, Planning Board members. My name is Billy Crawford. I am a resident of Prince George's County. I've been living in Prince George's County for well over 25 years and I noticed a lot of change in Prince George's County, but one thing I have noticed that has not changed that much, and that's high end retail stores. If we decide to go shopping to stores such as Macy's, Lord and Taylor, or other stores of that caliber, we have to drive out of our communities, out of our cities and all the way out

of the County to Montgomery County, Anne Arundel County, and Arlington County. In other words, when we go out there and spend our hard earned money, it does nothing to benefit Prince George's County. We have certain stores here like Hecht and so forth. We have an abundance of dollar stores, but we need high end retail stores. That's one of the main reasons why I support the Rosewood town center. This will allow Prince George's County to compete with the surrounding counties, but most of all, it would generate revenue that will give Prince George's County the social and economic boost that we so greatly need. So, in closing, I jsut want to say that if we build this, people will come. Thank you very much.

VICE CHAIR: Thank you, sir. Mr. Bogans. Following Mr. Bogans, I'm going to ask that we keep proper decorum. There will be no clapping or anything of that nature. Mr. Bogans and then following him, Russell Shipley. Thank you.

MR. BOGANS: Good evening. My name is Darryl Bogans. I am a long time resident of Prince George's County. Me and my wife and our children, we live in Prince George's County. I'm going to be reading a lot because I can talk a lot, so I'm going to be reading from this paper so that I can stay within the time frame. Me and my daughter was in attendance at the Surratt Meetings in Westphalia not much

long ago. During the Surratt process, we talked with some of the residents of Westphalia who shared with all of us during that time, their interest in the development, Rosewood City Town Center at Westphalia. During these Surratt meetings, we were put in different groups, as each group was given the opportunity to express their views on map locations, road constructions, historic places to be reserved, preserved, but upgraded, of course, with the scenery of new decelopment. We also talked about economic benefits that would be needed such as police station, a fire department, response time for emergency care, a school system large enough to to accommodate the estimated population of othe Rosewood Center which included also a local church, the Rosewood Medical Center which would provide affordable medical services for the people, subsidized and affordable housing program for the elderly, the disabled and for the residents of Westphalia who would desire to move into the new homes. And an employment/training center in partnership with government agencies so that both young and old that needed training for position in the Rosewood business district, could receive the training and get hired for the position. And if desired, could possibly walk or cycle or drive to work. In view of all that was spoken of thus far, there, have we only scratched the surface. I was talking to my daughter who was in attendance with me at one of the Surratt meetings,

explained to her with excitement the Rosewood city is going to be the greatest hhistorical city ever built in Prince George's County. And we do thank our elected officials for that. And internationally and how did Prince George's Couty is making plans for her future and her brothers' and sisters' future and also your children and all of our grandchildren. What an awesome plan and what could be better than this plan for us and our children. Well, the answer to that question is simply nothing. Rosewood will be very close to being or having heaven on earth, a city so desirable that people will travel to and from all over the world to visit, to shop, to live, to worship and to enjoy life in abundance. So now --

VICE CHAIR EXUM: Mr. Bogans, I thank you. You can submit the rest of your testimony in writing. I appreciate your time.

MR. BOGANS: Okay, thank you.

VICE CHAIR: Thank you. Russell Shipley. Following Mr. Shipley, we have Robert Antonetti.

MR. SHIPLEY: Good evening, members of the District Council, Members of the Planning Board, for the record, my name is Russell Shipley. I'm with the firm of Shipley and Horne in Largo, Maryland and I speak in behalf of Toll Brothers with specific reference to page 56 of the proposed sector plan identified as Item number 11, Woodside Village, 370 acres. Toll Brothers, the applicant in that case, the

property consists of four small farms that are located on the southside of Westphalia Road, about a third of a mile west of its intersection with Ritchie Marlboro Road. It is significant in that it's a proposed for the R-M zone and that is suggested and recommended by teh staff and the Planning Board. I should mention that it is the subject of a piecemeal application for comprehensive design zoning to the R-M which has been heard and recommended for approval by teh Planning Board and by your staff with numerous conditions, all of which we are in concurrence with. I mention that in the context of the fact that Toll Brothers filed this application quite some time ago, perhaps a year. They began venturing into Prince George's County a few years ago and acquired a paroperty called the Claggett Farm which is on the west side of Ritchie Marlboro Road, south east of the subject property. That is 550 acres, it's called Marlboro Ridge, sometimes the Villages of Claggett Farm. We'll have over 1,000 homes and 150 acre equestrian center which is being planned at the present time. These are very luxurious executive homes. The executive models sell for $600,000 and up. I make mention that that has been preliminary subdivided and the R-R equestrian center zone and the sales office recently opened to sell the first units that were available, some 50 units and it sold out over a weekend. Toll has every intention of complementing the luxury that began at the

Claggett Farm. That's the sole purpose in pursuing these other properties to make them compatible with the other properties in the area, particularly the large Smith farm and Presidential Park, etc and so, we are here to speak in favor of the staff's recommendation in regard to that property and hope for your support thereof. Thank you very much.

VICE CHAIR EXUM: Thank you, Mr. Shipley. Robert Antonetti. Following Mr. Antonetti, is Arthur Horne.

MR. ANTONETTI: Good evening, Madam Chair, members of the Council, Chairman Parker, members of the Planning Board. My name's Robert Antonetti from the law firm of Shipley and Horne, here tonight to speak on behalf of two land developers in the Westphalia area who have requested rezoning changes through the instant sector plan and that is Amay. The first property is located near Pennsylvania Avenue on the north side of Armstrong Lane and contains approximately 23 acres, zoned R-R and I-3. The developer, VP, LLC is requesting approval of the X-M-T zone for the development of residential uses as consistent with the recommendations in the WCCP and the preliminary sector plan. The preliminary sector plan and SMA recommend X-M-T as well, on page 60 of the draft document. The site is located near the gateway for the Westphalia Center, near the future Criddle intersection of A-66 extended and the Suitland Parkway extended. The approval of the X-M-T zone for the

development of the site will lead to improvements of local roadways, including Armstrong Lane and the construction of a portion of A-66.

My client would ask that the staff and the Board and Council give strong consdieratoin to showing a connection from this property onto the adjacent Smith-nfarm site to ensure access for future residents to the core area and to other public amenities, including the grand central park that is being planned. My client has been involved with the public input process and has heard, on several occasions, that the Council is considering zoning a number of properties in and near the core to X-M-T and that these X-M-T zoned properties will be considered for a mix of uses comprehensively among all the properties. This will require legislative change and my client is very much in favor of that legislative change.

I'm also here to speak on behalf of Washington Management and Development Company, Inc with regards to approximately 24 acres located near, on the south side of Ritchie Marlboro Road, near the interchange with the Capital Beltway. The property is currently zoned R-R and R-A and the applicant is requesting a rezoning to the M-X-T zone. The sector plan, and SMA recommends the rezoning of the property to M-X-T zone and identifies it as a village gateway for the Westphalia center. The applicant is seeking ultimately to

develop the site with an appropriate balance of residential and commercial uses and it will be applying those commercial uses along a main street along Sansbury Road and two to four-story buidlings with commercial on the first floor and residential above it and including a variety of towns and two over two town homes.

Briefly, my client is being contacted by an adajacent property owner on the north side of Ritchie Marlboro Road about submitting a joint development proposal. My client supports such a request. I'll defer to the representative for that developer to speak to that but we would concur with including that property inside the boundaries of the SMA and rezone it to X-M-T. And thank you for your consideration.

VICE CHAIR EXUM: Thank you, Mr. Antonetti. Mr. Horne. Following Mr. Horne is Dennis Whitley.

MR. HORNE: Good evening, Madam Chairman, Members of the Council, Mr. Parker, Chairman and Members of the Planning Board. For the record, Arthur Horne with teh law offices of Shipley and Horne in Largo, Maryland, here on behalf of the property that Mr. Baker described in his presentation aproperties that's been designated as the Hamlet properties, that would be properties owned by Rovall and Dorothy Washington, it is about 80 acres off of Ritchie Marlboro and Westphalia, properties owned by Rock Creek

Baptist Church and by A. Dean. When the designation for the Hamlet property took hold on these properties we requested definition of hamlet. What is rural hamlet? And I'm embarrassed to say that not only I not know or my clients not know, nobody at Park and Planning was able to tell us what the definition of rural hamlet was, as well. So, we did a little search and see if we could find what rural hamlet means and the only definition I found was in Black's Law Dictionary and they defined rural hamlet as a village or hamlet in a rural community which may be no more than a store, a school, a church or two or three residents. And they get that definition from a court case in Kansas. Looking at the history of rural hamlets, we find that they were like tiny communities built up to serve off the lord of an estate, so the lord of an estate built little rural hamlets on his property so that his servants can have a place to live, they had to pay taxes to him. That's where rural hamlet came from and I think over the years, maybe the definition has changed, but it's not defined in our zoning ordinance and it's not defined in anything that we can find. So, we would object to being placed in a category that nobody has a definition of in nothing that we can describe.

We really appreciate the opportunity to work with teh staff on coming up with a development proposal for these properties. Certainly, working with Mr. Dean and his goals

and concepts of this area, we were told that perhaps all the properties would be rezoned to M-X-T, then we could look at it from that perspective. We certainly support that, if that was to occur. If not, then a comprehensive zone would be appropriate for that area. We already have applications for R-M in that area. We think that that would probably be aoppropriate for these properties, as well. I think that it's important to note that, and you'll hear from the Washington family here and members of Rock Creek Curch coming up that they have attended every single meeting that goes through to the summer time and the meetings that have been here throughout and, again, they are very, very supportive of what's going on in the Westphalia area, want to work very closely with Mr. Dean and all the members, but just want to be treated fairly and I see my time has run out.

VICE CHAIR EXUM: Sir, thank you.

MR. HORNE: Thank you very much.

VICE CHAIR EXUM: Mr. Whitley. Following Mr. Whitley, Earl Adams.

MR. WHITLEY: Good evening, Madam Chair, chairman Parker, members of the Planning Board, Members of the Distrcit Council. My name is Dennis Whitley, III. I'm also attorney hwith the law firm of Shipley and Horne, with offices in Largo, Maryland and I am here to speak on two properties. First, I'm here on behalf of BPV, LLC to request

that the Merick property which is located at 8711 Westphalia Road be rezoned from I-1 to X-M-T. The property consists of approximately 86.96 acres and can be viewed by the District Council and the Planning Board on page 57, map 15. The property is currently imporved by a 100,000 square foot office warehouse space and it is my client's vision to build approximately 260 townhomes on the 20 acres of property which lies outside of the H-U Noyes area. It also be noted that my client's request for M-X-T zoning and it's desire to build residential units is consistent with the modified perferred WCCP which calls for residential units on the property. Lastly, M-X-T is also appropriate because it allows the density, the flexibility designs needed to incorporate the structure that is currently on the property and also minimize any negative effects which may exist from the property's proximity to Andrews Air Force Base.

I'm also here to speak on behalf of Samuel T. Woods Company to request that the properties located at 8580 through 8600 Pennsylvania Avenue be rezoned from I-1 to M-X- The properties consist of approximately 22.9 acres and can be viewed by the District Council and the Planning Board on page 57, map 15, item number 4.

In the time I have left, I'd like to request the staff's recommendation improve and relocate I-603 be eliminated. Currently, a majority of the properties in the

I-603 area are zoned industrial. However, during the WCCP process, most of these properties are requested M-X-T zoning. As such, there's no need for an industrial road on properties which are requesting M-X-T zoning.

In the alternative, should the Council decide that the road is still needed, we would request that the road be moved to run parallel with the property as to not bisect the property and interfere with traditional M-X-T property.

VICE CHAIR EXUM: Following Mr. Adams, Melvin Henderson. Following Mr. Henderson, Chris Seymour.

MR. ADAMS: Good evening, Madam Chair, members of the Council, members of the Planning Board, for the record, my name is Earl Adams, Jr. I'm also an attorney with the law firm of Shipley and Horne with offices in Largo, Maryland. I am here tonight to speak on behalf of Mr. Ali Askari who is the representative of Armstrong-Lane, LLC. The property is identified in the SMA document as property number 12. The property was two parcels of approximately four acres which ran on the south side of Armstrong Lane. The property is currently zoned as I-1 and we are here tonight requesting that the property be rezoned CX-T in accordance with the staff's recommendation. This rezoning is appropriate, in our opinion, because the properties at the Gateway of the core, the Westphalia project, and as a result of its proximity to the core, the M-X-T rezoning will complement the proposed

development that is going to occur within Westphalia. Our client is proposing that appropriate mixture of residential and commercial uses for this property and we just ask that the Council and Planning Board support the recommendation of the staff and I thank you for your time.

VICE CHAIR EXUM: thank you, Mr. Adams. Melvin Henderson. On Mr. Henderson, Chris Seymour. John Trader.

MR. HENDERSON: Good evening and distinguished Council Members. I am the president of Little Washington Civic Association. I'm not here to develop anything. I'm here to support what we have. My main concerns are Arrowhead Elementary and Melwood school, Melwood Elementary. With all of the ongoing and upcoming development that's going on, the impact on the schools that are already overcrowded. We need to take into consideration that they need to be updated to be able to accommodate the incoming traffic and incoming members coming into the school because I know there's plans for future schools, but they won't be built immediately. Also, the infrastructure, the roads. We are already overburdened with truck traffic and traffic as you know. I mean, we need to have the road looked at to be updated, to be broadened, whatever needed to be done, we need a good study to update our roads because there are potholes, there's no traffic control per se that's being monitored.

I'm also here to support the D'Arcy Park Place

which, D'Arcy Park Place, that is going to help us keep two landfills closed, one rubble filled and one DC Sand and Gravel. We support them because that's going to help control the truck traffic in our area.

We do need medical facilities in all upcoming development. We need to think about development because the major port of my community is over 60, so let's not travel 40, 50, 60 miles to try to get decent medical facilities when we can have it right at home. And with the amenities that are being all developed in all the new communities, I would like for it to be open to the public, not to be per se controlled by an HOA, but to be open to other associations around the area that we can enjoy the same things they have. I thank you for your time.

VICE CHAIR EXUM: Thank you, Mr. Washington. Mr. Seymour. Following Mr. Seymour, I'm sorry, Mr. Henderson. Mr. Seymour, John Trader.

MR. SEYMOUR: Good evening, Madam Chair.

VICE CHAIR EXUM: How are you?

MR. SEYMOUR: Council members, I'm here on behalf of Rock Creek Baptist Church. My name is Chris Seymour. I'm Chairman of the Trustee board of Rock Creek Baptist Church. And we're here to bring some clarification. As you heard, Arthur Horne mentioned a rural hamlet. I want to go back, just briefly, just to mention how we had come to this point.

We were in the inception of the Rosewood project. I believe there was a hearing. And from that point on, we attended every charrette. And the pastor and the leadership at the church had a desire to not just build a church in this area, but to have something in place where it can feed the community and the community can be a part of with the church was going to be about, in terms of ministries. And we had not just considered having the church, but we also wanted to have houses, which will, and schools and a little retail that was in the mind of the church, but now the properties of rural hamlets, as I remember it, was considering the Bean property, the Washington property and the church property and we have a layout here that the church and the supporting members, the Washington property and the Bean property where we think something will look good, either as called a rural hamlet or something thereof such like a rural hamlet. And we just wanted to be able to be on record on this is the ideal way where we're thinking. And we talking about a senior citizen facility being able to take care of people who desire to maybe in their, 55 and plus to be able to be in a place like this. We're also considering a school and we also consider people where I would call workforce housing within that area. And in order for us to reach this. We've all come to the conclusion that we should be an R-M zoning and I think at some of the meetings at the hearing, at the Westphalia

Shareholders meeting, they were talking about this being a park area. I just want to briefly say in terms of where we are with that, the Washington's, Rock Creek Baptist Church, are minorities in here and we know from our County Council in that area, Sam Dean, that we want to be a part of this whole process and this process should be about us and so we don't want to get left out and saying we are going to cover all these three parcels, this park area. So, I certainly appreciate your time, your consideration on where we're coming from and thank you very much.

VICE CHAIR EXUM: Thank you, Mr. Seymour. Don Trader. Following Mr. Trader, Joan Marshall and Alan Feinberg.

MR. TRADER: Good evening, Madam Chairman, members of the Council and Planning Committee. I'm actually going to speaking for myself and Ms. Marshall, so we can skip over here. My name is John Trader and I work for the College Savings Plans of Maryland. I'm the Public Relations and Marketing Manager and we were approached by Rosewood City group with a proposal to offer families that move into the residential units in the proposed project, to offer them a college savings plan of Maryland account as an incentive to move into the community. And I'm here this evening just to give you a brief explanation of our state agency and exactly what we do. Our agency is responsible, we are the non profit

state agency that's responsible for administering Maryland's 2529 college savings plans. The first plan being the Maryland prepaid college trust which actually gives families the ability to lock into tomorrow's tuition at today's prices and that plan is actually also backed by a Maryland legislative guarantee. The second plan that we administer is the Maryland college investment plan which is a plan that is a mutual fund portfolio investment. Also a 529 plan, also a college savings vehicle. Both of these plans offer affordable, flexible ways for parents to help to pay for their children's future higher education expenses and the plans also offer the ability to qualify for Maryland state income deduction for contributions made to the plan, up to the $2500 amount on each plan, depending on the plan that you choose. So, I just came here this evening to explain exactly what our state agency is and we do encourage parents to save as early as possible for their children, for their future higher education expenses to help get a jump start on that savings. Thank you very much.

VICE CHAIR: Thank you. Alan Feinberg. Following Mr. Feinberg, Ms. Rose Lewis.

MR. FEINBERG: I'm sorry, Madam Chairman. District Council, Planning Board, Chairman Parker, my name is Alan Feinberg. I lived in Prince George's County when I first got here in the Air Force and then I had an opportunity to move

to a very exciting place that this could be even more exciting, Reston, Virginia. I moved there in the early '70's and there was a spirit just like the spirit that's imbued in this concept of Rosewood. I didn't even know about Rosewood until I was working in the Gulf Coast this fall and I met a bunch of very sharp Black entrepreneurs down there and they said when you get back home at Thanksgiving, call up some folks and see about this whole idea of Rosewood. Rosewood is a much bigger thing than a bunch of properties that are split up and talked about like piece goods. It's a concept that is enormous. After all, how many opportunities are we going to have on this planet to have a city, a new urban place on the nation's avenue, Pennsylvania Avenue, on the nation's Beltway, next to an enormous opportunity of Andrews Air Force Base? It's not going to happen again. And if we do it the same way we always do it, business as usual, politics as usual and development as usual, we will miss the boat here, enormously. And that's what I, essentially, that's what I really learned from being in Baton Rouge and New Orleans. We cannot do business as usual any more in this country. We have to aspire to the kind of dream that Reston was. Reston was a failure because the guy that started it, Robert E. Simon, was pushed off the stage, but he came back. He's there now. And the dream that he started that pushed him away, was picked up by the citizens of Reston and that is why

you probably have the best town center in the world at Reston which could be much better here at Rosewood because Sam was there the other night, there were no people of color there practically. It's all rich folks. It's a rich people's ghetto and it can be much better because if Rosewood, as a concept is real, then the people of Prince George's County are going to own it and change it and control it and make it work. And be an urban place that everybody in this world can be proud of and that's why I'm here. I don't live anywhere near here, I live in Frederick, Maryland now but Frederick, Maryland is a real place, too. And what you want to do is you don't want to divide up a whole bunch of property and not create a real place.

VICE CHAIR EXUM: Thank you, Mr. Feinberg. Ms. Rose Lewis. Following Ms. Lewis, Gerald McDonough and Joseph King.

MS. LEWIS: Good evening.

VICE CHAIR EXUM: Good evening.

MS. LEWIS: My name is Rose Lewis. I am a mother, a grandmother, a concerned citizen and a former resident of Little Washington. I grew up on D'Arcy Road. I lived in the big stone house that's now the Ridgeley Church of God in Christ. My mother raised eight children there by herself. My mother has since gone on but now, being a mother and a grandmother myself, my question is, what legacy do I have to

hand down to my children and my grandchildren. The concept of Rosewood is a great concept, there will be museums and family life centers and training centers and centers for senior citizens. If I was to bring my children to Little Washington to show them where I grew up, what do I have to show them? I remember the dirt roads there which has since been paved when we would walk to the store for my mother up to Eadland Market which is located on Westphalia Road, and we would pick blackberries out of the field to bring home for dinner and poke salad and to bring home for dinner and on the other end, there was a playground there that has since been closed down and overcome with weeds, but my question is, what do we have to hand down to our children? As a concerned citizen and a former resident, this is a great project. This is a great project. Thank you very much.

VICE CHAIR EXUM: Thank you, Ms. Washington. Mr. McDonough.

MR. MCDONOUGH: Good evening, Chair people and members of the Board. My name is Gerald McDonough, attorney with offices in Washington, D.C. and Upper Marlboro, Maryland. On behalf of TSC Flowers, LLC, which owns a approximate 40 acre parcel and the last industrial parcel coming off of Flowers Road off of Westphalia Road and obviously, we support the designation as industrial and employment in the plan and the SMA recommendation, however,

we do have to express some concern within 634 which is the alignment of the road through the subject property. It showed as, we question the need for the road, but given the fact that even hypothetically, it is necessary, would question the necessity of its status as a designation as a major collector as opposed to a simple collector. And also that the alignment, if the road is put through, be adjusted to a fashion that would lend itself to the most efficient development of the properties along the alignment, as opposed to running as close to the Beltway as it showed on the plan right now. There are issues with ratings and curb and take off points, but we would like to see some language in the plan that when we face future development review based on this adopted master plan, that we would have the flexibility to adjust that alignment as requested. Thank you.

VICE CHAIR EXUM: Thank you. Joseph King. Following Mr. King, Teena Green, and George Hodge.

MR. KING: Good afternoon, good evening, Chairwoman, Council and Chairman Parker. My name is Joseph King. I'm an attorney. I represent Mr. and Mrs. Dale Keenan at 12909 Old Marlboro Pike and Mr. Alfred Bachmaier, 12905 Old Marlboro Pike. Both of these parcels are identified as property number 6 on page 55 of the sector plan. They comprise approximately 14.26 acres and are currently zoned rural, residential. It is our purpose here this evening to

request that the zoning be changed to rural townhouses or possibly to a mixed use development and in furtherance of that cause, I'd like to point out that this parcel is approximately a few hundred feet from the intersection of Ritchie Marlboro Road and Old Marlboro Pike. This intersection is designated as a rural gateway and right at this intersection, there is a mixed use development which is identified as a property number 1 which is 8.9 acres for commercial development. Therefore, by rezoning our property to a more intense zoning where higher density would be commensurate with the designation with a rural gateway as well as to the moderate and high density goal of the plan. Additionally, this intersection, this property that I'm talking about is within a quarter mile of the rural gateway and the major intersection which does have a public transportation. So, it does seem to fit properly within the definition of an area which can have higher density property. Thus, on behalf of my clients, I'm requesting the rezoning be made to townhouses or to a mixed use development. Thank you.

VICE CHAIR EXUM: Thank you, Mr. King. Teena Green. Following Ms. Green, George Hodge, Sharon Howard.

MS. GREEN: Good evening, Members of the Council, Members of the Planning Board. My name is Teena Green. I'm president of the Villages of Camp Springs Civic Association and the coordinator with the Branch Avenue Metro Focus Group.

I would just like to commend the Planning Board on their efforts in assembling the Westphalia plan. It's an impressive body of work. I'd also like to commend Councilman Dean for taking on this project in his (INAUDIBLE) as champion for this project. I think the gentleman a few before me said it right, it has to be someone that champions these huge projects and we commend that. In looking over the plan, there seems to be an adequate amount, if not, overly adequate amount of residential, but we are disappointed in the low amount of office. We think that this project is the ideal opportunity to establish an employment center in the southern part of Prince George's County. Plus we think the plan lacks specificity in the transportation plan to bring Metro from Branch Avenue Metro Station to Andrews and then on to Westphalia. Given that there are a number of properties in-between, we think that some specificity needs to be given now because there may be homes impacted. Also, we think more study needs to be done on Route 4 and Route 5, the most heavily traveled roads in the southern part of the County and look at also options to have bus service from this site to either the Branch Avenue Metro Station or the Suitland Metro Station. Thank you. That's all I have.

VICE CHAIR EXUM: Thank you, Ms. Green. George Hodge. Following Mr. Hodge, Sharon Howard. Mr. Hodge? Ms. Howard? Calvin Ruffin. Following Mr. Ruffin, Alfred Joel.

MR. RUFFIN: Good evening, everyone, Madam Chair. All right. My name is Calvin Ruffin. I'm involved with the very strong citizenship group here in PG County. I live at 613 63rd Place, Seat Pleasant, Maryland. I just have a few bullet points I'd like to point out. That is, number one, that the Rosewood City Group upholds their promises made to us in order to garner support for this project. We are well aware of the celebrity attention this project has received since it was first brought to our attention by the Rosewood City Group. Therefore, I would like to go on record stating that we are still in full support of this project as long as the original agreement is upheld by the RCG. The citizens of PG County must remain first as we will be most affected, whether positive or negative. After state officials and TV celebrities got involved with this project, we citizens have to make sure our voice is heard. Also, needless to say, there have been some unfortunate changes to the Rosewood City Group's plan that was originally presented to us three years ago. Now, the land has been sold and the new entity doesn't have the same amenities in mind for PG County and its citizens, such as the Rosewood city center. Now, this was a critical component in the Rosewood City Group's plan to foster employment, retail business, schools, etc. for the community. This was a way to put us, the taxpaying citizens, to pay us back for our support. As a matter of fact, it was

their central focus in getting us to recognize the benefit this community could bring to the County. Now, is it possible this won't happen? Well, we have power and with the support of the rest of the citizens, of the County, we'll fight to make sure this is not another victory for the rich. Our city center would be a concrete testimony to our piece of setting up the Rosewood community. It would be in stone, for us to shop, work and plan, not just broken promises at the beginning and then an excuse for doing nothing. Those were City Group promised, this is a part of their push to gain community power to get behind this project. We want ours, period. This is simply a statement that we made, being pushed aside at this point, that the community health and well being has been trumped once again by money mongers. And our tax money will be used once again for something not for our benefit. I would like to commend the County Council for its continuing efforts to make sure that the residents are served properly. We know this is true. We know you can't do it alone, so lastly, we, the people, can assist this process, if needed by empowering our legislatures through initiative or referendum, whichever is necessary. Thank you.

VICE CHAIR EXUM: Thank you. Alfred Joel. Following Mr. Joel, Harold Johnson.

MR. JOEL: Good evening.

VICE CHAIR EXUM: Good evening, sir.

MR. JOEL: My name, again, is Alfred Joel. I am current resident of Prince George's County. I was actually born in Prince George's County. I've been located, living within Prince George's County for 36 years. I am a single parent of two teenage sons who actually attend school in Prince George's County. My main apprehension is the future design here for my two sons. With all of the new buildings and homes being built within the metropolitan surrounding, we consistently see more DC residents relocating to the Prince George's County area. With this being the case, the schools are overwhelmingly crowded. The ratio from teacher to student is enormously high. I've noticed my kids being influenced by other kids to do unethical things, consistently. What we need is a community that not only my kid, but all of the kids within the Prince George's County can look at, number one, with pride. Number two, a legacy and heritage. What we also need si a community that will focus on the activities for our youth whereas they won't have to travel a lengthy distance to attend activities, but they will be in proximity, closeto one another. I would like, you know, for someone to inform me, before I leave here, as to the questions, why can't we have, you know, museums here and training centers here, employment centers here? You know, what seems to be the real challenge here? Again, thank you for your time.

VICE CHAIR EXUM: Thank you, Mr. Joel. Harold Johnson. Following Mr. Johnson, Elaine Griffin.

MR. JOHNSON: Good evening and greetings to the Honorable Council Members, Chair Exum, Council Member Dean, to the Planning Board and guests here tonight, most importantly, I'm here representing Rock Creek Baptist Church and you have heard from the church's attorney and engineers and identified compelling arguments for properly rezoning of the assemblies of land identified on page 5 of the preliminary plan of Westphalia SMA property number 8, 9 and 10. That assemblage, as you noticed, included what was called a rural hamlet. And I think our attorney, Arthur Horne has arguably put forth the case of what was the meaning of rural hamlet. But more importantly, we were asked to go back, the church and its property owners, fellow property owners, were asked to go back and bring forth a plan which would take into consideration its neighbors, its surrounding areas and most importantly, what I want to bring to bear is the environmental features. That plan is represented here, today. And as you can see, the church, along with its fellow property owners came together to ensure that proper representation is given and due consideration is given to effect this type of plan in this area. The church and its fellow citizens have been here for two years, through the process of the preliminary plan, through the process of the

charrette and even before that. They waited patiently, brought forth their energies and efforts to ensure that what they bring forward would resonate with the community and its citizens. So again, I thank you for this time and I thank you, Council Member Dean, for your efforts, whom we champion in this vision. Thanks again.

VICE CHAIR EXUM: Thank you, Mr. Johnson. Elaine Griffin. Following Ms. Griffin, Dorothy Troutman. Ms. Troutman. Following Ms. Troutman, Susan Nicowski.

MS. TROUTMAN: Good afternoon. Good evening, Madam Chair, Members of the Council, and Members of the Planning Board. Thank you for the opportunity to be here tonight. It's a very, very exciting project and I think everybody involved should be commended on what has been accomplished. Now, I'm concerned, not just about the density which effects us because we share Pennsylvania Avenue with this project. I'm just the other side of Pennsylvania Avenue. But I'm also concerned that there's no mention of a horse in this whole project. There's no picture, that happened in the sub region 6 plan, but we ended up getting it on the cover and then we have pictures on two other pages and even tobacco barns mentioned. Now, there is on page 9, a mention of that, the historic sector plan area has been used largely for agricultural and equestrian uses. So, with all this open space, the central bark, the Bridewood Historic Manor, I

think it's fairly important to bring out the character of this area. Bridewood was a top breeding farm and they had Toscalee, the top steeplechase horse of all time at Bridewood, so I think it would be very appropriate to have the park police in the central park, to give it character and remind people, you know, this was horse country and it's still horse country because we have Toll Brothers, they're the other side with an equestrian development. Across Ritchie Marlboro Road, are two horse farms, Steve D'Arcy and his mother have 150 acre farm. They have an indoor arena there and Anna Rousch has a horse farm, she has Morgan horses. So, you know, they are going to be effected very much by --

(End of Tape 1 side 2)

-- all of this and it would be nice if they had a place to ride. On page 27, there's a top, a heading, map 8, bicycle/pedestrian trail network. Why not include equestrian? They show Cabin Branch hiker equestrian trail. That branch, hiker/biker/equestrian trail. Well, let's put it up at the top and maybe have a horse somewhere. I think it would be great. I think it would be great for marketing to emphasize the positive in Prince George's County instead of letting people constantly bring out the negative. Here we have equestrian history. We have equestrian activities. We have equestrian farms. So, let's have a horse and let's

emphasize the positive. Thank you very much.

VICE CHAIR EXUM: Thank you, Ms. Troutman. Susan Nicowski. Following her, David Nicowski.

MS. NICOWSKI: Good evening, Madam Chair, Members of the Council, Members of the Planning Board. My name is Susan Nicowski. I've been a Prince George's County resident for over 34 years, more recently just moved in closer to work in Annapolis. I'm here before you this evening to address the 15.6 parcel adjacent to the Westphalia proposed project. I'm very supportive of the project and have participated in the charrette as well as the most recent Westphalia charrette. I'd like to draw your attention to page 11 of the handout of the Westphalia booklet and essentially, what you'll see on the map, at the bottom of the page, the lower middle gateway. The little right triangle right there by that gateway is the 15.6 parcel that I'm discussing. What I'd like to do is be sure that gateway parcels that are adjacent, they are given fair consideration as well. With your consideration, what you'll see on the map just below here, you can see that parcel page 11. This is an original map that was brought in 2000 before a zoning hearing and the Council. At that time, we had requested a change in the zoning but they were trying to keep things rural, that was just 2000. With the magnitude of this proposal, we just are requesting like several of the folks that have spoken before

me, parcels that are adjacent to gateways and gateways specifically that are right by the core, are given the same fair consideration. We applaud your efforts. If you have any questions, just ask. Thank you.

VICE CHAIR EXUM: Thank you. David Nicowski. Following David Nicowski, Yvette Jardine.

MR. NICOWSKI: Good evening. My name's Dave Nicowski and I'd like to address you all this evening as a businessman in Prince George's County for the past 25 years. And quite simply, what I'd like to do is see some restaurants come into the area. Specifically, the area that my sister just spoke about. There needs to be some restaurants in the area. We have Momma Stella's. We have Red Lobster, we have a few, but to entertain clients, to take them out to dinner with family, friends, we don't have any restaurants in Prince George's County right now in this area. And quite frankly, that's all I am really asking the Council to consider and the Planning Board.

VICE CHAIR EXUM: Thank you, sir. Yvette Jardine. Following Ms. Jardine, Calvin Ruffin.

MS. JARDINE: Good evening, Madam Chair, Council board members, Planning Board members, my name is Yvette Jardine. I'm a proud resident of Camp Springs, Maryland. As a 12 year County homeowner, I can appreciate Councilman Dean's efforts to improve his district, the 6th District as

well as the County Executive's commitment to grow the County. In all of this growing, I ask that you keep in mind the impact that growth will have on the homeowners already in residence. The thousands of new homes and retail space being considered will leave a tremendous impact on not only District 6, but Districts 8 and 9. Mr. Knott, Ms. Bland who is not here, what are you doing to mitigate the impact on your constituents? While the planned development borders Route 4, the impact will be felt on all roads leading in and out of southern Prince George's County, as well as the west and north as many of these new or migrating residents will follow the existing traffic routes to Washington, D.C., northern Virginia and of course, 495 north to places of employment. Branch Avenue, Route 5, already cannot handle existing traffic. Several weeks ago, I received a mailer from the Maryland State Highway Administration, concerning this very issue. From 2001 until 2003, during the peak commuter period, 780 crashes occurred. This is after the widening of the three lanes on Branch Avenue. This is between Route 301 and Auth Road. Three hundred-forty were injury related, eight deaths and 433 involved property damage. That's nearly three years old. One can only imagine what they are today. The State is requesting input form the residents as to the impact on this worsening traffic, but mind you, they've already stated there's no money available

to fix it. I live 15 minutes from my office in southwest D.C., yet I can never get through Branch Avenue going or coming in a timely fashion. To get form Manchester Road onto Branch Avenue takes nearly an act of God because of the back up traffic coming from south county onto 495 north. These are existing traffic issues. What happens when the Westphalia communities are built? What are you doing concerning, to ensure that traffic issues, County service issues, are all addressed? This is going to become a nightmare because, guaranteed, if the developer builds it, the traffic will come. I urge you, I implore you, I demand from my Councilman, Mr. Knott, and from you as the Council, to look at a global, to take a global vision as to the development for our County. Westphalia is not just a District 6, there's six issues, it's a County issue with devastating consequences if it's not done correctly. In the long term vision and the global vision impact is not taken into account, where are we going to go from here? Thank you.

VICE CHAIR EXUM: Thank you, Ms. Jardine. Rollie Washington. Following Mr. Washington, Brenda Foxx.

MR. WASHINGTON: Good afternoon. My name is Rollie Washington. I appreciate the opportunity that the Council and the Planning Board has given me and the others to address our concerns, concerning this project. I have attended all of the prior meetings regarding the Westphalia as stated,

charrettes and the other planning sessions that were actually placed regarding the actual Westphalia sector plan. Now, I was told in one of these charrette meetings that if we agreed to a rural hamlet, we would have an opportunity to put in a combination of the various types of housing, some commercial and other types of activities, that they were being able to put in on the Smith property. And as a result, I went back to my neighbor, Mr. Tom Bean, and I explained the situation to him. Mr. Beam, being an elderly white man who has a development disabled daughter, he felt that he had certain concerns that he didn't want his daughter to have to be displaced as a result of all the actual, massive development that was planned. Now, when we purchased our property, it was determined that our property line extended to the south side of Westphalia Road. Now, it just so happens that the entire Westphalia Road section, that is the front of our property based upon our deed and legal description, based on survey, is a part of our property that we had purchased and at no time, up to date, has there been any type of adjustment in our property taxes made by the County. Now, it also turns out that you are proposing a new major roadway that will be coming the south side of our land and that will also have a major impact on our property.

VICE CHAIR EXUM: Thank you, Mr. Washington. I encourage you to submit the rest of your testimony in writing

to the Clerk of the Council. Ms. Foxx. Following Ms. Foxx, Rachell Garcia.

MS. FOXX: Good evening, the County Council. My name is Brenda Foxx. I've been a resident of Prince George's County for 59 years. I was educated in the County and I have enjoyed 37 years of employment in the County. I was a teacher for 25 years in the County and I'm now the principal of one of the best elementary schools in the County, University Park Elementary School. I am going to address two issues, I feel confronting the County Council in terms of the Rosewood town center development of Westphalia. These two concerns can be characterized in two words, beginning with the letter P, promise and process. Our County was promised an outstanding town tenter that would benefit all of the citizens under the Rosewood plan. We are now in the process of either making or breaking that promise to the citizens of Prince George's County. Since we are in the mode of rezoning the area known as Westphalia, it is imperative that Prince George's County gain optimum from this rezoning process because our tax dollars will be used prior to, during, and after the project is completed. We will be responsible for schools, infrastructures, improvements, environmental concerns and all the other extras that come with new development. Developers and land owners have their rights and deserve their profit, but the carpetbagger mentality

cannot be the modality here. Prince George's County deserves its share of the pie. If the County Council and the developers cannot actualize the Rosewood vision, then we, as members of the community, must empower our Council through an initiative or referendum. We cannot afford to let Rosewood burn again because this promise to our community can be realized through the process, through the proper process. Thank you very much.

VICE CHAIR EXUM: Thank you, Ms. Foxx. Ms. Garcia. Following Ms. Garcia, Pastor Darrell and Annette Dreher.

MS. GARCIA: Good evening. My name is Rachelle Washington Garcia. I've lived in Prince George's County on Westphalia Road for well over 21 years. I've lived on that road since we knew when people were lost when they were coming down our road. And now, we know that the traffic just will not stop. I want to thank publically my parents for having the foresight and planning to think about us instead of going out and doing what their resources as they would. Instead, they planned for us. I've heard people speak of legacy. My parents planned for our legacy. Historically, as a Black family, as Black people, we've been stripped of our history. My parents have tried to build that for us and give us an identity, not by stereotypes, but by the things that they loved and presenting that to us. We live on a farm with our whole family. I live with my parents and my siblings and

my nieces and nephews and I look forward to one day having that same opportunity to do the same with my grandkids. That's what my parents planned for. I'm before you today to ask that you not take away our opportunity to plan and strategize. Just because we're not our large developer does not mean that we do not have the foresight to strategize and to plan. And to make good use of what is in our possession. Thank you.

VICE CHAIR EXUM: Thank you. Pastor Darrell and Annette Dreher. Following them, Ardenia Williams.

MS. DREHER: Good evening, Madam Chair.

VICE CHAIR EXUM: Good evening.

MS. DREHER: Members of the Council and the Planning Board. I'm standing here, first of all, I'd like to say in support of the Westphalia sector plan, but we have Spirit of God Deliverance Church. We've purchased the property April 2004, Westphalia and Melwood, parcel 67 which is about an acre and that's on page 66. They are proposing to change it from a C-A to R-R. We're asking it to be rezoned to C-S-C. Parcel 211, which is approximately three acres, 2,86 acres, they are requesting it from R-A, to be changed to R-R and we want that to be zoned to C-S-C and we are asking for it mainly because this would help us tremendous, being zoned as commercial, it would help us as far as when we get ready to go to the bank for purchasing a

building on the property. We have a phase I and phase II and we've been going through different hearings, our self. We finally got one part clear of Westphalia, now we're going to another with Melwood. Again, we are in support of the change and we know a lot of people do not like change. We are in support of it, but we don't want Spirit of God Deliverance Church to be the ones that suffer because we hear that it is a road proposed to go in the middle of our property, where our phase II will go. And if the property, if it does indeed, then we not be able to do what we purchased the property for. So, we are asking for your consideration as to the rezoning and also the road of Melwood not to come through our property. Thank you.

VICE CHAIR EXUM: Thank you. Darrell want to speak? Okay, thank you. Ardenia Williams, am I pronouncing that correctly? Okay, maybe not. Alexander Williams, Jr. Rovall Washington. Following Mr. Washington, Dorothy Washington.

MR. WASHINGTON: Good evening. My name is Rovall Washington. My family owns the property at 10704 Westphalia Road, Upper Marlboro, Maryland. Councilman Dean, Chair, Planning Board and Members, thank you for the opportunity to address you. My purpose here tonight is to state my opposition to the proposed village low zoning of our property and the reference made invoking eminent domain take over our property and turn it into a park. We request for the R-M

zoning. As property owner here in Prince George's County, I am a registered voter and a member of the Westphalia Study area. We work hard for our property, we want to be able to retire and leave a lasting legacy for our children. We bought land, developed it, paid taxes, built our lives and planned our future around this land. Legacy wealth is what my parents are trying to leave us. It's not fair for a 6,000 acre development to place the entire burden of providing this needed parcel and (INAUDIBLE) on three adjoining farms. This decreases or eliminates all value of our property, forward progress is good for the community but what you are proposing in your zoning is that the Washington family take the full blunt of this park. It should be a shared burden and we should not be sacrificed as a slave of the community for the betterment of someone else and someone's target. We ask that you not take our property from us by voting eminent domain and turning our land into parks and at the same time, satisfy the wealthy landowners and other investor developers with high density zoning. We also ask that you not assign such a low density to our area and all others involved in this process have a higher density zoning which some of our property stretches across the street into another property we've already given them our N zoning. Prince George's County is the wealthiest, predominately Black county in the country. Eighty percent of Black wealth is based on real

estate. We ask that you not take our family's wealth from us, just to give us another area of (INAUDIBLE) park. We are a family and we do about the community and we also care about our children and our grandchildren and their grandchildren. We ask that you please listen to us and take our request seriously. Thank you.

VICE CHAIR EXUM: Thank you, Mr. Washington. Dorothy Washington. Following Dorothy Washington, Raichell Savoy.

MS. WASHINGTON: Good evening, Council members, Honorable Dean, my Council member, Madam Chair and all the assembled Board members. My name is Dorothy Washington. My family owns the properties located at 10704 and 10706 Westphalia Road in Upper Marlboro, Maryland. My purpose for addressing you tonight is to ask you to reconsider the village low zoning which is proposed for our property. I'm also concerned about the reference made to eminent domain of our property and turning it into a park. My husband and I worked hard for our property and we would like to be able to retire and leave a lasting legacy for our children, our grandchildren and on. We support what is going on, but we would like to have the highest density given to our property as well as the wealthy landowners and investors and developers. We want the same benefit afforded us. Thank you.

VICE CHAIR EXUM: Thank you, Ms. Washington. Raichell Savoy. Following Ms. Savoy, Vernell Arrington.

MS. SAVOY: Hello, my name is Raichell Washington Savoy and I just want to, for the record, state my support for my family, the Washington family and Rock Creek Baptist Church and the Bean property to not be zoned as village low, but rather be zoned as R-M and definitely not to be used in the entirety as a park. Again, we work hard. I was raised here in Prince George's County. I live here now. I graduated from pharmacy school in Florida where my classmates live very well as pharmacists, but I come back home to PG County. And this is a very difficult time for our family because we have, we have built our whole lives around home and this is our home and we understand that change has to happen, make it happen fairly. Treat us fairly, as fair as you've treated the developers who will do their work which is needed and appreciated, but they will leave and go home. This is our home and we thank you for your time and commitment and again, 8, 9 and 10 on page 54, we do not want village low, we want R-M. Thank you.

VICE-CHAIR EXUM: Thank you, Ms. Washington Savoy. Ms. Arrington. Following Ms. Arrington, Steven Gaskins.

MS. ARRINGTON: Good evening, Madam Chair, members of the Council, Chairman Parker, members of the Planning Board. For the record, I'm Vernell Arrington, attorney with

offices in Lanham. I'm here tonight on behalf of Church of the Rapture, contract purchaser of the Myrick property. We request your support for the rezoning of the property from the I-1 zone to the M-X-T zone. The property is located at 8711 Westphalia Road, approximately 3,000 feet east of I-495, Route 4 interchange. It's found on Prince George's County tax map 90, grid D-2, and identified as parcel C. The property consists of approximately 68.95 acres and is developed with an existing 2 story office warehouse building. M-X-T zone would provide for a mid (INAUDIBLE) development on this site with the addition of residential development in conjunction with the redevelopment of the existing office industrial building. This request is consistent with the WCCP proposal for the development of the property. In addition, the property is in the general area proposed for the town center along Route 4. Therefore, we request your support for the rezoning of the property to the M-X-T zone with the adoption and approval of the Westphalia sector plan in section map amendment. Thank you.

VICE CHAIR EXUM: Thank you, Ms. Arrington. Mr. Gaskins. Following Mr. Gaskins, Bill Ship.

MR. GASKINS: Good afternoon, Madam Chair, the Members of the Council and the Planning Board members and all here that are in this sector plan. I hold two positions. I wear two hats tonight. I am a citizen of the sector plan

area. I am a resident of Little Washington and I also represent a client of mine on one of the plans. Number one hat, we are in support of the plan, but desire that some changes be supported. Specifically, to the rezoning request made by Land and Compass as shown on table 4, page 54, 55, and 56, as item 15, the Diaz property, to be zoned from R-A to R-R. We would like to thank you in advance for your positive consideration in this matter as requested.

My second hat as a resident of Little Washington, I support the plan but I'm also concerned about the transportation budget as shown on the plan, that show a lot of new roads. I live along one of the most heavily traveled truck roads, as D'Arcy Road at the corner of D'Arcy Road and South Cherry Lane. We get an enormous amount of truck traffic. When this development happens I think I heard estimates as much as 27,000 new houses in this 6,000 acre area, I see it being impact on Little Washington in itself, as far as transportation is concerned. I don't see where the traffic will be routed around our community. I see it inundating our community even more. Transportation issues, I think should be resolved, budgets should be set aside to build these roads and this infrastructure to handle these 27,000 new houses, if that be the case. I also would like proper coordination to be made while all the other government agencies, including Department of Public Works. I know as a

fact being a consultant, development consultant myself, and a registered land surveyor, that in most cases, the developers do not like to build roads that go outside of their development area. They only want to build the roads that are near their areas, but the areas that will be forsaken will be our existing areas, our existing roads. The roadways that will carry the brunt of this traffic that's going to the north, they will follow D'Arcy Road and they will follow Sansbury Road, that's the way they'll get to the Washington, D.C. area. So, I ask for your consideration and proper coordination be made for the new transportation routes and roadways to bypass the Little Washington area where I exist as a citizen, and the existing traffic problem, I hope, that this plan can be enforced, not just laid out as a plan. I thank you very much for your time and consideration. Thank you.

VICE CHAIR EXUM: Thank you, Mr. Gaskins. Bill Ship. Following Mr. Ship, Midgett Parker.

MR. SHIP: Thank you, Madam Chair, members of the Council, members of the Planning Board. For the record, William Ship with law offices in Greenbelt. Here today on behalf of the owners of the Kenwood Village property which is located just south of White House Road. It is not in the sector plan, but I am here today to talk about a proposed extension of A-39 which bisects my client's property. Lest

there be any confusion, A-39 is an alignment shown on page 24, map 7, transportation map, as bisecting our property --

(Tape 2, Side B)

-- may make it difficult, if not impossible to build that road. And I would only ask that the Council look very closely in the Planning Board at the feasibility of that road as part of its evaluation because ultimately, that is not a road required for my client's project, so the County will be building that road. It will have significant impact on the yield of our property and may make it in fact, undevelopable. But right now, we're looking for clarification. We have an approved CDP without the alignment, but a condition that our preliminary plan be reevaluated to consider the impact of that road. We are here to work with Planning staff. We appreciate the efforts of our Councilman, Mr. Dean, to bring this to the attention of staff and convene some meetings about this and we are anxious to keep working with everybody in the process to make sure that this road is fully evaluated. Thank you.

VICE CHAIR EXUM: Thank you, Mr. Ship. Mr. Parker. Following Mr. Parker, Abigale Bruce Watson.

MR. PARKER: Good evening, Madam Chairman, Members of the County Council and also members of the Planning Board. For the record, my name is Midgett Parker. I'm an attorney with Linowes and Blocher and we're here on behalf of Greater

Morning Star Pentecostal Church, the owner of an unimproved 54 acre tract of land, zoned I-3 in the northeast quadrant of the recently opened I-95 or Capital Beltway interchange with Ritchie Marlboro Road. I've included a legal description and record plat of the church's property which I'll call the subject property in a letter which I will submit after my testimony. The church has begun, this property is actually outside of the Westphalia master plan, but it is on the northern boundary of it as you come off the Ritchie Marlboro Road. It is on a designation of an area on the sector plan, you'll see a red circle with the symbol gateway bib (phonetic) and the church owns that property to the north side of Ritchie Marlboro Road, the 54 acres. The church has begun construction of its first phase of the development of the property, a multi purpose building with 411 parking spaces that will serve initially as the church's sanctuary, with a seating capacity for its 1500 members, many of whom live in Prince George's County, Maryland. Later phases of development include a 3,000 seat sanctuary, a banquet hall and additional parking to serve these phases of development. Also, long range plan may include additional church related activities such as day care, or school facility or other uses traditionally associated with the church. Greater Morning Star Pentecostal church requests to have its property included within the sector plan and granted the M-X-T zoning

through the SMA process, the subject of this evening's public hearing. Adding the church property to this sector plan and extending the M-X-T recommended in the sector plan from the property on the south of Ritchie Marlboro Road will allow for a comprehensive development approach to the future land uses along Ritchie Marlboro Road. A comprehensive development approach will help the county achieve a gateway envisioned in the sector plan for Ritchie Marlboro Road at the base of this recently opened Beltway interchange on the north side of the Westphalia plan. Over the course of the past year, the church has introduced to the community, a proposal for residential development along the subject properties frontage, Ritchie Marlboro Road. The church has entered into a contract with Trammel Crow Residential for the development of 10 to 11 acres along the church's Ritchie Marlboro Road frontage, immediately north of the Westphalia sector plan area. Trammel Crow Residential and the church have jointly embarked on this proposal to bring a residential component to the subject property which unfortunately, is not allowed in the I-3 zone. The addition of a residential component to the subject property will create an environment where people can live and pray within the same campus. The addition of the subject property in the sector plan will allow the M-X-T zone uses --

VICE CHAIR EXUM: Mr. Parker

MR. PARKER: -- go over and I have a letter which I will submit to the record.

VICE CHAIR EXUM: Please do.

MR. PARKER: And just one last piece, too, this will allow the County to add more park (INAUDIBLE). Thank you.

VICE CHAIR EXUM: Thank you. Ms. Bruce Watson. Following Ms. Bruce Watson, Sean Caldwell.

MS. BRUCE WATSON: Good evening Madam Chair, Members of the Council and the Planning Board. For the record, Abigale Bruce Watson, an attorney with offices in Lanham, Maryland. I'm here tonight on behalf of Trammel Crow Residential, the contract purchaser, as you've just heard, of 11 acres in the front portion of the Greater Morning Star Pentecostal Church property. The subject property is located at 1700 Ritchie Marlboro Road and it is on the north side of Ritchie Marlboro Road and it sits just outside the Westphalia Planning area. We are here tonight to request that the subject property be included in this sector plan area so that a coordinated plan can be approved for development on both sides of Ritchie Marlboro Road, Ritchie Marlboro Road near the interchange with the Capital Beltway. As recommended by the current sector plan, Ritchie Marlboro Road will serve as a northern gateway to the sector plan area. Given that, we believe that development on both sides of Ritchie Marlboro

Road should be looked at. We are requesting that the subject property be rezoned to M-X-T which is also recommended for the south side of the Ritchie Marlboro Road. We believe that the M-X-T zone is appropriate to implement a uniform development concept and approach on both sides of the street. We are proposing that, with the M-X-T designation, we will have commercial, office, retail, dwelling units, both towns and single families, church and other church related facilities. We have been going through this planning process and we have been going through this process, we've been trying to think about ways to think outside the box, to create a new city in this area. To that end, we believe that the, instead of doing the individual approach, the piecemeal approach which is customary for us here in the county, that a more comprehensive approach is warranted to achieve a better plan for the citizens of Prince George's County. As a County, and the Planning Board is aware, sector plans are not confined to one planning area, but often extend to multiple planning areas as we've seen with the Morgan Boulevard and Addison Road sector plans.

The overriding principle is a unified concept plan that makes sense for citizens and residents in the area. We believe that by allowing us to combine our development plan with those on the south side of Ritchie Marlboro Road, we can achieve a better result for our citizens. We therefore

request that the property be included within the sector plan area and be recommended for X-M-T rezoning. Thank you.

VICE CHAIR EXUM: Thank you, MS. Bruce Watson. Sean Caldwell. Following Mr. Caldwell, Charles Renninger.

MR. CALDWELL: Good evening. My name is Sean Caldwell and I'm the managing director of Trammel Crow Residential and TCR is, as was described earlier, is a joint venture partnership with the Morning Star Pentecostal Church for the development as described by both Mr. Parker and Ms. Watson. They both did a great job of describing (INAUDIBLE) and planning what it is we're trying to achieve. It's important for me to explain it is that we are here tonight and why we want included in the process, why we did not include ourselves in the process before. Over the past year, our company, in partnership with the church, has been meeting with the Westphalia Civic Association, the Little Washington Civic Association and the Largo Civic Association. Over that time period, we have come to an agreed upon compromise as it relates strictly to the uses, density, and the planning of the proposed 11 acres on this parcel. So, we're proud that we're able to achieve that goal. The challenge that we faced is that over that course of time, the parties also agreed to that the best way to rezone the property was to rezoning text amendment. Needless to say, the tone and likelihood of zoning text amendments have clearly changed over the past

year and a half. So, for that reason, I wanted to communicate and put on the record what were the agreed upon terms with the three civic associations and Trammel Crow. The first was that there would be a deed restriction or covenant to prevent future development on the parcel, for future residential development on the parcel and only future school or day care would be considered for the site. Trammel Crow would be build no more than 86 homes. With those 86 homes would be a combination of town homes and single family homes and through a plan that would be put on record. The town homes could not be less than 20 feet in width and there would e agreed upon work hours. Miscellaneous issues (INAUDIBLE) so clearly, we've tried to go about it in the way that was agreed upon with the civic associations but when we really look at the Westphalia Master Plan, we are calling this the gateway to the Westphalia study. To say that the gateway is divided by a highway and should not be included as an overall plan, I think is a bit shortsighted. If we have a way to combine the vision that has been agreed upon with the community with the master plan to the south of us, I think we'll all be pleased with a more comprehensive view of the gateway. Thank you very much.

VICE CHAIR EXUM: Thank you, Mr. Caldwell. Charles Renninger. Following Mr. Renninger, Barry Caison.

MR. RENNINGER: Thank you Madam Chair, Members of

the Council, Chairman Parker, members of the Planning Board. For the record, Charles Renninger, president of the Largo Civic Association. Let me start with the property that was just mentioned by the church. Yes, there were discussions with surrounding civic associations about potentially allowing residential development at this parcel. It is currently zoned R-3. Let me state clearly for the record, we are definitely opposed to including this particular piece of property in the sector plan. This is not part of the Westphalia master plan. This is part of the Largo-Lottsford master plan. There has never been any discussions at any of the charrettes to include this parcel. At this late date, to attempt to put this parcel into the plan, I think would be disingenuous to the surrounding property owners and the communities who have not had an opportunity to even be aware that this proposal is out there. There is a method for this applicant, if he chooses to rezone the property to file an appropriate application to amend the application for an appropriate use that the communities may or may not ultimately support. We've attempted one avenue. That avenue did not fly. We know there is a second avenue going through formal application and we think that would be the appropriate avenue, if the applicants elected to do that. We don't think the sector plan is the appropriate method.

The other issue that is also potentially a problem for the Largo community relates to the alignment and Mr. Ship mentioned it to you earlier. The alignment of Harry Truman Drive extended to the south. It cuts through a property that is currently going through approval processes. There's a basic plan which showed the alignment on the property. There's the CDP that doesn't show the alignment on the property and now they filed the preliminary plan as subdivision which is currently going through the review process. The Council and the Planning Board needs to decide, either this plan is going to go through with the road alignment going through that property or not going through the property. Some final determination has to be made so the citizens and the property owner are in a position to continue dialoging about the development of that property. We can't carry on a conversation without knowing where the road alignment is, if there is going to be a road. There's some considerations to improving White House Road. They can't improve White House if they have to dedicate Harry Truman and if they dedicate Harry Truman, then White House isn't going to be improved, probably. So, there's some give and take at play here because of the economics that we need a final determination of what's ultimately going to happen with that right-of-way. Is it going to be there or isn't it? And although it's directly outside of the sector plan, it's

mentioned specifically on pages 27 and 28, I believe, concerning the transportation issues. So there are a number of citations in this sector plan, with respect to the alignment of that roadway. Thank you.

VICE CHAIR EXUM: Thank you, Mr. Renninger. Barry Caison. Following Mr. Caison, Jenny Day.

MR. CAISON: Good evening, Madam Chair, members of the Board, Planning Board. For the record, my name is Barry Caison, the firm of Ben Dwyer Associates in Mitchellville. I'm here tonight to speak on behalf of Rock Creek Baptist Church and also in conjunction with the Washington and Bean properties. As you've already heard, before you has come Arthur Horne and the Washington Family, Harold Johnson and also Chris Seymour. Just to give you a brief background, the church has been engaged in the planning charrette process throughout the current SMA and sector plan process. We have been engaged by the church in a number of land planning and civil engineering studies over the past couple of years, to look at ways to give the church and for their property, the highest and best use for the property. One thing is very consistent, the church, they have constantly asked us to look at the highest and best use for their property, keeping in mind not only their vision for ministry, but also the needs of the community. We have done no less than about eight or nine studies on their behalf. We've looked at the

environmental issues and both the possibilities and also the constraints. We've looked at the planning constraints and also the engineering constraints and possibilities. What you have before you, which we can submit into record, are combined properties of the Washington, Bean and Rock Creek Church with a mixed use of residential, a mix of residential, retail, age restricted housing and also the church, with its various support and ancillary facilities. We do support the zoning of R-M and/or if M-X-T is not in consideration. We do not agree with the recommendation of village low for this property. We feel it is much too low and would not be a good use of the property. Thank you very much.

VICE CHAIR EXUM: Thank you, Mr. Caison. Jenny Day. Following Ms. Day, William Huttenlouff.

MS. DAY: Good evening. Madam Chair, County Council and Planning Board members, I want to thank you for the opportunity to share thoughts regarding the Westphalia plan. Just a brief statement of facts. Our property, according to the Westphalia preliminary sector plan and proposed section map amendment of April 2006, is to remain R-A. According to map 16, our property will be surrounded by M-X-T and R-M-H zoning with an insufficient buffer to Melwood Park which would destroy the rural nature of our property. Our property is adjacent to the Pepco right-of-way, which will provide access to our property through Robbley acres.

Map 12 does not show an area of encampment of the British invasion of the army of 1812 and from the historic significance, I think that may want to be included. We do not feel the following are adequately covered in the SMA, 1) road access or access road improvements required to accommodate the expected nearly 20,000 new housing units to prevent excessive traffic on Melwood Road. Provisions made to ensure access to equestrian trails throughout the rezoned area, linking back branch, hiker/biker/equestrian trail and Cabin Branch hiker/equestrian trail. The Claggett farm, Woodside Village, behind the Smith Family farm, is being developed as a horse community. We have a 25 acre horse farm with an arena and two other families living in Melwood Estates have horses, as well. This area was an established Marlboro Hunt fixture and horses have been a time-honored tradition in this area. The horse community is accustomed to transversing neighboring fields, riding along pastures and trails and the Pepco right-of-way. With inevitable and dramatic changes that will be occurring with development, it's important that trails be established and linked throughout the rezoned area for equestrian activities. The Smith family farm has a good, freestanding barn that would be suitable for housing a Maryland Park Police mounted unit. This would provide additional safety and security to the area. Mounted units have the flexibility to respond quickly

to situations, can work through traffic have a flexibility to negotiate their own path, work crowds and get to know the community and police miles of trails and park areas.

Another item that's not addressed and this will be my last point, on the SMA, is, could rezoning of our property to R-M be accomplished with the provision that current zoning R-A remain in effect until the sale of the property which would then change with the express desire of the purchaser zoning of the property to R-M. We desire such designation zoning. I want to thank you.

VICE CHAIR EXUM: Thank you, Ms. Day. Mr. Huttenlouff. Following Mr. Huttenlouff, Kimberlynn Davis.

MR. HUTTENLOUFF: Good evening, Chairman.

VICE CHAIR EXUM: Sir.

MR. HUTTENLOUFF: My name is William Huttenlouff. I live at 4703 Melwood Road. I've lived in the area since I was 14 years old. I'm now 67 years old, so I've been in the community for a long time. One of the things that I want to talk about is rezoning. I want to stay where we're at, R-A. On that position that you have there, we have 35 homes in that area which are surrounded by the rest of it and that whole community would like to stay R-A as far as our is concerned. The other thing that we want to talk about is the road on page 12, P-6, 15. It's a road where they've got it planned to come through my property and I like where I'm at.

I want to stay where I'm at and if this road comes through the middle of my property, then I'll have to relocate and also what it's going to have to do is going to go through seven other houses in that area and we've been talking to the developer and trying to get it relocated in a different position and they're working on that right now, but I want to make sure that's in the hearing, to know that we want to have that road changed to 615 would be changed around more north than that. They said they can do it, but I just want to make sure that's on the record to make sure that's taken care of.

Also want to take my hat off, put on the fire department side hat. I want to talk about the houses in the whole development area there. You talking about 6,000 acres of developing land. I have an ambulance at Forestville Fire Department. It's one ambulance that covers this whole area here. Right now, we're on a call right now. Our ambulance has been sitting at the hospital for two and a half hours right now and that's no good for this area here. You are going to have to be more persistent on taking care of the Prince George County Hospital and taking care of that so that we can get ambulances and the stuff around the whole County back so they can be back in service instead of sitting at the hospital for three to four hours.

I also want to talk about Pennsylvania Avenue and the bridge. They want to put an overpass at Pennsylvania

Avenue, right in front of the fire house. We've been working with the state roads for the last five years on developing that and I've been working with the Transportation people on that, specifically on that. And we want to make sure that that bridge will be able to put us over to Westphalia Road to get into that area there so the response time will be accurate to get into that area on that and also to respond to the southern area of the County and also to the northern part of the County on that. So, they want to put just a bridge one way and we have to make sure that bridge goes all directions on that when it comes out of the location. That's all I have. Do you have any questions?

VICE CHAIR EXUM: Thank you, Mr. Huttenlouff.

MR. HUTTENLOUFF: Thank you for listening.

VICE CHAIR EXUM: Ms. Davis. Following Ms. Davis, Mary Joan Robertson.

MS. DAVIS: Good evening, Madam Chair, Council Members, Members of the Planning Board. My name is Kimberlynn Davis, Board President, Westphalia Woods I. I'm speaking on behalf of members in the Westphalia corridor. Let me begin by commending Councilman Dean for his vision for the Westphalia area and his commitment for ensuring that the infrastructure improvements are made at the time of the development and not years later. On May 17th, 2006, representatives of various civic associations in the

Westphalia corridor attended a meeting hosted by the Maryland National Capital Park and Planning Commission. At that time, consultants for the Maryland National Park and Planning Commission presented for the first time, a draft sketch for the Westphalia sector plan area. Copies were not made available at that time to take back to the community for discussion. As a result, the following comments are general in nature and may not reflect all concerns that the community may have regarding the plan.

Before making more specific comments, the community would note our overall concern about the current process. It was the community's understanding that the charrette process which involved extensive community input would result in the proposed plan for the Westphalia area. It was also the community's understanding that the current consultants would create the framework for implementing the plan, and not as it appears now, creating a new plan. In any event, we are greatly concerned about the lack of input being afforded to the community in the current process. Indeed, it appears that the current process is based upon a top-down approach, rather than a bottom-up approach as was utilized during the charrette. The community is also concerned that certain proposed changes to the current plan were undermined, agreements made between the developers and the communities. For example, the community has made it clear that single

family homes should be built in areas closest to the existing communities and that these areas should not include tall residential buildings. The community also made it clear that the public active recreation should be built in the central park so that it could service both existing and proposed communities, not as being proposed, away from the communities on Route 4.

As to more specific comments, we offer the following: provide a development district or other financing mechanism that will ensure concurrency of infrastructure development such as roads and require proportional contributions among all owners and developers of the properties inside the Westphalia sector plan area for off site improvements such as D'Arcy Road, Ritchie Marlboro Road, Sansbury Road and Westphalia Road. Require that owners-developers of properties inside the Westphalia plan contribute land to the central park and proportionally participate in a park club to pay for its construction and maintenance. Include a performing arts center and a separate communities centers for activities for youth, young adults and seniors in the central park. Preserve historic sites and natural waterways. Rebuild existing police station. Thank you.

VICE CHAIR EXUM: Thank you, Ms. Davis. You can submit the rest of your testimony to the Clerk. Ms.

Robertson. Following Ms. Robertson, Cathy Hook.

MS. ROBERTSON: Good evening, Madam Chairman, Council Members. My name is Mary Joan Robertson. I'm the president of the Melwood Road Civic Association. Melwood Road Civic Association is composed of individual property owners as well as community groups that live on Melwood Road or around Melwood Road or around Westphalia development site. We all share common interests and have common concerns about the Westphalia plan and I wanted to speak this evening particularly about historic Melwood Road and the preservation of historic Melwood Road. Melwood Road is approximately two and a quarter miles long and it runs between Old Marlboro Pike at Pennsylvania Avenue to the north and west, over to Westphalia. These are the only two roads that it intersects with, with the exception of Morris Way which is in the middle of the Smith Home Farm development. We are of the understanding that most likely Morris Way will become another road or possibly not used at all, since it is now in the middle of a very hot, hot quickly moving development. On the other hand, Melwood Road, being a historic road, quick summation, it's on the Marietta map which is the oldest map we've found for this County. It's the only road that we have found that is actually spelled out its name, Melwood, on this map and it is exactly in the same bed that it has been in ever since 1683 of the date of this map. It also has

historic aspects with both the Revolutionary War and the War of 1812. It also was a pathway for the Underground Railroad and families escaping to freedom at the Driggs farm. Melwood Road is also surrounded by a lot of natural habitat, green areas, estuaries and mature forests. This is something else that we are wanting to keep in this development. As you know, the Westphalia plan is riddled with the Cabin Branch streams and woodlands. A lot of the woodlands, particularly along Melwood Road and in the Melwood Estates and Twin Knolls subdivisions are very mature forests, as well as wetlands. So, we would like very much if as much of the wetlands and wood lands in this Westphalia plan could be kept because this is the last mature forest in this metro of D.C. It'll be shame to lose it. Just like it would be a shame to lose the history along with Melwood Road and the farms that were there. Blackwood is probably going to be kept, but we don't know if it is going to be kept as a historic location or if it's going to be an actively functioning, maybe equestrian or police location. We don't know what the plans are. That will be up to the developer, but what we do what to do, is keep Melwood Road. Thank you for your time.

VICE CHAIR EXUM: Thank you, Ms. Robertson.

MS. ROBERTSON: And I will continue the testimony in writing.

VICE CHAIR EXUM: Thank you. Ms. Hook. Following

Ms. Hook, Georgette Gregory.

MS. HOOK: Good evening. My name is Cathy Hook. I live on Melwood Road. I am a member of the Association, but I am here just speaking as an individual. I would like to point out that I was informed by Mr. Dean at one of the prior meetings I've attended that schools do not fall under an adequate public facilities test. A lot of the people --

(Tape 3, Side A)

-- (INAUDIBLE) and the Council should address the schools at the specific and individual that concern so that we have schools in place for (COUNT 360 TO 380 IS INAUDIBLE). -- don't live in this County, it's still (COUNT 390 TO 416 IS INAUDIBLE). Therefore, I'd like to have it stricken from the opening statement which said that these public utilities would be provided for prior to or concurrent with, we should just strike concurrent with because we need them first, some of those things. Phasing and cost sharing, we lack some real clarification on that. What does that involve? Taxes, increasing taxes, are we going to have the developers doing this cost sharing? We need to know specifically how these public facilities are going to be paid for ahead of time. The Council should (COUNT 485 TO 523 IS INAUDIBLE). -- to pay top dollar for homes when they don't have a place to send their kids to school. Rosewood, which I've heard mentioned many times tonight and a lot of people here under that plan,

it was my understanding that Rosewood and Rosewood city and the Rosewood city plan have been scrapped in favor of this Westphalia sector plan. I don't see Rosewood mentioned anymore. So a lot of people need clarification on what plan we're actually pursuing here. The high density core for months, I've been participating in these meetings, that urban core in the master plan is designated for the terminus of Suitland Parkway and that's where it should remain. Thank you.

VICE CHAIR EXUM: Thank you, Ms. Hook. Georgette Gregory.

MS. GREGORY: Madam Chair and the Counsel, I'm Georgette Gregory. I'm the principle of Ardmore Elementary School. And this great County of Prince George's County. I am happy to come in support of Rosewood, which was the original plan, as I understand and one that would bring a great deal of promise to the children, the parents of the community of this great County. I believe that there, for many, many years, developers have come in. They have developed the property and as many people have said prior to me, they have left and they have gone home to their great holdings in Montgomery County, Howard County and surrounding counties, D.C. and various other places in Virginia. I think with the Rosewood project, you will be able to bring back or bring to the County, a viable choice for merchandising much

of what we can and this particular County. We can have stores. We can have civic centers, museums, housing, and public facilities that would enhance this particular section along the Westphalia corridor and down Pennsylvania Avenue. I support this. I know that this is a very thriving community but one that could use a very strong area such as what was proposed by the original Rosewood project. So, I'm hoping that the County will look favorably upon it and realize that we need to empower this County with County support from the citizenry of this County and by doing that, we can empower the students to do well in this society and all of us can grow together. Thank you.

VICE CHAIR EXUM: Thank you. Thank you, Ms. Gregory, Mr. Willis, Ms. Foxx for what you impart to our young people each day. Let me turn to Mr. Dean for comment. We have public testimony (INAUDIBLE).

COUNCIL MEMBER DEAN: Thank you, Madam Chair and I do want to thank you all for coming out to testify. Let me first start by explaining that Rosewood was a concept that did not fly. The people who brought Rosewood did not have the resources to carry out, however, even though Rosewood does not exist, I was part of the discussion around Rosewood and basically, the thrust that we are undertaking is basically the same thrust that had been articulated as far as Rosewood was concerned. One of the things that we have to

keep in mind, and this is one of the reasons we're trying to come together and come up with a vision for 6,000 acres of land, if we had allowed the land to be developed as it has been and continued to be in a lot of parts of Prince George's County, we would have had a hodge-podge of development. I think that this County deserves better. Therefore, I called all the land owners and the developers together and say we have 6,000 acres that we have to build in a certain manner. It would be quality, upscale development. One of the things I pride myself in is that I do have a vision for Prince George's County. I've been in Prince George's County for over 30 years. I knew Prince George's County when Prince George's County was Prince George's County or PG. It has changed. Developers are coming and they are making their efforts to move their projects forward. I have been very clear, very clear to the developers is that we're not moving these projects forward unless they are developed in a comprehensive manner. One of the other things that we're always confronted with is that developers like to develop and then you get the amenities at the back end. With this project is pushing and we are using our leverage and bully pulpit to make sure it happens, is that the amenities that you're looking for, the infrastructure that you're looking for, will come on line prior to and not after the project has been developed.

The other thing is that I want to make sure that everyone understands that this is a very transparent process. Everyone is not going to get what they want, but no one is going to be intentionally hurt. The small landowners will not be hurt. There's no such thing and no discussion and there will not be a discussion as long as I represent District 6 around eminent domain. Own your land, we will work with you to try to make sure that you get from your land what you feel you deserve. Everyone is not going to be happy with this process and in life, we're never always happy. There has to be some compromises. There has to be some compromises from the developer. There has to be compromise from the landowners. There has to be compromises from the citizens. One thing about land is that when you own land, you can do what you want with your land as long as it falls within the zoning designations that's out there. We have to come together.

This has been a very transparent process. This process started last September and one of the things that I demanded was that everybody that had an interest was notified to come and participate. If you didn't, it was not because we did not make an effort to get to you. As we move forward, and that's the reason for this meeting tonight, is to hear your concerns.

We know about Melwood. We understand the concerns

there. We're working to make sure that those concerns are taken care of. We know about Little Washington. We're trying to make sure that those things are taken care of. We know about Westphalia Estate. We're making sure that those concerns are taken care of.

I can only speak for what falls in District 6. I don't have authority to talk about what may happen in District 9 and I know some people came to testify that even though we're not part of Westphalia, my project is outside of Westphalia. I can't speak for my other counterparts. I'm only concerned and committed to making sure that the 6,067 acres that make up the Westphalia study is taken care of.

As far as schools are concerned, in the process, we're hopeful to come up with some type of financing plan, special taxing district tiffs and some other things. We're also working with the state to allow the developers to build schools and these schools go back to the system. Current problem that we have is that the system does not allow the school system to use their CIP funds to pay leases and so we're trying to work through that. I heard a number of homes, 20,000; 27,000 maybe more. The way this current plan is set up, the actual number of homes that are projected are 15,000, not 20, not 30. And so, therefore, we will move forward. We want your input and your input is considered. Don't believe that we sat here tonight and you came to

testify and your testimony fell on deaf ears, it did not. We will move forward. We will continue to engage in and at the end of the day, we hope we come out a win-win, realizing that you can't get everything you want and sometimes you have to make compromises. And with that, I do thank you for the opportunity to speak, Madam Chair.

VICE-CHAIR EXUM: Thank you, Mr. Dean. Having considered the testimony, again, the record will remain open for additional 15 days. You are welcome to submit additional testimony in writing. After a very long day, we are adjourned. Thank you.

(Whereupon, the proceedings were concluded.)

C E R T I F I C A T E

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 Council and the Prince George's County Planning Board in the matter of:

PRELIMINARY SECTOR PLAN

AND

PROPOSED SECTIONAL MAP AMENDMENT FOR

WESTPHALIA

_____ Date:_____

Carol M. Gordon, Transcriber

October 3, 2025

Chairman Darryl Barnes
Maryland-National Capital Park and Planning Commission
6611 Kenilworth Avenue
Riverdale, Maryland 20737

RE: ZMA-2025-003 Day Property

Dear Chairman Barnes:

My name is Tiana Woolard. I live in District 6 and am a lifelong resident of Prince George's County. I currently serve as a nurse and schoolteacher within the County and have family with several generations who reside here as well. With this application, I would like to share how I feel the ZMA-2025-003 (Day subdivision) will impact the community in which I live.

Our County landscape is constantly changing, which makes sense as with time, the only constant is change. My residential experience on Melwood Road has had its fair share of change over the past decade. The idea of Westphalia has been offered to us, "Upper Marlboro/Melwood-ians" as a promise of progress with retail, parks, schools, and homes. As more machines break ground, we all are pushed closer and closer together and seem to move further and further from the vestiges of our rural and agricultural roots. I understand that development must keep pace with economic growth or we risk being left behind in a progress rut. As a resident of this County, being left behind is not an option.

Regarding the Day subdivision, the development team has shared their plans on how a single-family subdivision would benefit this community. Through working with and supporting county organizations, I have devoted much of my life so the requirements of the community can be met. I trust that Mr. Mark Olumuyiwa Sobo and his development team have the best intentions for how their vision falls in line with the community's well-being and the revitalization of Westphalia. I whole heartedly agree that another labyrinth of cookie cutter townhomes is not the way to go for this area. I trust that Mr. Sobo, by delivering this single-family subdivision, will bring value and prosperity to the new development and to the County overall.

Thank you for your time and service to our community.

Tiana Woolard
T. Woolard
Email: ms.woolard2020@gmail.com
Phone: 240.434.6374

September 25, 2025

Chairman Darryl Barnes
Maryland-National Capital Park and Planning Commission
6611 Kenilworth Avenue
Riverdale, Maryland 20737

RE: ZMA-2025-003 Day Property

Dear Chairman Barnes:

My name is Ralph Day, and I have proudly called Prince George's County my home for the past 40 years. As a longtime resident of District 6, a retired officer of the United States Navy, and a defense contractor, I have dedicated my life to public service and to the betterment of my community.

With this letter, I would like to express my strong support for **ZMA-2025-003, the Day Subdivision.**

The development team, led by Mr. Mark Olumuyiwa Sobo, has conducted several meetings with local residents, demonstrating a clear and ongoing commitment to community outreach. In our immediate area, neighbors have been contacted regarding infrastructure improvements—such as access to public water and sewer—and many have responded positively and with gratitude. These conversations have been respectful, inclusive, and productive.

While the final housing count and site plan have not yet been approved, I am encouraged by the proposal for a **single-family home subdivision**. This approach promotes thoughtful, measured growth and will contribute to the long-term stability and vibrancy of our community. Unlike some developments that seek high-density housing in already-congested areas, this proposal is a **balanced and appropriate fit** for our neighborhood.

Mr. Sobo and his team have shown every intention to work in good faith with the **Planning Commission**, the **Maryland-National Capital Park and Planning Commission**, and the **Prince George's County Council**. Their efforts are not about maximizing profit or pushing boundaries—they are about responsible development that respects existing residents and serves the broader needs of District 6.

I fully trust that this subdivision, once realized, will bring immediate and lasting benefit to our community. I therefore respectfully request that the Planning Board approve ZMA-2025-003 for the Preliminary Plan of Subdivision for the Day Subdivision, including any amendments, waivers, or variances necessary to achieve this goal.

Thank you for your time, consideration, and continued service to our county.

Sincerely,

Ralph D. Day
District 6 Resident
Prince George's County, MD

October 1, 2025

Chairman Darryl Barnes
Maryland-National Capital Park and Planning Commission
6611 Kenilworth Avenue
Riverdale, Maryland 20737

RE: Melwood DAY Project ZMA-2025-003

Dear Chairman Barnes,

My name is LaShauna Tillmon, a resident of Westphalia and a professional in community and association management. Over the course of my career, I have worked extensively with homeowner and condominium associations throughout Prince George's County, guiding boards and residents through complex matters of governance, budgeting, infrastructure planning, and long-term sustainability. With this perspective, I am writing to express my full support for the rezoning of the Melwood DAY Project ZMA-2025-003 and the promise it holds for our community's future.

The growth of Westphalia is not simply about adding new homes; it is about creating a cohesive, well-managed community that enhances quality of life, strengthens property values, and builds lasting stability. I have seen firsthand how successful development depends on thoughtful planning and meaningful community engagement. Mr. Mark Sobo and his team have demonstrated both. By engaging residents, listening to concerns, and integrating feedback, they have ensured that this project is not just another subdivision, but a plan rooted in collaboration and respect for the community it will serve.

The proposed single-family subdivision will expand housing opportunities while reinforcing the character of Westphalia as one of the county's most vibrant and forward-looking neighborhoods. Beyond providing new homes, the project represents an investment in infrastructure, connectivity, and the long-term resilience of our area. With my background in association management, I recognize how important it is to align development with sustainable financial practices and governance structures. The Melwood DAY Project ZMA-2025-003 has the potential to set a new standard for how growth is not only built but also maintained in the years ahead.

For these reasons, I strongly encourage the Planning Board to approve the Melwood DAY Project ZMA-2025-003. This development represents more than construction; it is a strategic step toward realizing Westphalia's full potential as a thriving, well-balanced community within Prince George's County.

Sincerely,

LaShauna M. Tillmon

LaShauna Tillmon
Resident, Westphalia

Email: LaShaunaTillmon@gmail.com- Phone: 301-704-8962

September 22, 2025

Chairman Darryl Barnes
Maryland-National Capital Park and Planning Commission
6611 Kenilworth Avenue
Riverdale, Maryland 20737

RE: ZMA-2025-003 Day Property

Dear Chairman Barnes:

My name is Robert Clagett, and I have lived in Prince George's County my entire life. As both a land specialist and a District 6 landowner, I have had the opportunity to witness the county's transformation firsthand. Throughout my professional career, I have consistently aimed to support and enhance the long-term interests of Prince George's County.

I am writing this letter in strong support of **ZMA-2025-003, the proposed Day Subdivision**. Mr. Mark Olumuyiwa Sobo and his development team have engaged with the community on multiple occasions. These interactions have been overwhelmingly positive, and the proposed project has been met with a warm reception from nearby residents.

I am particularly supportive of this application because it proposes a **single-family home subdivision**—a welcome addition in an area that has seen a significant number of townhome communities. A thoughtfully designed single-family development will add long-term value, stability, and character to the neighborhood. It aligns with what we strive for in real estate and planning: projects that *fit* the community and simply *make sense*.

The broad community support for this proposal is a reflection of that fit. It's clear that this plan responds to the actual needs and desires of local residents, not just market trends or profit potential.

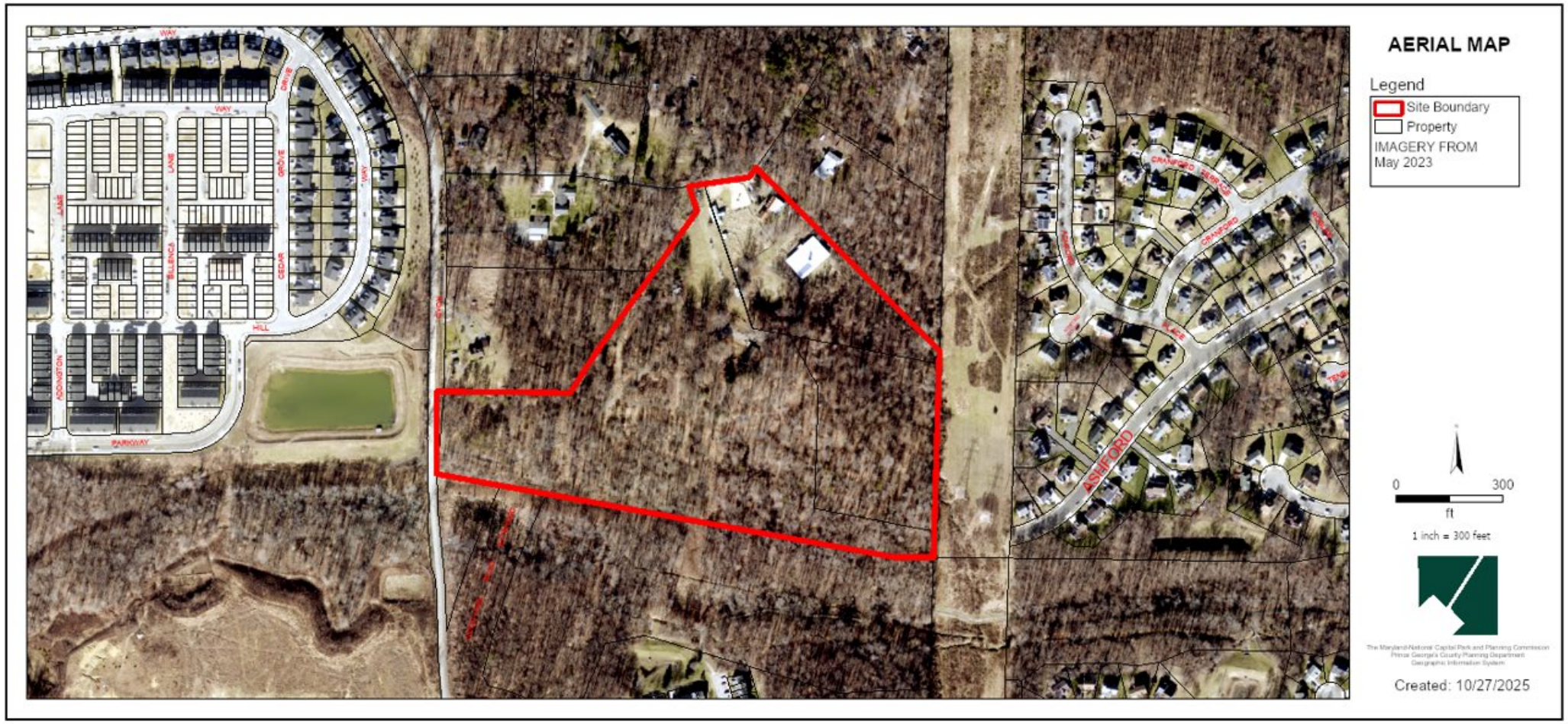
I am confident that Mr. Sobo and his team will continue to collaborate closely with the Planning Commission, the Maryland-National Capital Park and Planning Commission, and the Prince George's County Council. Their approach is not driven by the pursuit of high-density or maximum-profit development—**there are no townhomes and no high-density lots proposed**—but by a genuine commitment to ecological stewardship and community-minded planning.

For these reasons, I respectfully request that the Planning Board approve ZMA-2025-003 for the Day Subdivision, including any amendments, waivers, or variances necessary to achieve this goal. It represents the kind of balanced, community-oriented development that Prince George's County deserves. Thank you for your time and consideration, and thank you for your service to our county.

MELWOOD ESTATES

Zoning Map Amendment

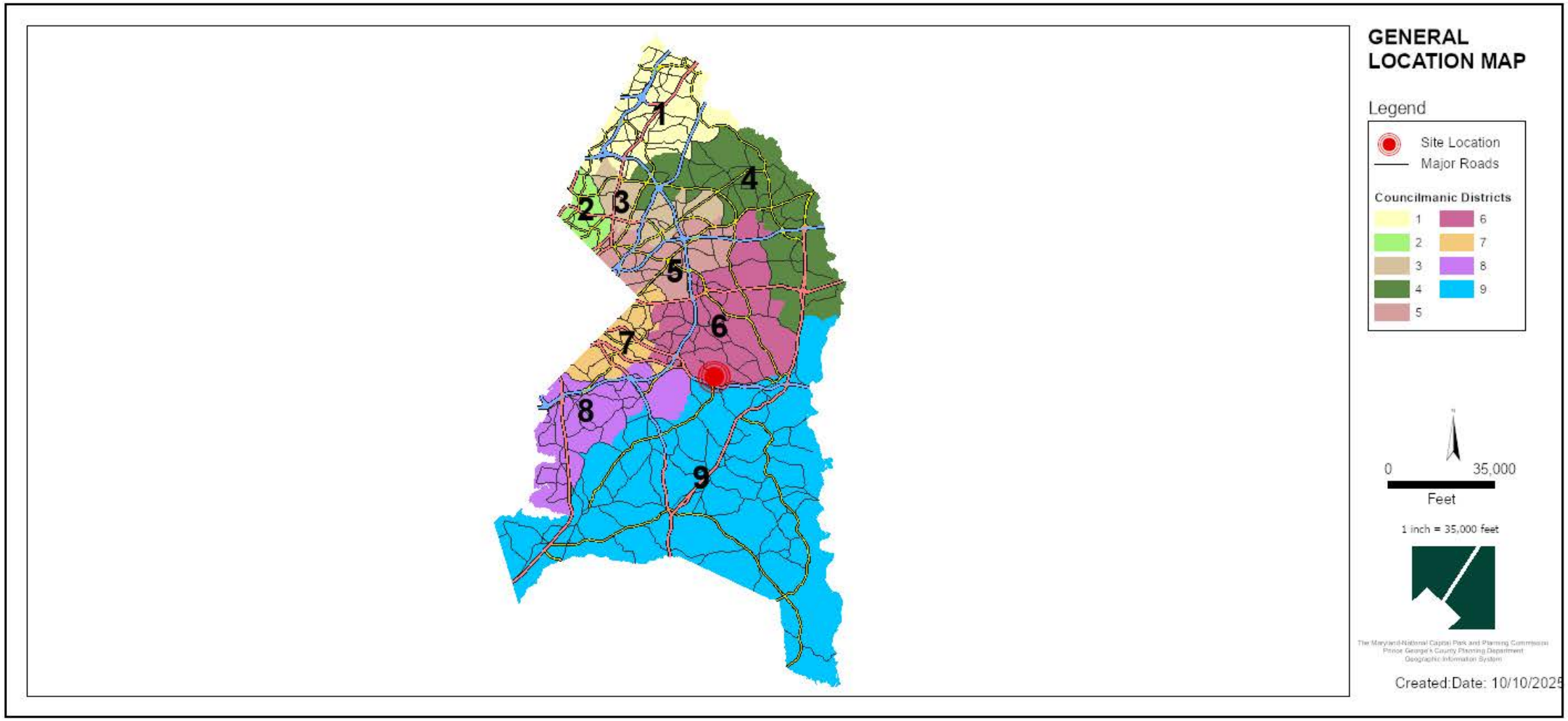
Staff Recommendation: DISAPPROVAL



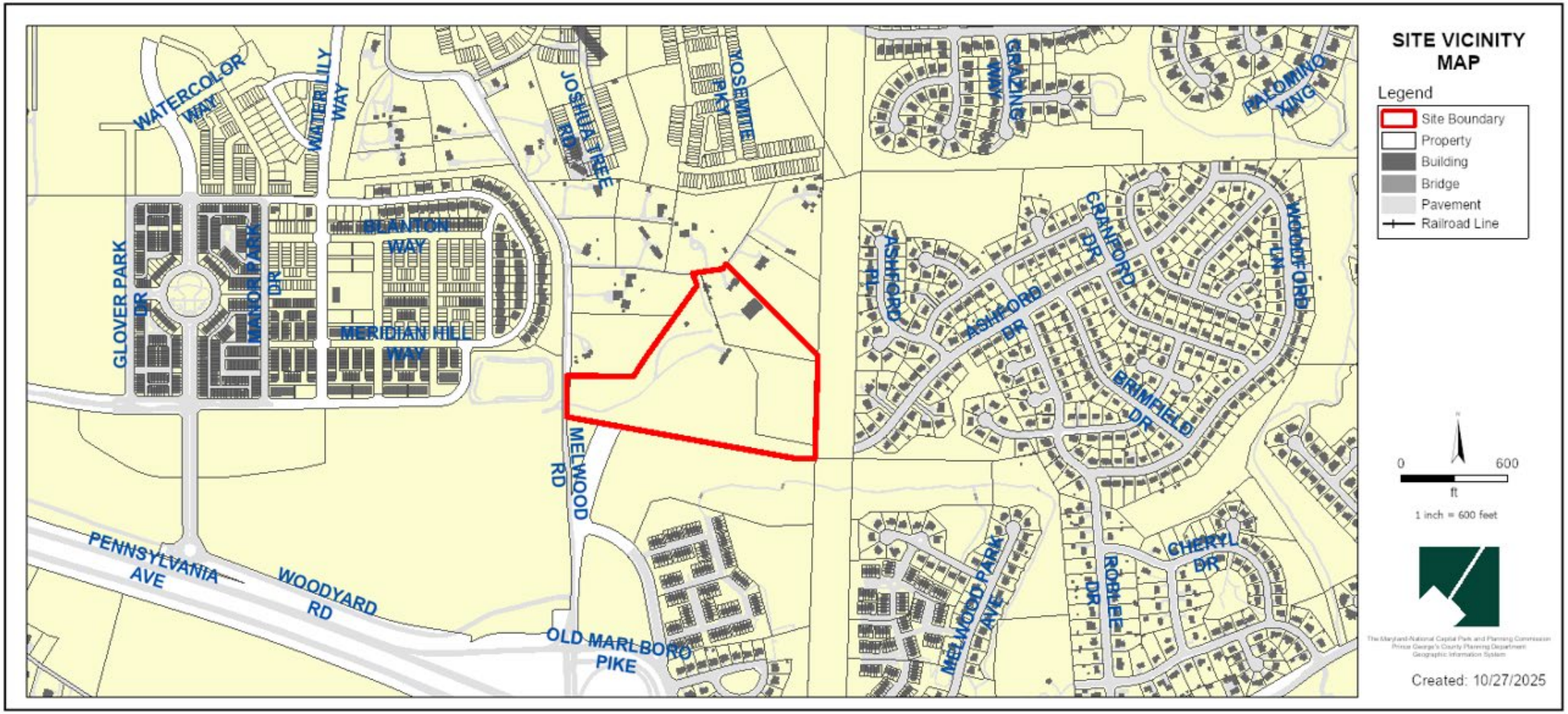
GENERAL LOCATION MAP

Council District: 06

Planning Area: 078

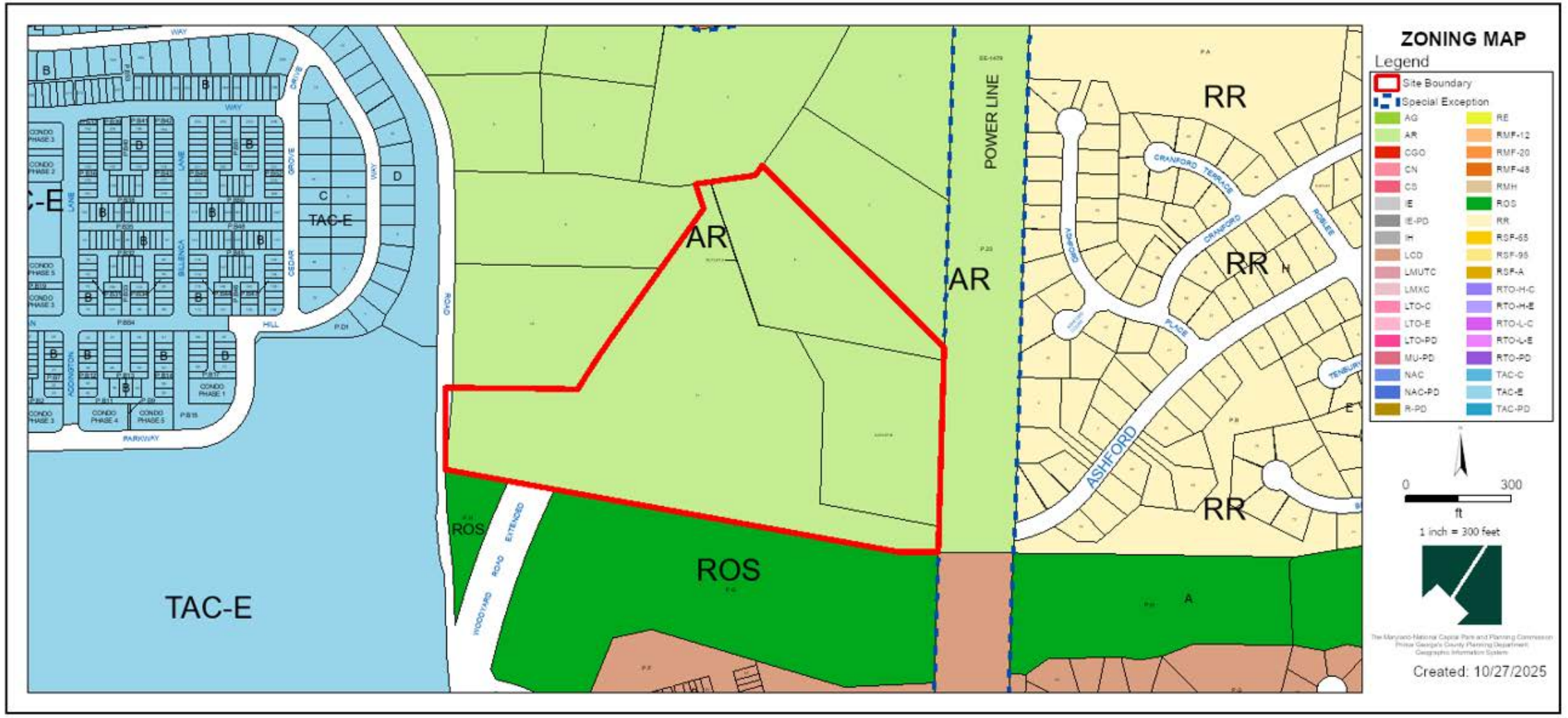


SITE VICINITY MAP

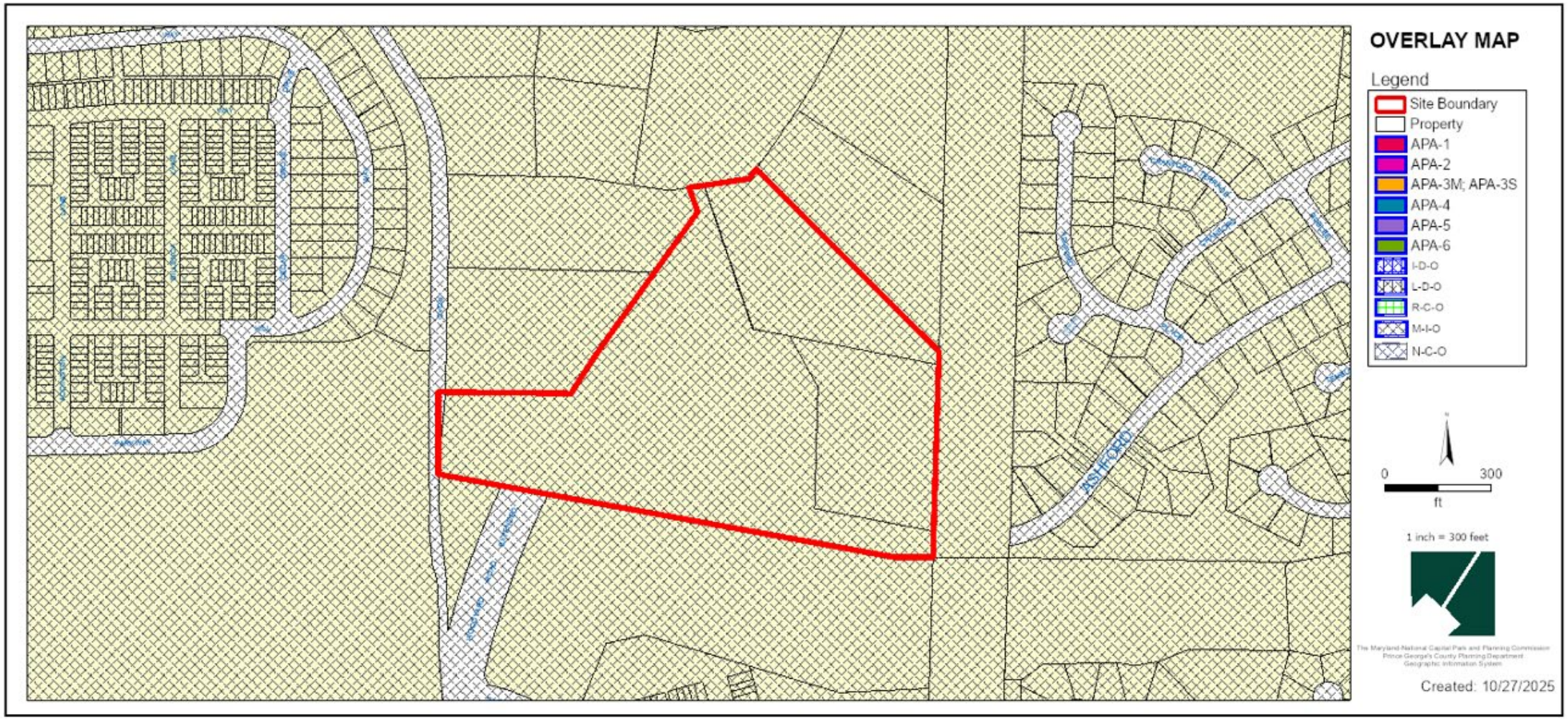


ZONING MAP

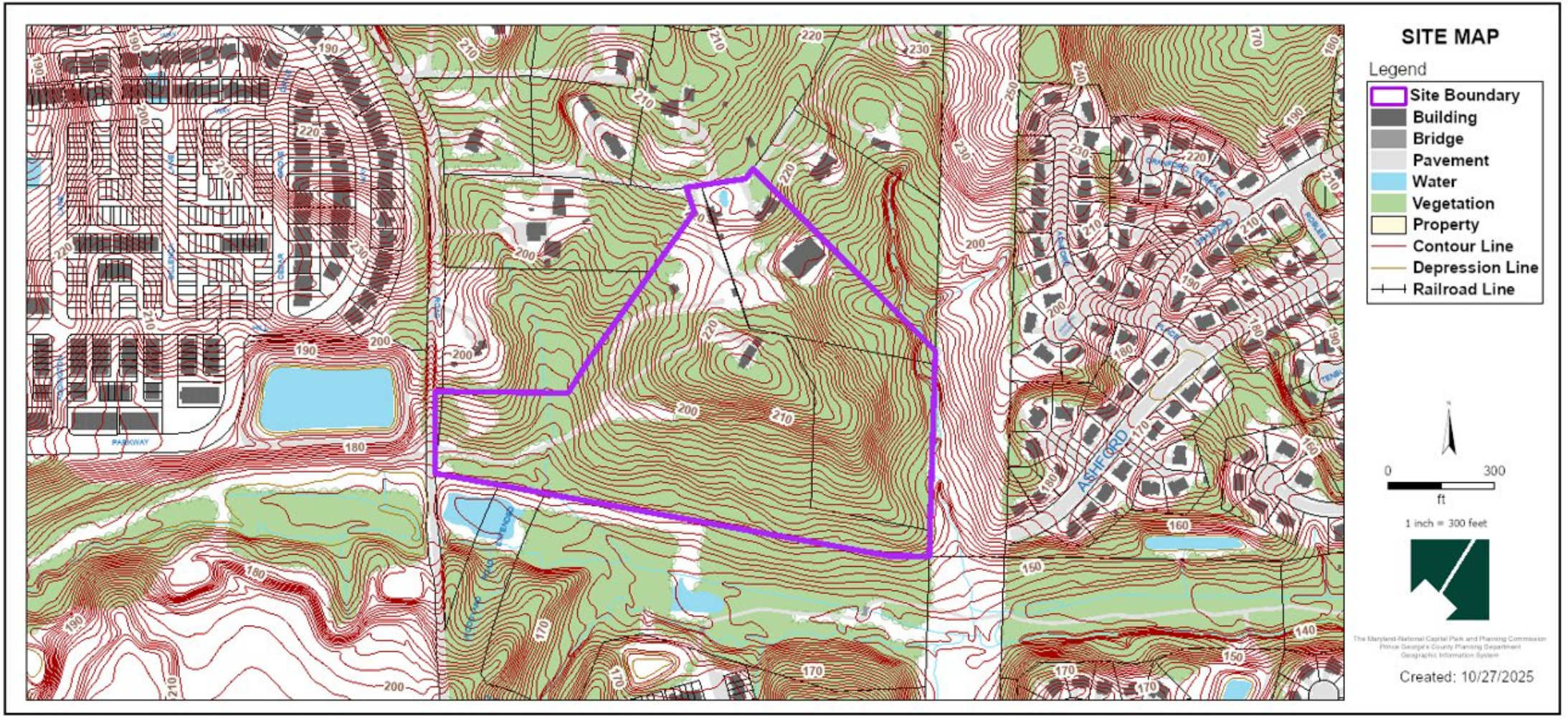
Current Zoning Map: AR



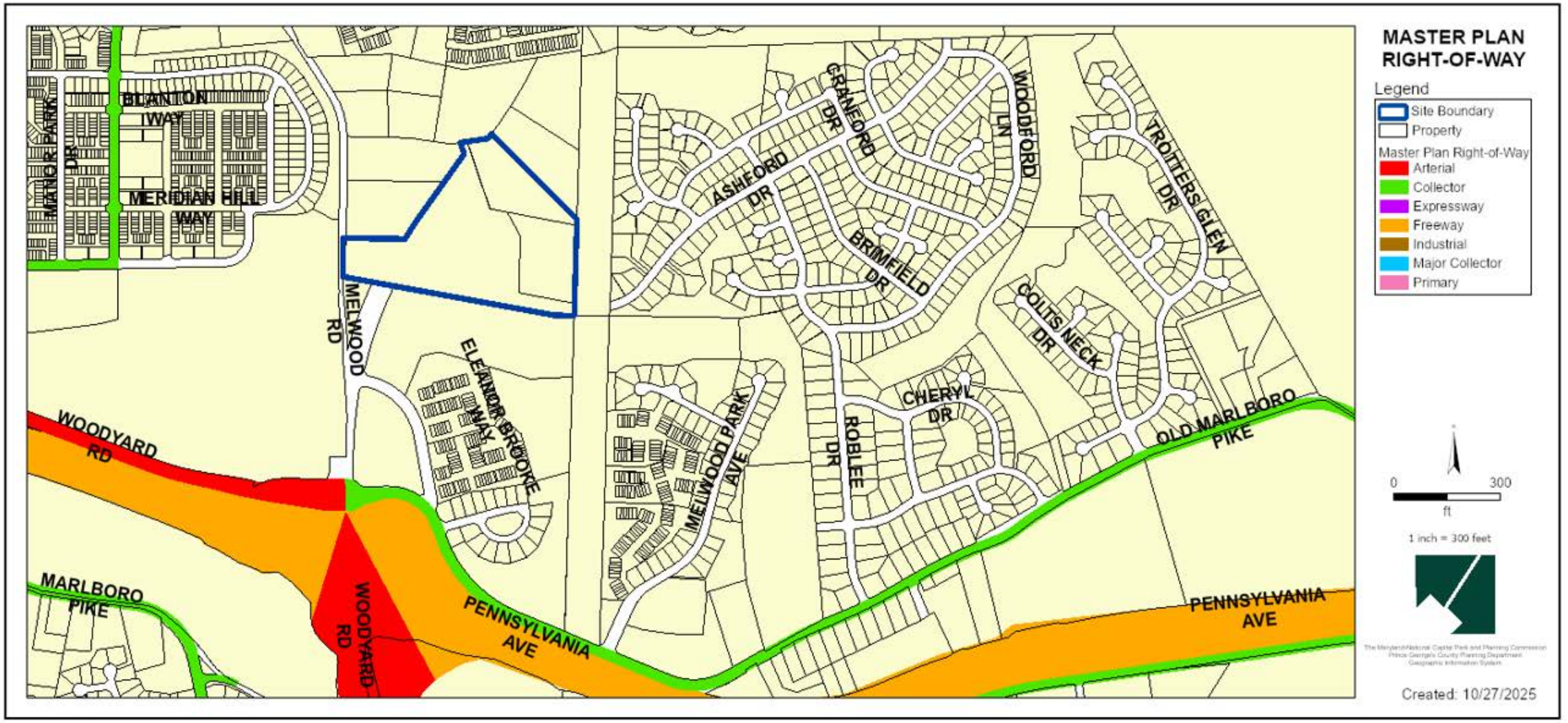
OVERLAY MAP


OVERLAY MAP
Legend
Site Boundary
Property
APA-1
APA-2
APA-3M; APA-3S
APA-4
APA-5
APA-6
I-D-O
L-D-O
R-C-O
M-I-O
N-C-O
ASHFORD
0
300
ft
1 inch = 300 feet
Created: 10/27/2025

SITE MAP

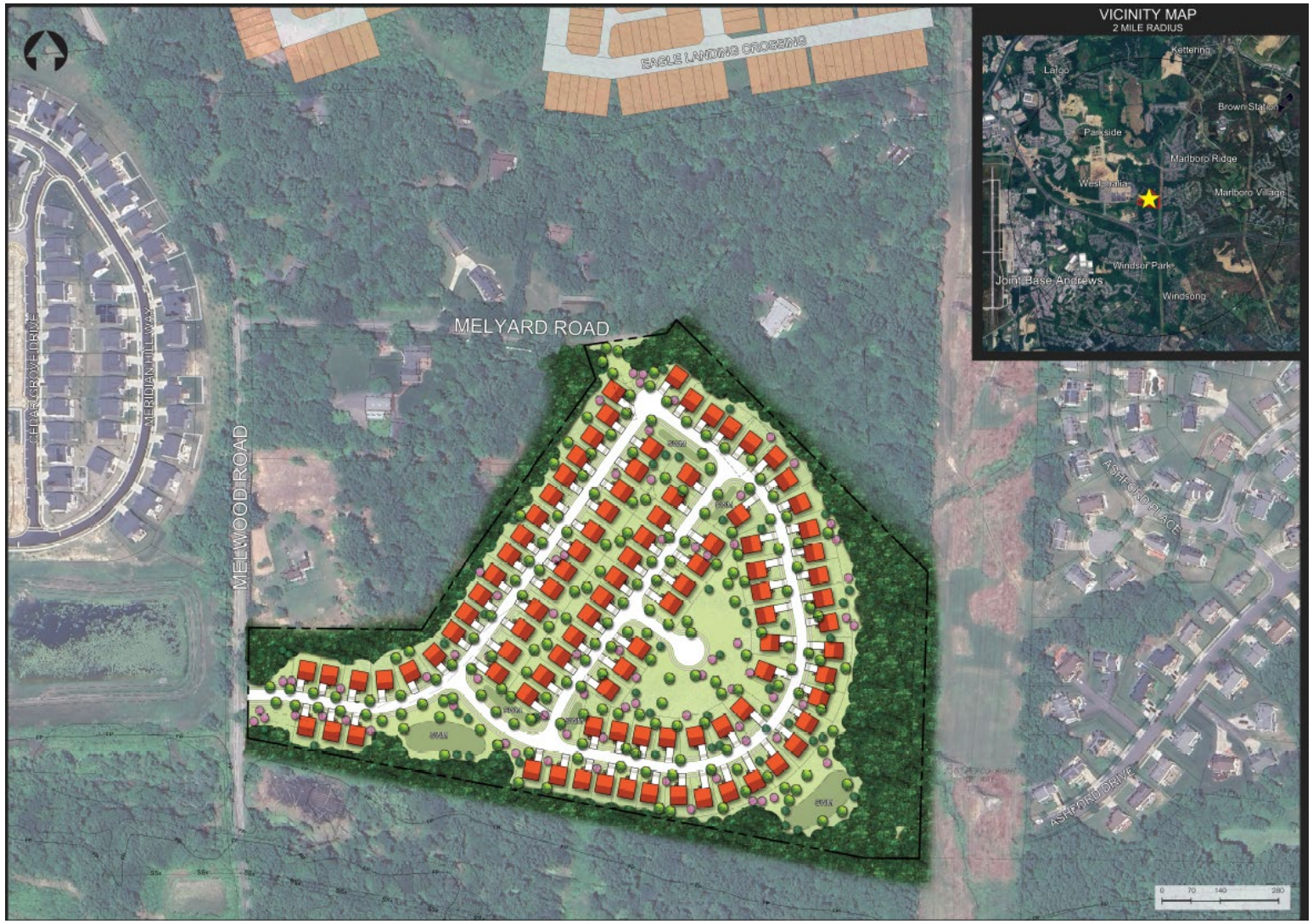

SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
300
ft
1 inch = 300 feet
Created: 10/27/2025

MASTER PLAN RIGHT-OF-WAY MAP

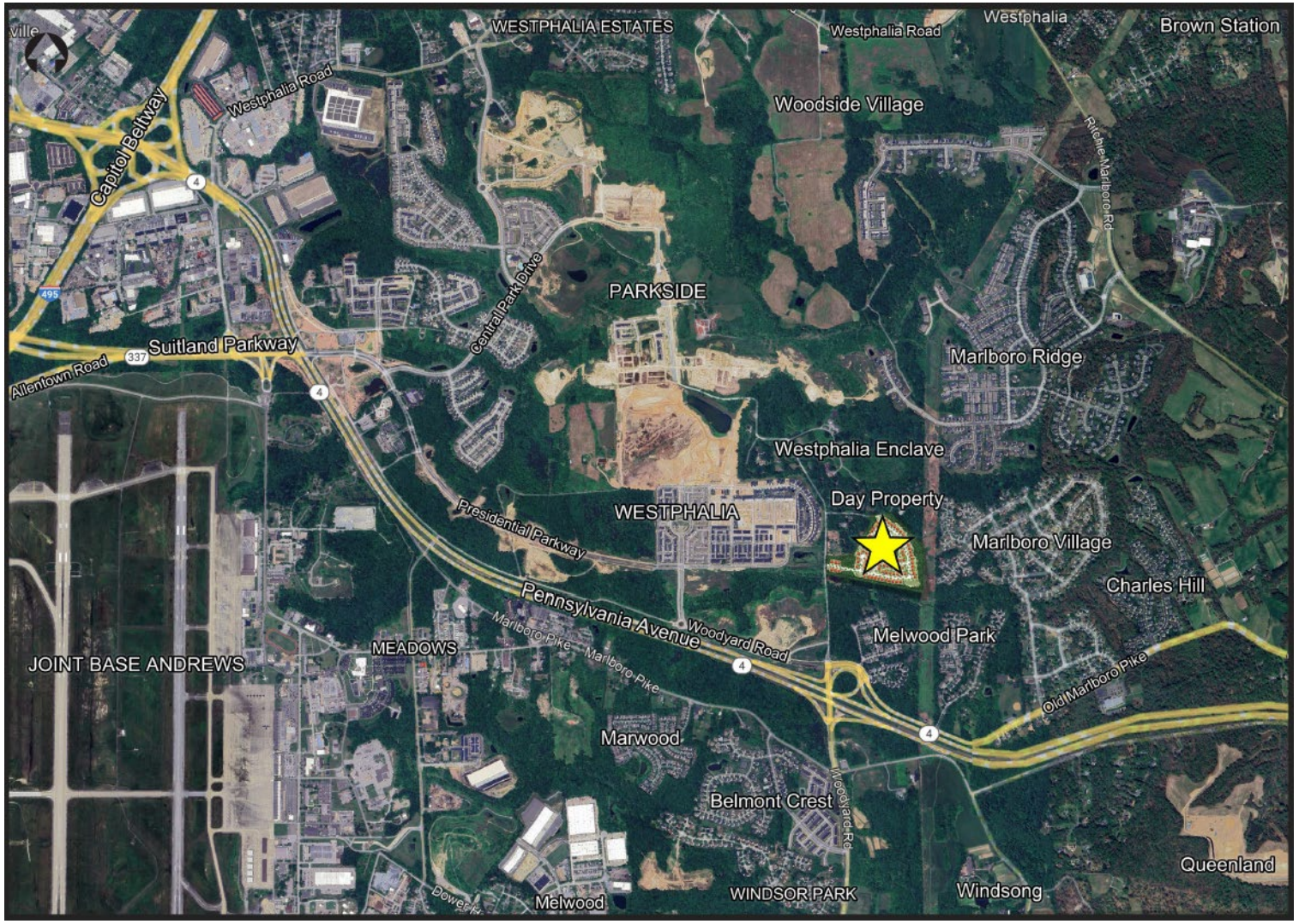


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

CONCEPTUAL LAYOUT



CONTEXT MAP EXHIBIT



STAFF RECOMMENDATION

DISAPPROVAL

- ZMA-2025-003

Issues:

- The application fails to establish evidence that District Council erred when it retained the property in the R-A Zone upon adoption of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*

Applicant Required Mailings:

- Informational Mailing: 03/14/2025
- Acceptance Mailing: 08/04/2025

McNamee Hosea
Attorneys & Advisors

McNamee Hosea
6 04 vy cane Su11e 8 0 O 301 441 :420
Greenbeit. Maryland 20770 F 301 982 9450

mhlawyers.com

March 14, 2025

Via First Class Mail

TO: Adjoining Property Owners, Municipalities within One Mile/Government Contacts, Parties of Record, and Registered Associations

FROM: Matthew C. Tedesco, Esq.

RE: ZMA-2025-003 and associated TCP or TCP Exemption; Melwood Estates

Dear Adjoining Property Owners, Municipalities/Government Contacts, Parties of Record, and/or Registered Associations:

A zoning map amendment and associated tree conservation plan or tree conservation plan exemption for the above-referenced project will be submitted for review to the Development Review Division of the Maryland-National Capital Park and Planning Commission ("M-NCPPC").

The address of the subject property is 4816 Melwood Road, Upper Marlboro, Maryland 20772; and Lot **11** and Outlots A & B, Tax Map 100, Grid B**1,** which is generally located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4). The nature of the review is for a Zoning Map Amendment to rezone the property from AR (Agricultural-Residential) Zone to RSF-A (Residential, Single-Family-Attached) Zone to accommodate the future development of approximately 89 single-family detached dwelling units.

If you wish to become a Person of Record to this application, you are encouraged to do so at this time. As a Person of Record, you will receive a notice of the Planning Board hearing date and a copy of the Planning Board resolution. Being a Person of Record also gives you the right to seek reconsideration or request appeal. You may register online at ht1ps://www.rnncppcapps.org/planning/Person of Record/default.cfm, or you may submit your name, address, and the above referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
Largo, MD 20774

Being a Person of Record on a separate application on the same property **does not** make you a Person of Record for this application. You must request to become a Person of Record for each separate application (separate applications have different application numbers). At this time no government agency has reviewed the application. **After** the application has been filed, you may contact the M-NCPPC at 301-952-3530

IMPORTANT: This notice is your opportunity to interact with the applicant prior to the acceptance of the subject application. Once an application is accepted, it may be subject to mandatory action time frames that are established by law. Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application number with any such correspondence.

If you are interested in receiving more information about this application, reviewing a copy of a site plan, or meeting to discuss the project, you may contact Matthew C. Tedesco at 301-441-2420 or email: MTedesco@mhlawyers.com.

Sincerely,

Matthew C. Tedesco

STATEMENT OF JUSTIFICATION

(Informational Mailing Purposes Only)[1]

MELWOOD ESTATES
ZMA-2025-003

OWNER:	Day Family Trust 4816 Melwood Road Upper Marlboro, Maryland 20772 Dempsey Tiana Etal 4920 Melwood Road Upper Marlboro, Maryland 20772
APPLICANT:	Day Land Investment LLC c/o Olumuyiwa Sobo 7607 Georgian Drive Upper Marlboro, MD 20772
ATTORNEY/ CORRESONDENT:	Matthew C. Tedesco, Esq. Dominique A. Lockhart, AICP McNamee Hosea, P.A. 6404 Ivy Lane, Suite 820 Greenbelt, Maryland 20770 (301) 441-2420 Voice (301) 982-9450 Fax Mtedesco@mhlawyers.com Dlockhart@mhlawyers.com
CIVIL ENGINEER:	Dewberry Attn: Daniel Schlegal 4601 Forbes Boulevard, Suite 300 Lanham, Maryland 20706 (301) 731-5551 dschlegel@Dewberry.com

[1] This Statement of Justification is prepared solely for the purpose of satisfying the requirements of Section 27-3403(f)(2) of the Zoning Ordinance regarding informational mailings. This Statement of Justification is subject to change and should not be relied upon as the final Statement of Justification for the above-referenced case. It is anticipated and expected that an amended or final Statement of Justification will be prepared and submitted during the technical review of these applications and prior to its formal acceptance.

REQUEST: A Zoning Map Amendment to rezone the property from AR (Agricultural-Residential) Zone to RSF-A (Residential, Single-Family-Attached) Zone to accommodate the future development of single-family detached dwelling units.

I. DESCRIPTION OF PROPERTY

1. Addresses – 4816 Melwood Road, Upper Marlboro, Maryland 20772; and Part of Lot 11 and Outlot B, Tax Map 100, Grid B1.

2. Location – East side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4).

3. Tax Account – 1776780, 1718741, 1718758, 3445335, 3445285, 3394517, 3445343 and 1718733.

4. Proposed Use – A Zoning Map Amendment to rezone the property from AR (Agricultural-Residential) Zone to RSF-A (Residential, Single-Family-Attached) Zone to accommodate single-family detached dwelling units.

5. Applicable Previous Approvals – N/A.

6. Record Plat – Plat Book NLP 147, at Plat 100 (5-89212); and Plat Book NLP 118, at Plat 67 (5-83219).

7. Schools – Arrowhead Elementary, Kettering Middle, and Dr. Henry A. Wise High.

8. Police – Division II.

9. Fire/EMS – Ritchie, Battalion 881, Station 837; Marlboro, Battalion 887, Station 820.

10. Library – PGCMLS Upper Marlboro Branch Library.

11. Water/Sewer Category – W4/S4.

12. Historic Site/Resources – No Historic Resources on Site. Melwood Park (ID 78-015 – 0.38 miles from subject property), Charles Hill & Pumphrey Family Cemetery (ID 78-017 – 0.81 miles from the subject property), The Cottage & Outbuildings (ID 78-000-18 – 1.03 miles from subject property), Blythewood (ID 78-013 – 0.88 miles from subject property), Forest Grove M.E. Church (ID 77-001 – 1.52 miles from subject property), and St. Luke's Church Site and Cemetery (ID 77-012 – 1.67 miles from the subject property).

II. NATURE OF REQUEST

Day Land Investment LLC (hereinafter the "Applicant") intends to pursue a zoning map amendment to rezone the property from AR (Agricultural-Residential) Zone to RSF-A (Residential, Single-Family-Attached) Zone to accommodate the development of approximately 89 single-family detached dwelling units. The subject property is known as Lot 11, and Outlots A and B on Tax Map 100 / Grid B1and is approximately 27.59 acres in size.

III. APPLICANT'S PROPOSAL

The overall Melwood Estates site is located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD Route 4) in Planning Area 78 and Council District 6. Moreover, pursuant to County Council Bill CB-013-2018, the Prince George's County Council adopted a new Zoning Ordinance (Subtitle 27 of the County Code), which was to become effective upon the approval of the Countywide Sectional Map Amendment ("CMA"). Pursuant to Council Resolution CR-136-2021, the new Zoning Ordinance became effective on April 1, 2022. As a result, the subject property was rezoned from the R-A (Residential-Agricultural) Zone to the AR (Agricultural-Residential) Zone. The subject property is also with the Military Installation Overlay – Height Zone. Given the surrounding development and zoning of the properties in the immediate area, consisting of single-family attached and detached dwelling units in the TAC-E and RMF-20 Zones (formerly the M-X-T Zone) and the LCD Zone (formerly the R-S Zone), the Applicant contends that the RSF-A Zone provides the best comparable zone for development of single-family detached homes that will complement and be consistent with the surrounding neighborhood.

Specifically, the purpose of the RSF-A Zone is to provide development in a form that supports residential living and walkability, is pedestrian oriented, and is well connected to surrounding lands. The RSF-A Zone also aims to be respectful of the natural features of the land while accommodating higher-density residential uses. The property is envisioned, under this new development scheme, to align with the goals of the RFA-Zone. Indeed, pursuant to Section 27-4202(f)(2), the minimum net lot area for single-family detached dwelling units is 5,000 square feet, which is consistent with the existing single-family detached lots to the east within the Westphalia East subdivision. The development of the property with single-family detached dwellings on lot sizes comparable with those in Westphalia East will also serve as a transition between the higher density single-family attached dwellings to the north and south with the single family detached dwellings to the east (east of the PEPCO transmission lines) in the RR Zone.

IV. GENERAL CRITERIA FOR ZMA APPROVAL

Section 27-3601. Zoning Map Amendment (ZMA).

(e) Zoning Map Amendment (ZMA) Decision Standards
In determining whether to adopt or disapprove a proposed zoning map amendment (ZMA), the District Council may consider many factors. No amendment to the CBCAO Zone shall be granted without the applicant demonstrating conformance with the decision standards in Section 27-3603(d),

CBCAO Zoning Map Amendment Decision Standards. No amendment to a Transit-Oriented/Activity Center base zone shall be granted except in accordance with the locational standards of Section 27-4204(b)(2) of this Ordinance. No other zoning map amendment shall be granted without the applicant demonstrating either:

(1) There has been a substantial change in the character of the neighborhood; or

(2) There was a mistake in the original zone for the land subject to the amendment which has never been the subject of an adopted sectional map amendment; or

(3) There was a mistake in the current sectional map amendment.

COMMENT: As it will be articulated in greater detail with the formal statement of justification in support of the requested ZMA to the RSF-A Zone, the Applicant contends that a substantial change in the character of the neighborhood has occurred and/or there was a mistake in the original zone for the subject property. The applicable Sector Plan for the property and area is the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment. The Sector Plan was approved with three distinct areas, each with their own personality: the Core, Edge and Fringe areas. The Core Area is to be a transit-oriented, 24-hour center of vertical and horizontal mixed uses in a pedestrian-friendly environment; and it is the focal point of the entire Westphalia Town Center. Just beyond the Core Area, the Edge Area is to be "a medium- to high-density urban pattern surrounding the high-density town center core, including medium-density mixed-use commercial and office, and several interconnected residential neighborhoods that have diverse housing styles and a network of open space." (p. 24). This area is meant to complement the core, providing a transition in density to the Fringe Area, which will include "distinct and cohesive districts of commercial, office, employment, and institutional uses in campus like settings that are separate from the core and have "greener" character…." (p. 27). The Fringe Area is less dense than the Edge, and not characterized by the vertical and horizontal mixed uses of the Core. The subject property is located directly adjacent to the Town Center Edge Area.

The envisioned development will be in a compact and distinctly organic form, with lot and block motifs consistent with emerging residential development within the Westphalia Edge areas while also preserving and enhancing environmental adaptation of the property. With a compact development of single-family detached residential units, design considerations will be accommodated to provide a variety of open spaces areas in order to promote active healthy lifestyles. Ultimately, frontage improvements along Melwood Road will provide consistency and external expression of the neighborhood in order to establish character and experiential aesthetics using horizontal and vertical architectural modulation and landscaping. The development, which will be consistent with adjacent emerging development will also help to implement the Sector Plan and MPOT by providing roadways in a way that forms a livable and walkable edge to the neighborhood through provision of an extensive interior open space system and internal sidewalks. The proposed development will include public roadways which also accommodate a variety of pedestrian modes: walking, biking, and jogging. The project will also seek to promote

environmental sustainability practices throughout the neighborhood and area.

V. CONCLUSION

The Applicant contends that the proposed zoning map amendment will satisfy the applicable standards of Subtitle 27. Finally, the initial conceptual site plan submitted herewith generally provides the proposed unit type, open space, and circulation, for the overall development of approximately 89 single-family detached residential dwelling units equating to a density of 3.22 dwelling units per net lot area. The filing of this informational mailing (with corresponding documents) is in conformance with Section 27-3402 to commence with the requisite pre-application neighborhood meeting.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By:

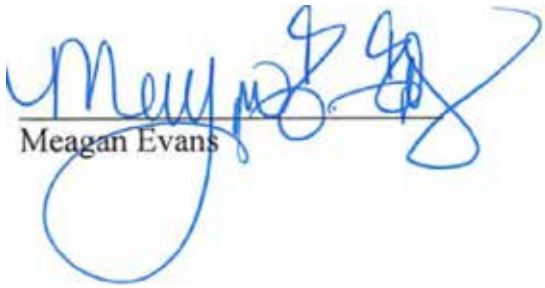
Matthew C. Tedesco
Attorney for the Applicant

March 12, 2025

AFFIDAVIT

The purpose of this affidavit is to certify that pursuant to Section 27-3403(g)(2) of the Zoning Ordinance and/or Section 24-3304(t) of the Subdivision Regulations, ***Informational Mailing*** letters regarding the application for ZMA-2025-003, Melwood Estates, were mailed to all adjoining property owners, registered associations, municipalities within one mile, and previous parties of record (if applicable) on March 14, 2025.

I, Meagan Evans, solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief.



STATE OF MARYLAND *
COUNTY OF PRINCE GEORGE'S* To wit:

On this 14th day of March 2025, before me, the undersigned officer, personally appeared Meagan Evans, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrwnent and acknowledged that she executed the same for the purposes therein contained.

In **Witness Whereof,** I hereunto set my hand and official seal.

My Commission Expires: /s Jc:is-

BRYAN SPELL
Notary Public • Maryland
Charles County
My Commission Expires on
June 5, 2025

DAY FAMILY TRUST
4816 MELWOOD RD
UPPER MARLBORO, MD 20772

RANDOLPH JOE EDWARD II ETAL
11012 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

PROCTOR KIRK N ETAL
11010 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

RUSSELL DALEY C SR TRUST
4900 MELWOOD RD
UPPER MARLBORO, MD 20772

JOHNSON MASHARON N
13304 WILLIAMS DR
BRANDYWINE, MD 20613

MANN JAMES H & PRISCILLA R
4806 MELWOOD RD
UPPER MARLBORO, MD 20772

STANLEY MARTIN HOMES LLC
FIRST EXCEL TITLE LLC # 350
3201 JERMANTOWN RD
FAIRFAX, VA 22030

BROWN LAWRENCE P & KAREN A
10902 MELWOOD PARK PL
UPPER MARLBORO, MD 20772

COX NATISHA
5020 ASHFORD DR
UPPER MARLBORO, MD 20772

MELWOOD MANOR HMOWNRS ASSOC
IN
3704 PERRY AVE
KENSINGTON, MD 20895

BROWN CHARLES W & DONNA W
10900 ASHFORD CT
UPPER MARLBORO, MD 20772

PRICE DAYNA
10904 ASHFORD CT
UPPER MARLBORO, MD 20772

CLARKE RUSSELLS & CYNTHIA B
10903 ASHFORD CT
UPPER MARLBORO, MD 20772

BROWN BRIAN
5005 ASHFORD DR
UPPER MARLBORO, MD 20772

WALTON WESTPHALIA EUROPE LP
WALTON DEVELOPMENT LLC #345
8800 NORTH GAINERY CENTER DR
SCOTTSDALE, AZ 85258

SHOULDERS ROSHANDA LEA
5512 CEDAR GROVE DR
UPPER MARLBORO, MD 20772.

WESTPHALIA TOWN CENTER
WALTON GLOBAL HOLDINGS LTD
8000 WESTPARK DR STE 430
MCLEAN, VA 22102

GODDARD LYDIA A
4808 MELWOOD RD
UPPER MARLBORO, MD 20772

KEGEGE OBADIAH ETAL
4902 MELWOOD RD
UPPER MARLBORO, MD 20772

MCELHANEY ROBIN
10622 IGNATIUS DIGGES DR
UPPER MARLBORO, MD 20772

WRIGHT BARBARA A
5302 ELEANOR BROOKE WAY
UPPER MARLBORO, MD 20772

DAY FAMILY TRUST
4816 MELWOOD RD
UPPER MARLBORO, MD 20772

WILHITE ROBERT W & VIRGINIA E
4802 MELWOOD RD
UPPER MARLBORO, MD 20772

POTOMAC ELECTRIC POWER CO
CORPORATE TAX DEPT 5TH FLOOR
701 NINTH STNW
WASHINGTON, DC 20068

COOPER ANDRE V & WANDA J
5025 ASHFORD DR
UPPER MARLBORO, MD 20772

HILLIAN LAWRENCE & EFFIE S
5023 ASHFORD DR
UPPER MARLBORO, MD 20772

PAYNE FRENCHETTIA C
5022 ASHFORD DR
UPPER MARLBORO, MD 20772

MNCPPC
BECKY NORDAN
14741 GOVERNOR ODEN BOWIE DR
UPPER MARLBORO, MD 20772

HARVEY FRANK E & JACQUELINE G
4813 ASHFORD PL
UPPER MARLBORO, MD 20772

JUNG EDWARD L & ALICE L
4815ASHFORD PL
UPPER MARLBORO, MD 20772

DAY FAMILY TRUST
4816 MELWOOD RD
UPPER MARLBORO, MD 20772

VANVITU
5508 CEDAR GROVE DR
UPPER MARLBORO, MD 20772

JACKSON JACK L & DONNA A
4804 MELWOOD RD
UPPER MARLBORO, MD 20772

MCCALL VINCENTE JR & JOYCELYNN
y
4900 ASHFORD PL
UPPER MARLBORO, MD 20772

DEMPSEY TIANA ETAL
4920 MELWOOD RD
UPPER MARLBORO, MD 20772

FORD NICOL M ETAL
5516 CEDAR GROOVE DR
UPPER MARLBORO, MD 20772

TURNER TIFFANY CEYLON ETAL
11020 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

JONES MICHAEL LEANTHONY JR ETAL
11018 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

WESTPHALIA TOWN CENTER
RESIDENTIAL
STE 345
8800 N GAINEY DR
SCOTTSDALE, AZ 85258

0 GILVIE GLENROY M ETAL
13410 MARBURG LN
UPPER MARLBORO, MD 20772

MELWOOD PARK HO A INC
DEPT 320 MAJERLE MGMT INC
POBOX4579
HOUSTON, TX 77210

MCCREARY MELVIN H ETAL
4812 MELWOOD RD
UPPER MARLBORO, MD 20772

GOLDSTEIN ROBERT & BEVERLY Y
10900 MELWOOD PARK PL
UPPER MARLBORO, MD 20772

ALEXANDER JOHN A & SHARON P
4811 ASHFORD PL
UPPER MARLBORO, MD 20772

DIXON WILLIE L & ALICE I
5013 ASHFORD DR
UPPER MARLBORO, MD 20772

ADEYEMO KEMISOLA LAURA ETAL
l0905 ASHFORD CT
UPPER MARLBORO, MD 20772

HAYSLETT JOHN E III & GAY M
4814ASHFORD PL
UPPER MARLBORO, MD 20772

POWELL LOVANDER III ETAL
11015 MERIDAN HILL WAY
UPPER MARLBORO, MD 20772

ASONGANYI ALICE N ETAL
11016 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

LATTIBEAUDIERE SOPHIA K
5304 ELEANOR BROOKE WAY
UPPER MARLBORO, MD 20772

MCCREARY MELVIN H ETAL
4812 MELWOOD RD
UPPER MARLBORO, MD 20772

CARTLEDGE ERNEST B & BARBARA A
5018ASHFORD DR
UPPER MARLBORO, MD 20772

IROGHO JOHN ETAL
4812ASHFORD PL
UPPER MARLBORO, MD 20772

WILSON COREY DEWAYNE ETAL
11017 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

MAYS CAROL GENA
11014 MERIDIAN HILL WAY
UPPER MARLBORO, MD 20772

GREENWELL-LYLES HELEN
10626 IGNATIUS DIGGES DR
UPPER MARLBORO, MD 20772

TAYLOR ADRIAN M
5015 ASHFORD DR
UPPER MARLBORO, MD 20772

SLAUGHTER DARRELL A
10901 ASHFORD CT
UPPER MARLBORO, MD 20772

ACHALEKE NKANGU JOHN ETAL
5007 ASHFORD DR
UPPER MARLBORO, MD 20772

DAY FAMILY TRUST
4816 MELWOOD RD
UPPER MARLBORO, MD 20772

RUSTIC RIDGE HOMEOWNERS ASSOCIATION
2200 DEFENSE HIGHWAY, C/O SENTRY MANAGEMENT
CROFfON, MD21114

MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC
SANDRA MOTZ
4703 COLONEL DARNELL PLACE,
UPPER MARLBORO, MD 20772

HOLMEHURST WEST CIVIC ASSOCIATION
CAROLYN WOOD
11808 PARALLEL ROAD,
BOWIE, MD 20720

LAKE ARBOR FOUNDATION, INC.
12138 CENTRAL AVENUE, SUITE 884
BOWIE, MD 20721

FORESTVILLE KNOLLS
1811 ALTAMONT PLACE,
DISTRICT HEIGHTS, MD 20747

LANHAM STATION AREA CITIZENS ASSOCIATION
5308 LANHAM STATION ROAD,
LANHAM, MD 20706

RITCHIE HEIGHTS/RITCHIE MANOR CIVIC ASSOCIATION
MALLORY JOHNSON
1224 DARLINGTON STREET,
DISTRICT HEIGHTS, MD 20747

CANTERBURY HEIGHTS HOMEOWNERS ASSOCIATION
DOUG DOWNS
10480 LITTLE PATUXENT PARKWAY,
1000
COLUMBIA, MD 21044

MILLWOOD COMMUNITY ASSOCIATION, INC.
306 SHADY GLEN DRIVE,
CAPITOL HEIGHTS, MD 20743

PRINCE GEORGE'S COUNTY EDUCATOR'S ASSOCIATION (PGCEA)
8008 MARLBORO PIKE,
DISTRICT HEIGHTS, MD 20747

CANTERBURY ESTATES CIVIC ASSOCIATION
MARGO NELSON
1802 ALBERT COURT,
BOWIE, MD 20721

THE PARK AT ADDISON METRO HOA, INC.
LAYLA BROWN
3414 MORNINGWOOD DRIVE,
OLNEY, MD 20832

BELMONT CREST HOMEOWNERS ASSOCIATION
10416 MARLBORO PIKE,
UPPER MARLBORO, MD 20772

ENTERPRISE ROAD CORRIDOR DEV. REVIEW DISTRICT
1400 ROSEMARY COURT,
BOWIE, MD 20716

CAPITAL COURT HOMEOWNERS ASSOCIATION INC.
FRANK CASSAGNOL
9502 CAPITAL COURT,
UPPER MARLBORO, MD 20774

FAIRWOOD COMMUNITY ASSOCIATION, INC.
GENERAL MANAGER
12600 FAIRWOOD PARKWAY,
BOWIE, MD 20720

RESIDENCES@ VICTORY PROMENADE HOMEOWNERS ASSOCIATION, INC
RESIDENCES@ VICTORY PROMENADE HOA
625 TOUCHDOWN DRIVE,
HYATTSVILLE, MD 20785

PERRYWOOD COMMUNITY ASSOCIATION, INC.
13200 TRUMPETER SWAN COURT,
UPPER MARLBORO, MD 20772

LAKE LARGO TOWNHOUSES ASSOCIATION (LLTA}
9011 LAKE LARGO DRIVE,
UPPER MARLBORO, MD 20774

THE KNOLLS AT CABIN BRANCH
RUBY ARMORER
3311 ALTAIR LANE,
UPPER MARLBORO, MD 20774

WILLOW WOOD ESTATES
WILLIAM TOLLIVER
10101 BALD HILL ROAD,
BOWIE, MD 20721

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708 QUARRY AVENUE,
CAPITOL HEIGHTS, MD 20743

CLAGETT LANDING ASSOCIATION
1209 HERITAGE HILLS DRIVE,
UPPER MARLBORO, MD 20774

CENTRAL CIVIC ASSOCIATION OF THE WILBURN COMMUNITY
DAISY CHERRY MAGGETT
6616 SISALBED DRIVE,
CAPITOL HEIGHTS, MD 20743

SUITLAND CIVIC ASSOCIATION, INC.
CHARLOTTE WILLIAMS
4801 TANGIER PLACE,
SUITLAND, MD 20746

LITTLE WASHINGTON CIVIC ASSOCIATION
MELVIN P. HENDERSON
9200 LINCOLN AVENUE,
UPPER MARLBORO, MD 20774

ROBLEE CITIZENS ASSOCIATION
JOHN TILLERY
4815 WOODFORD LANE,
UPPER MARLBORO, MD 20772

DELIGHT 1ACONDOMINIUM ASSOCIATION (FAIRWOOD)
12530 FAIRWOOD PARKWAY, SUITE 103
BOWIE, MD 20720

RANDOLPH VILLAGE CIVIC ASSOCIATION
HERMAN PRIVOTT, JR.
8422 DUNBAR AVENUE,
HYATTSVILLE, MD 20785

FOXCHASE II HOA
ELAINE HART
4208 DUTCHESS CT,
UPPER MARLBORO, MD 20772

COLLINGTON HOMEOWNERS ASSOCIATION
312 MARSHALL AVENUE, SUITE 1006,C/O SABRENA GASKIN-T&A COVENANT SOLUTIO
LAUREL, MD 20707

FORESTVILLE ESTATES CIVIC ASSOCIATION
WALTER REDMOND
2005 OVERTON DIVE,
DISTRICT HEIGHTS, MD 20747

ADDISON WOODS HOA
CORTEZ HARRINGTON
6718 MOUNTAIN LAKE PLACE,
CAPITOL HEIGHTS, MD 20743

MARWOOD COMMUNITY ASSOCIATION, INC.
ELVIRA MOZEJKO
10001 GOLDENWOOD COURT,
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LAKE ARBOR CIVIC ASSOCIATION
THELMA FISHER
1603 PEBBLE BEACH DR,
BOWIE, MD 20721

WESTLAKE AT LAKE ARBOR HOMEOWNERS ASSOCIATION
4307 GALLATIN STREET, C/O BENJAMIN COLBERT, METROPOLIS
HYATTSVILLE, MD 20781

WOODMORE ESTATES HOA
GEORGE OYEGOKE
14302 DRIFTWOOD ROAD,
BOWIE, MD 20721

ST. MARGARET'S OF SCOTLAND CATHOLIC CHURCH
408 ADDISON ROAD,
CAPITOL HEIGHTS, MD 20743

MILLWOOD-WATERFORD CITIZENS ASSOCIATION, INC.
MARGARET WHITE
I005 ELDERBERRY PLACE,
CAPITOL HEIGHTS, MD 20743

MELWOOD ROAD CIVIC ASSOCIATION
4110 MELWOOD ROAD,
UPPER MARLBORO, MD 20772

SCENIC PRINCE GEORGE'S
MARK FALZONE
1012 14TH STREET, NW, 1108
WASHINGTON, DC 20005

ARDMORE SPRINGDALE CIVIC ASSOCIATION
TERRY HAMLIN
3108 BARCROTT DRIVE,
UPPER MARLBORO, MD 20774

TALL OAKS CROSSING HOMEOWNERS ASSOCIATION
DOUG DOWNS
10480 LITTLE PATUXENT PARKWAY, 1000
COLUMBIA, MD 21044

ENTERPRISE ESTATES CIVIC ASSOCIATION
11704 WHITTIER ROAD,
BOWIE, MD 20721

PALISADES HOMEOWNERS ASSOCIATION
14106 JONES BRIDGE ROAD, C/O ANDREA CLARK-CHAMBERS MGMT
UPPER MARLBORO, MD 20774

HILLS OVER MULLIKAN STATION HOA
16606 PEACH STREET,
BOWIE, MD 20716

THE WOODS OF WOODMORE
KYM TAYLOR
3003 WESTBROOK LANE,
BOWIE, MD 20721

Lakisha Hull
Planning Director
Prince George's County Planning Department
I6I6 McCormick Drive
Largo, MD 20774

WalaBlegay
Council Member, District 6
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774

Jolene Ivey
Council Member-At-Large Ivey
County Council, 2nd Floor
130I McCormick Drive
Largo, MD 20774

Calvin S. Hawkins, II
Council Member-At-Large Hawkins
County Council, 2nd Floor
1301 McCormick Drive
Largo, MD 20774

DILLOW RICHARD & YONG
10620 IGNATIUS DIGGES DR
UPPER MARLBORO, MD 20772

DAYKEON
5306 ELEANOR BROOKE WAY
UPPER MARLBORO, MD 20772

MELWOOD PARK HO A INC
PROFESSIONAL COMMUNITY MGMT
400 SERENDIPITY DR
MILLERSVILLE, MD 21108

PADILLA CHRISTOPHER LYNN B ETAL
4814 MELWOOD RD
UPPER MARLBORO, MD 20772

RICHARDSON RONALD C ETAL
5021 ASHFORD DR
UPPER MARLBORO, MD 20772

RICHARDSON JUDY REVOCABLE LIVING
5019 ASHFORD DR
UPPER MARLBORO, MD 20772

DANIELS CODY
5017 ASHFORD DR
UPPER MARLBORO, MD 20772

MORGAN RICHARD JR & VALIERE V
4809 ASHFORD PL
UPPER MARLBORO, MD 20772

The Maryland-National Capital Park & Planning Commission
Planning Department Prince George's County
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774
www.pgplanning.org

Date: 2/28/2025

MAILING LIST - RECEIPT

[X] Development Application **ZMA-2025-003**
[ ] County Application

This receipt is to acknowledge that Mathew Tedesco received the following lists as described by the categories below:

[X] Registered community organization list	Total Records: 48
[X] Adjoining property owners list	Total Records: 90
[X] Municipalities within one mile list	Total Records: 0
[X] Additional government contacts	Total Records: 4

This list is valid for 180 days from the date referenced above. Applicants must obtain an updated mailing list if notifications are not sent within 180 days.

This property is located on WSSC Grid: 207SE09

Ashley Celestin
Development Review Division

Download Extracts:
ZMA-2025-003_02282025122720_Reg_Assoc.xlsx
ZMA-2025-003_02282025122720_Adjoining_Property_Premise_Owner_Address.xlsx
ZMA-2025-003_02282025122719_GovernmentContact.xlsx

A copy of the adjoining properties map has been included for your reference:
ZMA-2025-003_02282025122720_Adjoining_Property.jpg

A mailing list archive has been generated for your reference:
ZMA-2025-003_02282025122720_MailingListArchive.zip

The download extract links above will be available for 3 months. You must download the extracts if you need access to the data in the future.

Data extract may include duplicate address records.

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: ZMA-2025-003
Date: 2/28/2025
Time: 12:27:20 PM

==========

Total Records(s): 48

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Registered Association Name	First Name
RUSTIC RIDGE HOMEOWNERS ASSOCIATION	
MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC	SANDRA
HOLMEHURST WEST CIVIC ASSOCIATION	CAROLYN
LAKE ARBOR FOUNDATION, INC.	
FORESTVILLE KNOLLS	
LANHAM STATION AREA CITIZENS ASSOCIATION	
RITCHIE HEIGHTS/RITCHIE MANOR CIVIC ASSOCIATION	MALLORY
CANTERBURY HEIGHTS HOMEOWNERS ASSOCIATION	DOUG
MILLWOOD COMMUNITY ASSOCIATION, INC.	
PRINCE GEORGE'S COUNTY EDUCATOR'S ASSOCIATION (PGCEA)	
CANTERBURY ESTATES CIVIC ASSOCIATION	MARGO
THE PARK AT ADDISON METRO HOA, INC.	LAYLA
BELMONT CREST HOMEOWNERS ASSOCIATION	
ENTERPRISE ROAD CORRIDOR DEV. REVIEW DISTRICT	
CAPITAL COURT HOMEOWNERS ASSOCIATION INC.	FRANK
FAIRWOOD COMMUNITY ASSOCIATION, INC.	GENERAL
RESIDENCES @ VICTORY PROMENADE HOMEOWNERS ASSOCIATION, INC	RESIDENCES @ VICTORY
PERRYWOOD COMMUNITY ASSOCIATION, INC.	
LAKE LARGO TOWNHOUSES ASSOCIATION (LLTA)	
THE KNOLLS AT CABIN BRANCH	RUBY
WILLOW WOOD ESTATES	WILLIAM
MARLBOROUGH SINGLE FAMILY ASSOCIATION,INC	SANDRA
COALITION OF CENTRAL PGC COMMUNITY ASSOCIATIONS	
CLAGETT LANDING ASSOCIATION	
CENTRAL CIVIC ASSOCIATION OF THE WILBURN COMMUNITY	DAISY
SUITLAND CIVIC ASSOCIATION, INC.	CHARLOTTE
LITTLE WASHINGTON CIVIC ASSOCIATION	MELVIN P.
ROBLEE CITIZENS ASSOCIATION	JOHN
DELIGHT 1A CONDOMINIUM ASSOCIATION (FAIRWOOD)	
RANDOLPH VILLAGE CIVIC ASSOCIATION	HERMAN
FOXCHASE II HOA	ELAINE
COLLINGTON HOMEOWNERS ASSOCIATION	
FORESTVILLE ESTATES CIVIC ASSOCIATION	WALTER
ADDISON WOODS HOA	CORTEZ
MARWOOD COMMUNITY ASSOCIATION, INC.	ELVIRA
LAKE ARBOR CIVIC ASSOCIATION	THELMA
WESTLAKE AT LAKE ARBOR HOMEOWNERS ASSOCIATION	
WOODMORE ESTATES HOA	GEORGE
ST. MARGARET'S OF SCOTLAND CATHOLIC CHURCH	

MILLWOOD-WATERFORD CITIZENS ASSOCIATION, INC.	MARGARET
MELWOOD ROAD CIVIC ASSOCIATION	
SCENIC PRINCE GEORGE'S	MARK
ARDMORE SPRINGDALE CIVIC ASSOCIATION	TERRY
TALL OAKS CROSSING HOMEOWNERS ASSOCIATION	DOUG
ENTERPRISE ESTATES CIVIC ASSOCIATION	
PALISADES HOMEOWNERS ASSOCIATION	
HILLS OVER MULLIKAN STATION HOA	
THE WOODS OF WOODMORE	KYM

Last Name	Address Number	Street Name & Type
	2200	DEFENSE HIGHWAY
MOTZ	4703	COLONEL DARNELL PLACE
WOOD	11808	PARALLEL ROAD
	12138	CENTRAL AVENUE
	1811	ALTAMONT PLACE
	5308	LANHAM STATION ROAD
JOHNSON	1224	DARLINGTON STREET
DOWNS	10480	LITTLE PATUXENT PARKWAY
	306	SHADY GLEN DRIVE
	8008	MARLBORO PIKE
NELSON	1802	ALBERT COURT
BROWN	3414	MORNINGWOOD DRIVE
	10416	MARLBORO PIKE
	1400	ROSEMARY COURT
CASSAGNOL	9502	CAPITAL COURT
MANAGER	12600	FAIRWOOD PARKWAY
PROMENADE HOA	625	TOUCHDOWN DRIVE
	13200	TRUMPETER SWAN COURT
	9011	LAKE LARGO DRIVE
ARMORER	3311	ALTAIR LANE
TOLLIVER	10101	BALD HILL ROAD
MOTZ	4703	COLONEL DARNELL PLACE
	708	QUARRY AVENUE
	1209	HERITAGE HILLS DRIVE
CHERRY MAGGETT	6616	SISALBED DRIVE
WILLIAMS	4801	TANGIER PLACE
HENDERSON	9200	LINCOLN AVENUE
TILLERY	4815	WOODFORD LANE
	12530	FAIRWOOD PARKWAY
PRIVOTT, JR.	8422	DUNBAR AVENUE
HART	4208	DUTCHESS CT
	312	MARSHALL AVENUE
REDMOND	2005	OVERTON DIVE
HARRINGTON	6718	MOUNTAIN LAKE PLACE
MOZEJKO	10001	GOLDENWOOD COURT
FISHER	1603	PEBBLE BEACH DR
	4307	GALLATIN STREET
OYEGOKE	14302	DRIFTWOOD ROAD
	408	ADDISON ROAD

WHITE	1005	ELDERBERRY PLACE
	4110	MELWOOD ROAD
FALZONE	1012	14TH STREET, NW
HAMLIN	3108	BARCROTT DRIVE
DOWNS	10480	LITTLE PATUXENT PARKWAY
	11704	WHITTIER ROAD
	14106	JONES BRIDGE ROAD
	16606	PEACH STREET
TAYLOR	3003	WESTBROOK LANE

Suite Number	City	State	Zip Code
C/O SENTRY MANAGEMENT	CROFTON	MD	21114
	UPPER MARLBORO	MD	20772
	BOWIE	MD	20720
SUITE 884	BOWIE	MD	20721
	DISTRICT HEIGHTS	MD	20747
	LANHAM	MD	20706
	DISTRICT HEIGHTS	MD	20747
1000	COLUMBIA	MD	21044
	CAPITOL HEIGHTS	MD	20743
	DISTRICT HEIGHTS	MD	20747
	BOWIE	MD	20721
	OLNEY	MD	20832
	UPPER MARLBORO	MD	20772
	BOWIE	MD	20716
	UPPER MARLBORO	MD	20774
	BOWIE	MD	20720
	HYATTSVILLE	MD	20785
	UPPER MARLBORO	MD	20772
	UPPER MARLBORO	MD	20774
	UPPER MARLBORO	MD	20774
	BOWIE	MD	20721
	UPPER MARLBORO	MD	20772
	CAPITOL HEIGHTS	MD	20743
	UPPER MARLBORO	MD	20774
	CAPITOL HEIGHTS	MD	20743
	SUITLAND	MD	20746
	UPPER MARLBORO	MD	20774
	UPPER MARLBORO	MD	20772
SUITE 103	BOWIE	MD	20720
	HYATTSVILLE	MD	20785
	UPPER MARLBORO	MD	20772
SUITE 1006,C/O SABRENA GASKIN-T&A COVENANT SOLUTIO	LAUREL	MD	20707
	DISTRICT HEIGHTS	MD	20747
	CAPITOL HEIGHTS	MD	20743
	UPPER MARLBORO	MD	20772
	BOWIE	MD	20721
C/O BENJAMIN COLBERT, METROPOLIS	HYATTSVILLE	MD	20781
	BOWIE	MD	20721
	CAPITOL HEIGHTS	MD	20743

	CAPITOL HEIGHTS	MD	20743
	UPPER MARLBORO	MD	20772
1108	WASHINGTON	DC	20005
	UPPER MARLBORO	MD	20774
1000	COLUMBIA	MD	21044
	BOWIE	MD	20721
C/O ANDREA CLARK-CHAMBERS MGMT	UPPER MARLBORO	MD	20774
	BOWIE	MD	20716
	BOWIE	MD	20721

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: ZMA-2025-003
Date: 2/28/2025
Time: 12:27:20 PM
Premise Address - Table Columns A-H
Owner Address - Table Columns I-N
==========
Total Records(s): 90
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Tax Account	Premise House Number	Premise House Suffix	Premise Street Name
3445335	0		MELWOOD
5677918	11012		MERIDIAN HILL
5677920	11010		MERIDIAN HILL
1776798	4900		MELWOOD
2933802	10624		IGNATIUS DIGGES
1776749	4806		MELWOOD
1776780	4816		MELWOOD
5744437	10611		EAGLE LANDING
5744392	10621		EAGLE LANDING
5744357	10629		EAGLE LANDING
5744346	10631		EAGLE LANDING
2931244	10902		MELWOOD PARK
1777515	5020		ASHFORD
1777606	0		ASHFORD
1776814	10900		ASHFORD
1776822	10904		ASHFORD
1777390	10903		ASHFORD
1777341	5005		ASHFORD
5513635	4999		MELWOOD
5678081	5512		CEDAR GROVE
5677986	11022		MERIDIAN HILL
1776723	4808		MELWOOD
1776806	4902		MELWOOD
2933810	10622		IGNATIUS DIGGES
2933778	5302		ELEANOR BROOKE
1718758	0		MELWOOD
1776731	4802		MELWOOD
5744448	10609		EAGLE LANDING
1776350	10898		OLD MARLBORO
1776517	0		MELWOOD
1777267	5025		ASHFORD
1777275	5023		ASHFORD
1777523	5022		ASHFORD
2931327	0		MELWOOD PARK
1776848	4813		ASHFORD
1776830	4815		ASHFORD
3394517	0		MELWOOD

5678070	5508	CEDAR GROVE
1776756	4804	MELWOOD
1776988	4900	ASHFORD
3445343	4920	MELWOOD
1718733	4920	MELWOOD
5678092	5516	CEDAR GROVE
5677873	11020	MERIDIAN HILL
5677884	11018	MERIDIAN HILL
5695781	10808	MERIDIAN HILL
2933786	5300	ELEANOR BROOKE
2932986	0	ELEANOR BROOKE
1776764	4812	MELWOOD
5744153	4725	GOLDEN GATE
5744370	10625	EAGLE LANDING
5744506	10613	EAGLE LANDING
2931343	0	MELWOOD PARK
2931251	10900	MELWOOD PARK
1776855	4811	ASHFORD
1777325	5013	ASHFORD
1777382	10905	ASHFORD
1776970	4814	ASHFORD
5678002	11015	MERIDIAN HILL
5677895	11016	MERIDIAN HILL
2933760	5304	ELEANOR BROOKE
3679453	4812	MELWOOD
5744450	10607	EAGLE LANDING
5744426	10615	EAGLE LANDING
5744368	10627	EAGLE LANDING
1777507	5018	ASHFORD
1718741	0	MELWOOD
5744415	10617	EAGLE LANDING
5744404	10619	EAGLE LANDING
5744381	10623	EAGLE LANDING
1776962	4812	ASHFORD
2934255	0	WOODYARD
2934248	5200	ELEANOR BROOKE
5677997	11017	MERIDIAN HILL
5677907	11014	MERIDIAN HILL
2933794	10626	IGNATIUS DIGGES
5744335	10633	EAGLE LANDING
5744517	10635	EAGLE LANDING
1777317	5015	ASHFORD
1777408	10901	ASHFORD
1777333	5007	ASHFORD
3445285	0	MELWOOD
2933828	10620	IGNATIUS DIGGES
2933752	5306	ELEANOR BROOKE
2934214	0	OLD MARLBORO

1776772	4814	MELWOOD
1777283	5021	ASHFORD
1777291	5019	ASHFORD
1777309	5017	ASHFORD
1776863	4809	ASHFORD

Premise Street Type	Premise Unit Number	Premise City	Premise ZIP Code
RD		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PIKE		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772

DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
PL		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
XING	150	UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
CT		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
RD		UPPER MARLBORO	20772
DR		UPPER MARLBORO	20772
WAY		UPPER MARLBORO	20772
PIKE		UPPER MARLBORO	20772

RD	UPPER MARLBORO	20772
DR	UPPER MARLBORO	20772
DR	UPPER MARLBORO	20772
DR	UPPER MARLBORO	20772
PL	UPPER MARLBORO	20772

Owner Name	In Care Of Name
DAY FAMILY TRUST	
RANDOLPH JOE EDWARD II ETAL	
PROCTOR KIRK N ETAL	
RUSSELL DALEY C SR TRUST	
JOHNSON MASHARON N	
MANN JAMES H & PRISCILLA R	
DAY FAMILY TRUST	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
BROWN LAWRENCE P & KAREN A	
COX NATISHA	
MELWOOD MANOR HMOWNRS ASSOC IN	
BROWN CHARLES W & DONNA W	
PRICE DAYNA	
CLARKE RUSSELL S & CYNTHIA B	
BROWN BRIAN	
WALTON WESTPHALIA EUROPE LP	WALTON DEVELOPMENT LLC #345
SHOULDERS ROSHANDA LEA	
WESTPHALIA TOWN CENTER	WALTON GLOBAL HOLDINGS LTD
GODDARD LYDIA A	
KEGEGE OBADIAH ETAL	
MCELHANEY ROBIN	
WRIGHT BARBARA A	
DAY FAMILY TRUST	
WILHITE ROBERT W & VIRGINIA E	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
POTOMAC ELECTRIC POWER CO	CORPORATE TAX DEPT 5TH FLOOR
POTOMAC ELECTRIC POWER CO	CORPORATE TAX DEPT 5TH FLOOR
COOPER ANDRE V & WANDA J	
HILLIAN LAWRENCE & EFFIE S	
PAYNE FRENCHETTIA C	
MNCPPC	BECKY NORDAN
HARVEY FRANK E & JACQUELINE G	
JUNG EDWARD L & ALICE L	
DAY FAMILY TRUST	

VAN VITU	
JACKSON JACK L & DONNA A	
MCCALL VINCENT E JR & JOYCELYNN Y	
DEMPSEY TIANA ETAL	
DEMPSEY TIANA ETAL	
FORD NICOL M ETAL	
TURNER TIFFANY CEYLON ETAL	
JONES MICHAEL LEANTHONY JR ETAL	
WESTPHALIA TOWN CENTER RESIDENTIAL	STE 345
O GILVIE GLENROY M ETAL	
MELWOOD PARK H O A INC	DEPT 320 MAJERLE MGMT INC
MCCREARY MELVIN H ETAL	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
MELWOOD PARK H O A INC	DEPT 320 MAJERLE MGMT INC
GOLDSTEIN ROBERT & BEVERLY Y	
ALEXANDER JOHN A & SHARON P	
DIXON WILLIE L & ALICE I	
ADEYEMO KEMISOLA LAURA ETAL	
HAYSLETT JOHN E III & GAY M	
POWELL LOVANDER III ETAL	
ASONGANYI ALICE N ETAL	
LATTIBEAUDIERE SOPHIA K	
MCCREARY MELVIN H ETAL	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
CARTLEDGE ERNEST B & BARBARA A	
DAY FAMILY TRUST	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
IROGHO JOHN ETAL	
MNCPPC	BECKY NORDAN
MNCPPC	BECKY NORDAN
WILSON COREY DEWAYNE ETAL	
MAYS CAROL GENA	
GREENWELL-LYLES HELEN	
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
STANLEY MARTIN HOMES LLC	FIRST EXCEL TITLE LLC # 350
TAYLOR ADRIAN M	
SLAUGHTER DARRELL A	
ACHALEKE NKANGU JOHN ETAL	
DAY FAMILY TRUST	
DILLOW RICHARD & YONG	
DAY KEON	
MELWOOD PARK H O A INC	PROFESSIONAL COMMUNITY MGMT

PADILLA CHRISTOPHER LYNN B ETAL
RICHARDSON RONALD C ETAL
RICHARDSON JUDY REVOCABLE LIVING
DANIELS CODY
MORGAN RICHARD JR & VALIERE V

Mailing Street Address	Mailing City	Mailing State	Mailing ZIP Code
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
11012 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
11010 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
4900 MELWOOD RD	UPPER MARLBORO	MD	20772
13304 WILLIAMS DR	BRANDYWINE	MD	20613
4806 MELWOOD RD	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
10902 MELWOOD PARK PL	UPPER MARLBORO	MD	20772
5020 ASHFORD DR	UPPER MARLBORO	MD	20772
3704 PERRY AVE	KENSINGTON	MD	20895
10900 ASHFORD CT	UPPER MARLBORO	MD	20772
10904 ASHFORD CT	UPPER MARLBORO	MD	20772
10903 ASHFORD CT	UPPER MARLBORO	MD	20772
5005 ASHFORD DR	UPPER MARLBORO	MD	20772
8800 NORTH GAINERY CENTER DR	SCOTTSDALE	AZ	85258
5512 CEDAR GROVE DR	UPPER MARLBORO	MD	20772
8000 WESTPARK DR STE 430	MCLEAN	VA	22102
4808 MELWOOD RD	UPPER MARLBORO	MD	20772
4902 MELWOOD RD	UPPER MARLBORO	MD	20772
10622 IGNATIUS DIGGES DR	UPPER MARLBORO	MD	20772
5302 ELEANOR BROOKE WAY	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
4802 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
701 NINTH ST NW	WASHINGTON	DC	20068
701 NINTH ST NW	WASHINGTON	DC	20068
5025 ASHFORD DR	UPPER MARLBORO	MD	20772
5023 ASHFORD DR	UPPER MARLBORO	MD	20772
5022 ASHFORD DR	UPPER MARLBORO	MD	20772
14741 GOVERNOR ODEN BOWIE DR	UPPER MARLBORO	MD	20772
4813 ASHFORD PL	UPPER MARLBORO	MD	20772
4815 ASHFORD PL	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772

5508 CEDAR GROVE DR	UPPER MARLBORO	MD	20772
4804 MELWOOD RD	UPPER MARLBORO	MD	20772
4900 ASHFORD PL	UPPER MARLBORO	MD	20772
4920 MELWOOD RD	UPPER MARLBORO	MD	20772
4920 MELWOOD RD	UPPER MARLBORO	MD	20772
5516 CEDAR GROOVE DR	UPPER MARLBORO	MD	20772
11020 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
11018 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
8800 N GAINEY DR	SCOTTSDALE	AZ	85258
13410 MARBURG LN	UPPER MARLBORO	MD	20772
PO BOX 4579	HOUSTON	TX	77210
4812 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN BLVD	FAIRFAX	VA	22030
PO BOX 4579	HOUSTON	TX	77210
10900 MELWOOD PARK PL	UPPER MARLBORO	MD	20772
4811 ASHFORD PL	UPPER MARLBORO	MD	20772
5013 ASHFORD DR	UPPER MARLBORO	MD	20772
10905 ASHFORD CT	UPPER MARLBORO	MD	20772
4814 ASHFORD PL	UPPER MARLBORO	MD	20772
11015 MERIDAN HILL WAY	UPPER MARLBORO	MD	20772
11016 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
5304 ELEANOR BROOKE WAY	UPPER MARLBORO	MD	20772
4812 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
5018 ASHFORD DR	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
4812 ASHFORD PL	UPPER MARLBORO	MD	20772
14741 GOVERNOR ODEN BOWIE DR	UPPER MARLBORO	MD	20772
14741 GOVERNOR ODEN BOWIE DR	UPPER MARLBORO	MD	20772
11017 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
11014 MERIDIAN HILL WAY	UPPER MARLBORO	MD	20772
10626 IGNATIUS DIGGES DR	UPPER MARLBORO	MD	20772
3201 JERMANTOWN RD	FAIRFAX	VA	22030
3201 JERMANTOWN RD	FAIRFAX	VA	22030
5015 ASHFORD DR	UPPER MARLBORO	MD	20772
10901 ASHFORD CT	UPPER MARLBORO	MD	20772
5007 ASHFORD DR	UPPER MARLBORO	MD	20772
4816 MELWOOD RD	UPPER MARLBORO	MD	20772
10620 IGNATIUS DIGGES DR	UPPER MARLBORO	MD	20772
5306 ELEANOR BROOKE WAY	UPPER MARLBORO	MD	20772
400 SERENDIPITY DR	MILLERSVILLE	MD	21108

4814 MELWOOD RD	UPPER MARLBORO	MD	20772
5021 ASHFORD DR	UPPER MARLBORO	MD	20772
5019 ASHFORD DR	UPPER MARLBORO	MD	20772
5017 ASHFORD DR	UPPER MARLBORO	MD	20772
4809 ASHFORD PL	UPPER MARLBORO	MD	20772

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: ZMA-2025-003
Date: 2/28/2025
Time: 12:27:19 PM

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Total Records(s): 4

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Name of the Municipaltiy	Officials Name	Officials Title
	Lakisha Hull	Planning Director
	Wala Blegay	Council Member, District 6
	Jolene Ivey	Council Member-At-Large Ivey
	Calvin S. Hawkins, II	Council Member-At-Large Hawkins

In Care Of	Address	Sub Address
Prince George's County Planning Department	1616 McCormick Drive	
	1301 McCormick Drive	County Council, 2nd Floor
	1301 McCormick Drive	County Council, 2nd Floor
	1301 McCormick Drive	County Council, 2nd Floor

City	State	Zip Code
Largo	MD	20774
Largo	MD	20774
Largo	MD	20774
Largo	MD	20774

CASE NO: ZMA-2025-003
CASE NAME: DAY LAND INVESTMENTS, LLC.
POR: 11

KEITH PIERCE
807 SANGERVILLE CIRCLE
UPPER MARLBORO MD 20774
(CASE NUMBER:ZMA-2025-003)

DR. ANDREA CROOMS
CROOMS SUSTAINABLE FUTURES FOUNDATION
14408 CROOM AIRPORT DRIVE
UPPER MARLBORO MD 20772
(CASE NUMBER:ZMA-2025-003)

MRS. TAMARA BROWN
12012 BORK DRIVE
CLINTON MD 20735
(CASE NUMBER:ZMA-2025-003)

MS. JANEY JONES
5520 CAPITAL GATEWAY DRIVE
CAMP SPRINGS MD 20746
(CASE NUMBER:ZMA-2025-003)

DONNA JACKSON
4804 MELWOOD ROAD
UPPER MARLBORO MD 20772
(CASE NUMBER:SE-25003/SE-25002)

MS. SANDRA A RUSSELL
4900 MELWOOD ROAD
UPPER MARLBORO MD 20772
(CASE NUMBER:ZMA-2025-003)

DR. TIANA WOODLORD
4920 MELWOOD ROAD
UPPER MARLBORO MD 20772
(CASE NUMBER:ZMA-2025-003)

ROBERT “YATES” CLAGETT, JR.
12511 WILLIAM BEANES
UPPER MARLBORO MD 20774
(CASE NUMBER:ZMA-2025-003)

MRS. JENNY DAY
4816 MELWOOD ROAD
UPPER MARLBORO MD 20772
(CASE NUMBER:ZMA-2025-003)

MR. RALPH DAY
4816 MELWOOD ROAD
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(CASE NUMBER:ZMA-2025-003

MS. TILLMON
3709 FOX MEADOW WAY
UPPER MARLBORO MD 20772
(CASE NUMBER: ZMA-2025-003

MARK FERGUSON
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SUITE 206
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MICHAEL LENHART
231 NAJOLES ROAD
SUITE 250
MILLERSVILLE, MD 21108
(CASE NUMBER: ZMA-2024-002)

DANIEL SCHLEGAL
DEWBERRY
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
(CASE NUMBER:ZMA-2025-003)

MARK SOBO
7607 GEORGUAN DRIVE
UPPER MARLBORO, MD 20772
(CASE NUMBER:ZMA-2025-003)

PATRICK RICKER
117 RIVERVIEW ROAD
STEVENSVILLE, MD 21666
(CASE NUMBER:ZMA-2025-003)

LUKE MULDOON
305 SPLIT OAK LANE
OWINGS, MD 20736
(CASE NUMBER:ZMA-2025-003)

STATE OF MARYLAND
Department of Assessments and Taxation

I, BOB YEAGER OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO LIMITED LIABILITY COMPANIES , OR THE RIGHTS OF LIMITED LIABILITY COMPANIES TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT DAY LAND INVESTMENT LLC (W25773862) , REGISTERED FEBRUARY 04, 2025, IS A LIMITED LIABILITY COMPANY EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, AND THAT THE LIMITED LIABILITY COMPANY IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING TO TRANSACT BUSINESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS JANUARY 27, 2026.

Bob Yeager
Director

700 East Pratt Street, 2nd Flr, Ste 2700, Baltimore, Maryland 21202
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To verify the Authentication Code, visit http://dat.maryland.gov/verify

Mark G. L. Ferguson, R.A.

Senior Land Planner
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mglferguson@engsite.tech

Education:

Bachelor of Architecture
University of Maryland, College Park, 1985

Licensure:

Registered Architect
Maryland Registration #7621, 1987

Employment:

5/05 to Present:	Senior Land Planner RDA Engineering Company, Inc./Site Design, Inc. Upper Marlboro & Largo, Maryland
5/99 to 5/05:	Principal Mark G. L. Ferguson, R.A., Architect & Planner Hyattsville, Maryland
5/89 to 5/99:	Architect/Planner Robertson-Dhalwala Associates, LLC Upper Marlboro, Maryland Prince Frederick, Maryland
9/87 to 5/89	Architect AIP Architects Adelphi, Maryland
6/85 to 9/87	Intern Architect AIP Architects Adelphi, Maryland
2/84 to 6/85	Intern AIP Architects Adelphi, Maryland

Professional Experience:

Mr. Ferguson has broad experience in the fields of architecture, land planning and civil engineering, with projects ranging in scope from small residential additions to community planning. He has provided expert planning testimony before the Circuit Court for Prince George's County, the Prince George's District Council, Planning Board, Zoning Hearing Examiner and Board of Zoning Appeals for numerous planning cases, as well as testimony before similar boards in other Southern Maryland jurisdictions. Cases on which Mr. Ferguson has provided expert testimony or litigative assistance include:

- RST New Carrollton
  New Carrollton, Maryland
  Expert planning testimony in in application ZMA-2024-003, requesting rezoning from the NAC base zone to the NAC-PD planned development zone.

- The Mark at College Park
  College Park, Maryland
  Expert planning testimony in in application ZMA-2024-002, requesting rezoning from the RTO-L-E base zone to the RTO-PD planned development zone.

- Marianne Davis Trust
  Greenbelt, Maryland
  Expert planning testimony in in application ZMA-2022-001, requesting rezoning from the RR zone to the RMF-48 zone.

- Oak Creek Club
  Mitchellville, Maryland
  Expert planning testimony in in application A-8427/02, 8578/02 & 8579/02, requesting to amend conditions of the zoning approval to allow additional dwelling units in the R-L and L-A-C Zones.

- Kenwood Village
  Upper Marlboro, Maryland
  Expert planning testimony in in application A-9802-C/01 & A-9803-C/01, requesting to amend the Basic Plan and conditions of the zoning approval in the R-S Zone.

- Queens Chapel Town Center
  Hyattsville, Maryland
  Expert planning testimony in a request to amend the conditions of the zoning approval allowing continuation of an existing restaurant with drive-through service in the C-S-C (T-D-O) zone in the West Hyattsville Local Center.

- National Capital Business Park (formerly Willowbrook)
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9968/03, requesting revision of the Basic Plan and prior conditions of the zoning approval for a planned community in the R-S comprehensive design zone being developed under the E-I-A Zone's table of uses and standards.

- Signature Club at Manning Village
  Accokeek, Maryland
  Expert planning testimony in a request to amend conditions of the zoning approval A-9960-C for a tract in the M-X-T mixed use zone.

- Clay Property
  Hyattsville, Maryland
  Expert planning testimony in application CSP-20001, requesting rezoning from the R-80 (T-D-O) zone to the R-20 (T-D-O) zone in the Prince George's Plaza Regional Transit District.

- Vista95 Logistics Center
  Camp Springs, Maryland
  Expert planning testimony in a request to amend conditions of zoning approval A-9706-C for a tract in the I-1 industrial zone.

- Signature Club at Manning Village
  Accokeek, Maryland
  Expert planning testimony in a request to amend conditions of the zoning approval A-9960-C for a tract in the M-X-T mixed use zone.

- National View
  Oxon Hill, Maryland
  Expert planning testimony in application A-10055, requesting rezoning from the R-55 and R-R residential zones to the M-X-T mixed use zone.

- National Capital Business Park (formerly Willowbrook)
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9968/02, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a planned community in the R-S comprehensive design zone, to allow it to be developed under the E-I-A Zone's table of uses and standards.

- Wintergreen Tract
  Bryantown, Maryland
  Expert Planning testimony in Charles County zoning map amendment application 20-01, requesting rezoning from the RC residential zone to the CV commercial zone.

- Cecil Real Properties, LLC Tract
  Elkton, Maryland
  Expert Planning testimony in Cecil County zoning map amendment application 2020-02, requesting rezoning from the ST suburban transition residential zone to the M2 heavy industrial zone.

- Timothy Branch
  Brandywine, Maryland
  Expert planning testimony in application A-9988/01, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a planned community in the L-A-C comprehensive design zone.

- Sears Parcel, Bowie Town Center
  Bowie, Maryland
  Expert planning testimony in application A-8589/04, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a tract in a planned community in the M-A-C comprehensive design zone.

- Callicott Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-10054, requesting rezoning from the C-S-C commercial zone to the R-80 residential zone.

- Khan Property
  Brandywine, Maryland
  Expert planning testimony in application A-10049, requesting rezoning from the R-R residential zone to the C-M commercial zone.

- Saint Barnabas Mixed-Use Park
  Temple Hills, Maryland
  Expert planning testimony in application A-10047, requesting rezoning from the C-S-C commercial and I-1 industrial zones to the M-X-T mixed use zone.

- Locust Hill
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9975/01, requesting approval of a new Basic Plan and revision of prior conditions of rezoning approval for a planned community in the R-L comprehensive design zone.

- Willowbrook
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9968/01, requesting approval of a new Basic Plan and revision of prior conditions of rezoning approval for a planned community in the R-S comprehensive design zone.

- Renard Lakes
  Brandywine, Maryland
  Expert planning testimony in application A-10046, requesting rezoning from the R-S comprehensive design zone to the I-1 industrial zone.

- Moore's Corner
  Brandywine, Maryland
  Expert planning testimony in application A-10044, requesting rezoning from the R-R residential zone to the M-X-T mixed use zone.

- Linda Lane Commercial Park
  Camp Springs, Maryland
  Expert planning testimony in application A-10043, requesting rezoning from the R-80 residential and C-S-C commercial zones to the M-X-T mixed use zone.

- Brandywine-Waldorf Medical Clinic
  Brandywine, Maryland
  Expert planning testimony in application A-10042, requesting rezoning from the C-O commercial zone to the M-X-T mixed use zone.

- Glenn Dale Commons
  Glenn Dale, Maryland
  Expert planning testimony in application A-10038, requesting rezoning from the I-1 industrial zone to the M-X-T mixed use zone.

- American Rescue Workers
  Capitol Heights, Maryland
  Expert planning testimony in application A-10037, requesting rezoning from the R-R residential zone to the I-2 heavy industrial zone.

- Donnell Drive
  Forestville, Maryland
  Expert planning testimony in application A-10036, requesting rezoning from the R-T townhouse zone to the C-M commercial zone.

- Virginia Linen
  Capitol Heights, Maryland
  Expert planning testimony in application A-10033, requesting rezoning from the I-3 planned industrial zone to the I-1 light industrial zone.

- Amber Ridge
  Bowie, Maryland
  Expert planning testimony in application A-10031, requesting rezoning from the C-S-C commercial zone to the M-X-T mixed use zone.

- Oakcrest
  Laurel, Maryland
  Expert planning testimony in application A-10030, requesting rezoning from the R-55 residential zone to the C-S-C commercial zone.

- Fairview Commercial Property
  Lanham, Maryland
  Expert planning testimony in application A-10024, requesting rezoning from the R-80 residential zone to the C-S-C commercial zone.

- King Property
  Largo, Maryland
  Expert planning testimony in application A-10020, requesting rezoning from the I-3 planned industrial zone to the M-X-T mixed use zone.

- Cafritz Tract
  Riverdale Park, Maryland
  Expert planning testimony in application A-10018, requesting rezoning from the R-55 residential zone to the M-U-TC mixed use zone.

- Jemal's Post
  Forestville, Maryland
  Expert planning testimony in application A-10003, requesting rezoning from the I-1 industrial zone to the C-S-C commercial zone.

- Defiance Drive
  Fort Washington, Maryland
  Expert planning testimony in application A-10000, requesting rezoning from the R-E estate zone to the R-R residential zone.

- Sauerwein Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9977, requesting approval of rezoning from the R-R residential zone to the R-T (townhouse) residential zone.

- Renard Lakes
  Brandywine, Maryland
  Expert planning testimony in application A-9970, requesting approval of a Basic Plan and rezoning from the I-1 industrial zone to the R-S comprehensive design zone.

- Bevard East
  Piscataway, Maryland
  Expert planning testimony in application A-9967, requesting approval of a Basic Plan and rezoning from the R-E residential zone to the R-L comprehensive design zone.

- Smith Home Farm
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9965 and A-9966, requesting approval of a Basic Plan and rezoning from the R-A residential zone to the R-M and L-A-C comprehensive design zones.

- Boone Property
  Largo, Maryland
  Expert planning testimony in application A-9957, requesting rezoning from the R-E estate zone to the R-R residential zone.

- Edwards Property
  Adelphi, Maryland
  Expert planning testimony in application A-9954, requesting approval of a Basic Plan and rezoning from the R-R residential zone to the L-A-C comprehensive design zone.

- Buck Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9952, requesting approval of a Basic Plan and rezoning from the R-A residential zone and the E-I-A comprehensive design zone to the R-S comprehensive design zone.

- Nicowski Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9939, requesting rezoning from the C-O commercial zone to the C-S-C commercial zone.

- Parcel B, Largo Town Center
  Largo, Maryland
  Expert planning testimony in application A-9280, requesting an amendment to the Basic Plan for a site in the M-A-C comprehensive design zone.
- Rod & Reel, Inc., et al. v. Town of Chesapeake Beach
  Expert planning testimony in Case# C-04-CV-24-000310, seeking just compensation for income lost due to a moratorium.

- Queenstown Apartments
  Mount Rainier, Maryland
  Litigative Assistance in State Highway Administration Project PG3645I84, Item #110255, seeking just compensation for the State's condemnation of property for construction of the Queens Chapel Road improvements.

- State Roads Commission of the State Highway Administration v. Crescent Cities Jaycees
  Expert planning testimony in Case# CAL-94-20084, seeking just compensation for the State's condemnation of property for the expansion of Maryland Route 5.

- Millard Property
  Camp Springs, Maryland
  Expert planning testimony in State Highway Administration Project PG209A31, Item #89084, seeking just compensation for the State's condemnation of property for road improvements to Naylor Road associated with the construction of the Naylor Road Metro Station.

- Brandywine-Waldorf Medical Clinic
  Brandywine, Maryland
  Expert report in State Highway Administration Project PG175A31, Item #106368, seeking just compensation for the State's condemnation of property for road improvements to Branch Avenue associated with the construction of the interchange of Maryland Route 5 with various roads in the vicinity of T.B.

- University Place Center
  Langley Park, Maryland
  Expert report in State Highway Administration Project 10420130, Item #900576, seeking just compensation for the State's condemnation of property for construction of the Purple Line.

- *Washington Metropolitan Area Transit Authority v. 119,593 Square Feet of Land, More or Less, Situate in Landover, Prince George's County and Landover Beverage Realty LLC, et al.,* Case No. 8:20-cv-3468 TDC
  Landover, Maryland
  Expert rebuttal report in a case seeking just compensation for the State's condemnation of property for construction of a subway maintenance facility.

- *United States v. Makowsky*, Case #01-2096 D/Bre (D. Tenn)
  Litigative consultation to the U.S. Department of Justice on a case seeking remedies to accessibility barriers at an apartment complex in Shelby County, Tennessee.

- *United States v. Rose, et al.*, Case #02-73518 (E.D. Mich)
  Expert testimony for the U.S. Department of Justice on a case seeking remedies to accessibility barriers at apartment complexes in Van Buren Township, Michigan and in Batavia Ohio.

- *United States v. Rose, et al.*, Case #3:01cv0040AS (N.D. Ind)
  Expert testimony for the U.S. Department of Justice on a case seeking remedies to accessibility barriers at apartment complexes in Elkhart City, Indiana and in Fort Wayne, Indiana.

- *Weatherburn Associates, LLC, et al. v. County Commissioners for Charles County, Maryland*, Case #08-C-16-002422
  Expert report for the defendant in a proceeding seeking compensation for losses arising out of the alleged failure of the defendant to pursue environmental approvals of a certain formerly-planned road improvement in Charles County, Maryland.

- *Varsity Investment Group, LLC, et al. v. Prince George's County, Maryland*, Case #CAL-18-41277
  Expert report for the plaintiff in a proceeding seeking enforcement of a County Council Resolution granting remission of impact fees for the conversion of an office building to multifamily dwellings in Oxon Hill, Maryland.

- *Jackson v. Sumby*, Case #CAE-18-01785
  Expert testimony for the plaintiff in an proceeding alleging adverse possession of a shared driveway between two houses in Capitol Heights, Maryland.

- *Scaggs v. Barrett, et al.*, AAA Case #04-C-10-000151CN
  Expert testimony for the defendant in an arbitration proceeding alleging negligence in the preparation of a feasibility study in connection with a proposed subdivision in Calvert County, Maryland.

- Washington Gas Liquefied Natural Gas Storage Facility
  Hyattsville, Maryland
  *Pro bono e*xpert planning testimony in application SE-245/06, opposing the approval of a Special Exception to permit a regional liquefied natural gas storage facility in the O-S Zone, adjacent to a planned high-density mixed-use development around the West Hyattsville Metro station.

- Westside Shoppes Starbucks
  Laurel, Maryland
  Expert planning testimony in City of Laurel application SE No. 921, requesting approval of a Special Exception for a coffee shop with drive-through service in the M-X-T Zone.

- Westside Shoppes Wawa
  Laurel, Maryland
  Expert planning testimony in City of Laurel application SE No. 920, requesting approval of a Special Exception for a gas station complex in the M-X-T Zone.

- South Bowie Self Storage
  Bowie, Maryland
  Expert planning testimony in application SE-2022-015, requesting approval of a Special Exception for Consolidated Storage in the CS Zone.

- LOL Daycare
  Greenbelt, Maryland
  Expert planning testimony in application SE-2022-012, requesting approval of a day care center for children in the CGO Zone.

- Glenn Dale Self Storage
  Greenbelt, Maryland
  Expert planning testimony in application SE-2022-002, requesting approval of a Special Exception for Consolidated Storage in the CS Zone.

- Gaslight III
  Brandywine, Maryland
  Expert planning testimony in application SE-22007, requesting approval of surface mine in the R-A Zone.

- Dash-In Mill Branch
  Bowie, Maryland
  Expert planning testimony in application SE-22006, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- Stewart Property
  Bowie, Maryland
  Expert planning testimony in application SE-22002, requesting approval of a Special Exception for a Planned Retirement Community in the R-R Zone, including a variance from the minimum development area requirement.

- 301 Tobacco
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4859, requesting approval of a Special Exception for a tobacco shop in the C-S-C Zone.

- Alexander Landing
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4856, requesting approval of a Special Exception for Elderly housing (attached dwellings) in the R-R Zone.

- McDonald's Restaurant
  Forest Heights, Maryland
  Expert planning testimony in application ROSP-4196/01, requesting approval of a revised Special Exception Site Plan for a nonconforming restaurant in the C-S-C Zone.

- ACE Eastover Square Check Cashing
  Forest Heights, Maryland
  Expert planning testimony in application SE-4847, requesting approval of a Special Exception for a occupancy by a check cashing business in the C-S-C Zone.

- Royal Farms #393
  Hyattsville, Maryland
  Expert planning testimony in application SE-4846, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- 7-Eleven Brightseat Road
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4845, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the I-3 Zone.

- Children's Guild Preschool
  Clinton, Maryland
  Expert planning testimony in application SE-4836, requesting approval of a Special Exception for the alteration of an existing church to accommodate a private school in the R-55 Zone.

- Royal Farms #411
  Landover, Maryland
  Expert planning testimony in application SE-4834, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone, including a request for variance approval.

- 7-Eleven Boone's Lane
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4832, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.

- Schultz Road Senior Living
  Clinton, Maryland
  Expert planning testimony in application SE-4830, requesting approval of a Special Exception for the construction of apartment dwellings for the elderly in the R-80 Zone.

- Resurrection Cemetery
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4823, requesting approval of a new Special Exception for the expansion of an existing cemetery in the R-R Zone.

- 7-Eleven Marlboro Pike
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4822, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.

- Enterprise Rent-A-Car
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4819, requesting approval of a Special Exception for a vehicle rental facility in the C-S-C Zone.

- Royal Farms #220
  Accokeek, Maryland
  Expert planning testimony in application SE-4816, requesting approval of a Special Exception for the

construction of a new gas station and food & beverage store in the C-S-C Zone, including a request for permission to construct in a master-planned right-of-way.

- Hunt Real Estate Development
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4815, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.

- SMO Gas Station & Car Wash
  Clinton, Maryland
  Expert planning testimony in application SE-4812, requesting approval of a Special Exception for the rebuild of an existing gas station with the addition of a car wash in the C-S-C Zone.

- Contee Estate Senior Living
  Laurel, Maryland
  Expert planning testimony in application SE-4811, requesting approval of a Special Exception for a congregate living facility for the elderly in the R-R Zone, including a request for Alternative Compliance.

- Uptown Suites
  Lanham, Maryland
  Expert planning testimony in application SE-4794, requesting approval of a Special Exception for a hotel in the I-2 Zone.

- Ernest Maier Concrete Batching Plant
  Bladensburg, Maryland
  Expert planning testimony in application SE-4792, requesting approval of a Special Exception for a concrete batching plant in the I-2 Zone.

- Smith Property Surface Mine
  Brandywine, Maryland
  Expert planning testimony in application SE-4517, requesting approval of a Special Exception for an extension in the validity period for an existing surface mine in the O-S Zone.

- Aggregate Industries Sand & Gravel Wet Processing Facility
  Brandywine, Maryland
  Expert planning testimony in application SE-4790, requesting approval of a Special Exception for an extension in the validity period for an existing wash plant in the R-A and R-E Zones.

- Traditions at Beechfield
  Mitchellville, Maryland
  Expert planning testimony in application SE-4785, requesting approval of a Special Exception for a planned retirement community in the R-E Zone.

- Chuck's Used Auto Parts
  Marlow Heights, Maryland
  Expert planning testimony in application SE-4783, requesting approval of a Special Exception for a vehicle salvage yard in the I-1 Zone.

- Dollar General
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4778, requesting approval of a Special Exception for a department or variety store in the I-1 Zone.

- Sunoco Gas Station and Car Wash
  Camp Springs, Maryland
  Expert planning testimony in application SE-4778, requesting approval of a Special Exception for a car wash addition to an existing gas station in the C-S-C Zone, including approval of Alternative Compliance for landscape buffers.

- Forestville Auto Service
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4768, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Sheriff Road Seventh Day Adventist Church
  Fairmount Heights, Maryland
  Expert planning testimony in application SE-4750, requesting approval of a Special Exception for a church on a tract of land of less than one acre in the R-55 Zone.

- E&R Services, Inc.
  Lanham, Maryland
  Expert planning testimony in application ROSP-4464/02, requesting approval of an expansion to an existing Special Exception for a contractor's office with outdoor storage in the C-A Zone.

- Word Power Baptist Tabernacle
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4694, requesting approval of a Special Exception for a church on a lot less than one acre in size in the R-18 Zone.

- Hotel at the Cafritz Property at Riverdale Park
  Riverdale Park, Maryland
  Expert planning testimony in application SE-4775, requesting approval of a Special Exception for a hotel in the M-U-TC Zone.

- SMO Gas Station & Car Wash
  Glenn Dale, Maryland
  Expert planning testimony in application SE-4757, requesting approval of a Special Exception for a gas station and a convenience store in the I-1 Zone.

- SMO Gas Station & Car Wash
  Beltsville, Maryland
  Expert planning testimony in application SE-4756, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Liberty Motors
  Accokeek, Maryland
  Expert planning testimony in application ROSP-4575/02, requesting modification of two conditions of a Special Exception for a gas station in the C-S-C Zone.

- Rock Hill Sand & Gravel/Anthony George Project
  Brandywine, Maryland
  Expert planning testimony in application SE-4646, requesting approval of a Special Exception for a surface mining operation in the C-S-C Zone.

- SMO Gas Station & Car Wash
  Laurel, Maryland
  Expert planning testimony in application SE-4730, requesting approval of a Special Exception for a gas station and a car wash in the C-S-C Zone.

- Model Prayer Ministries
  Bladensburg, Maryland
  Expert planning testimony in application SE-4723, requesting approval of a Special Exception for a church on a tract of less than one acre in size in the R-55 Zone, including grant of variance.

- Dash-In Food Stores
  Clinton, Maryland
  Expert planning testimony in application SE-4654, requesting approval of a Special Exception for a gas station in the C-S-C Zone, including grant of variance.

- Cabin Branch
  Clarksville, Maryland
  Expert planning testimony for the opposition in Development Plan Amendment SPA 13-02, requesting approval of an outlet mall in the MXPD Zone.

- In Loving Hands
  Friendly, Maryland
  Expert planning testimony in application SE-4704, requesting approval of a Special Exception for a congregate living facility in the R-R Zone.

- A-1 Vehicle Salvage Yard
  Bladensburg, Maryland
  Expert planning testimony in application SE-4698, requesting approval of a Special Exception for a vehicle salvage yard in the I-1 Zone.

- Kreative Kids Child Care
  Beltsville, Maryland
  Expert planning testimony in application SE-4388/01, requesting revision to a prior approval of a Special Exception for a day care center in the R-R Zone to increase occupancy.

- Little Workers of the Sacred Heart Nursery
  Riverdale Park, Maryland
  Expert planning testimony in application SE-3473/01, requesting revision to a prior approval of a Special Exception for a day care center in the R-55 Zone to increase occupancy, including grant of variance.

- Six Flags Amusement Park
  Mitchellville, Maryland
  Expert planning testimony in application SE-2635 & SE-3400, requesting approval of modified conditions to allow for extended hours of operation on limited occasions for certain events, additional firework displays, modified noise limitations, and removing a stipulated height limit to allow for approval of new rides by Detailed Site Plan review and approval.

- American Legion Beltway Post #172
  Glenn Dale, Maryland
  Expert planning testimony in application SE-4725, requesting approval of a Special Exception for alterations to an existing private club in the R-80 Zone.

- CarMax
  Brandywine, Maryland
  Expert planning testimony in application SE-4697, requesting approval of a Special Exception for a used car sales lot in the C-S-C Zone, including testimony to justify construction in a planned transit right-of-way.

- McDonald's
  Adelphi, Maryland
  Expert planning testimony in application SE-4686, requesting approval of a Special Exception for alteration of a nonconforming fast food restaurant in the C-S-C Zone.

- Tires R Us
  Riverdale Park, Maryland
  Expert planning testimony in application SE-4675, requesting approval of a Special Exception for a tire store with installation facilities in the C-S-C Zone.

- The Tire Depot
  District Heights, Maryland
  Expert planning testimony in application SE-4673, requesting approval of a Special Exception for a tire store with installation facilities in the C-S-C Zone.

- 7-11 Store
  Lanham, Maryland
  Expert planning testimony in application SE-4670, requesting approval of a Special Exception for a food or beverage store in the C-M Zone.

- Beall Funeral Home
  Bowie, Maryland
  Expert planning testimony in application SE-4662, requesting approval of a Special Exception to add a crematorium to an existing funeral home in the R-E Zone.

- Fort Foote Barber & Beauty Shop
  Fort Washington, Maryland
  Expert planning testimony in application SE-4658, requesting approval of a Special Exception for a barber and beauty shop in the R-R Zone.

- Little People's Place Day Care Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4639, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Young World Family Day Care Center
  Cheltenham, Maryland
  Expert planning testimony in application SE-4635, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Star Wash Car Wash
  Laurel, Maryland
  Expert planning testimony in application SE-4630, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- Jock's Liquors
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4626, requesting approval of a Special Exception for the reconstruction of an existing nonconforming liquor store in the C-O Zone.

- Little People U Day Care Center
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4624, requesting approval of a Special Exception for a day care center in the R-55 Zone.

- Cherry Hill Park
  College Park, Maryland
  Expert planning testimony in application SE-4619, requesting approval of a Special Exception for the expansion of an existing recreational campground in the R-R Zone.

- Safeway Fuel Station
  Brandywine, Maryland
  Expert planning testimony in application SE-4612, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Behr Apartments
  College Park, Maryland
  Expert planning testimony in application SE-4611, requesting approval of a Special Exception for an apartment building in the R-55 Zone.

- Barnabas Road Concrete Recycling Facility
  Temple Hills, Maryland
  Expert planning testimony in application SE-4605, requesting approval of a Special Exception for a concrete recycling facility in the I-1 Zone.

- Rose Child Development Center
  Temple Hills, Maryland
  Expert planning testimony in application SE-4601, requesting approval of a Special Exception for the expansion of an existing day care center in the R-80 Zone.

- Shell Oil Station
  Laurel, Maryland
  Expert planning testimony in application SE-4597, requesting approval of a Special Exception for a gas station in the C-S-C Zone, including revisions to a prior Special Exception under ROSP-1673/06.

- Catherine's Christian Learning Center
  Brandywine, Maryland
  Expert planning testimony in application SE-4592, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Panda Restaurant
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4574, requesting approval of a Special Exception for a fast food restaurant in the I-1 Zone.

- Manor Care of Largo
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4573, requesting approval of a Special Exception for the expansion of an existing nursing home in the R-R Zone.

- Bowie Assisted Living
  Bowie, Maryland
  Expert planning testimony in application SE-4569, requesting approval of a Special Exception to expand an existing congregate living facility in the R-R Zone.

- 7604 South Osborne Road
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4567, requesting approval of a Special Exception for a day care center in the R-A Zone.

- Superior Car Wash
  Bowie, Maryland
  Expert planning testimony in application SE-4565, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- Kinder Explorers Day Care Center
  Lanham, Maryland
  Expert planning testimony in application SE-4566, requesting approval of a Special Exception for a day care center in the R-R Zone, and subsequently in SE-4681 requesting approval for its expansion.

- Rita's Water Ice
  Clinton, Maryland
  Expert planning testimony in application SE-4535, requesting approval of a Special Exception for a fast-food restaurant in the C-S-C Zone.

- Chen's Apartments
  College Park, Maryland
  Expert planning testimony in application SE-4533, requesting approval of a Special Exception to alter a nonconforming apartment building in the R-55 Zone.

- Future Scholars Learning & Art Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4516, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Renee's Day Care Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4507, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Generations Early Learning Center
  Fort Washington, Maryland
  Expert planning testimony in application SE-4515, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Latchkey Day Care Center
  Oxon Hill, Maryland
  Expert planning testimony in application SE-4496, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Marvil Property
  Adelphi, Maryland
  Expert planning testimony in application SE-4494, requesting approval of a Special Exception for a nursery and garden center with an accessory arborist's operation in the R-R Zone.

- Jericho Senior Living
  Landover, Maryland
  Expert planning testimony in application SE-4483, requesting approval of a Special Exception for the adaptive use of a historic site as apartment dwellings for the elderly in the C-O Zone.

- WaWa
  Beltsville, Maryland
  Expert planning testimony in application SE-4477, requesting approval of a Special Exception for a convenience commercial store in the C-M Zone.

- Fun-Damentals Early Learning Center
  Friendly, Maryland
  Expert planning testimony in application SE-4476, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Good News Day Care Center
  Temple Hills, Maryland
  Expert planning testimony in application SE-4473, requesting approval of a Special Exception for a day care center in the R-80 Zone.

- Wishy Washy Car Wash
  Accokeek, Maryland
  Expert planning testimony in application SE-4472, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- John Vitale & Sons
  Lanham, Maryland
  Expert planning testimony in application SE-4464, requesting approval of a Special Exception for a contractor's office in the C-A Zone.

- St. Paul Senior Living
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4463, requesting approval of a Special Exception for apartment dwellings for the elderly in the R-R Zone.

- Safeway Gas Station
  Fort Washington, Maryland
  Expert planning testimony in application SE-4448, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- BP Amoco Gas Station
  Temple Hills, Maryland
  Expert planning testimony in application SE-4445, requesting approval of a Special Exception for a convenience commercial store in the C-M Zone.

- WaWa
  Camp Springs, Maryland
  Expert planning testimony in application SE-4436, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Quarles Petroleum
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4410, requesting approval of a Special Exception for a gas station in the I-1 Zone.

- Brown Station Early Learning Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4393, requesting approval of a Special Exception for a day care center in the R-R Zone.

As principal of his own architecture and planning firm, Mr. Ferguson was involved with the following diverse residential, commercial and institutional architectural and planning projects:

- Franklin's General Store and Delicatessen
  Hyattsville, Maryland
  Consulting services for the preparation of construction documents and construction contract administration for a 11,000-square foot addition to a historic commercial structure on U.S. Route One. Also, land planning services involving necessary waivers of parking and loading requirements, variances from setbacks and landscaping requirements, and permission to build in planned right-of-way of U.S. Rte One.

- King Farm Village Center
  Rockville, Maryland
  Inspection services for five mixed-use buildings in the village center of the 500-acre New Urbanist development in Rockville, Maryland

- Trinity Church
  Upper Marlboro, Maryland
  Full architectural services for the construction of a portico to the fellowship hall on the site of a National Register-listed historic site

- Publick Playhouse
  Bladensburg, Maryland
  Land planning services for the redevelopment and expansion of an existing community theater building.

- Transnational Law and Business University
  Brandywine, Maryland
  Master planning of a university campus on a 342-acre site

- Balmoral
  Upper Marlboro, Maryland
  Planning of a comprehensively-designed 357 lot residential subdivision immediately to the south of and connected with the 2,400-unit Beech Tree development

- Fred Lynn Middle School
  Woodbridge, Virginia
  Consulting services for the preparation of construction documents for a 131,000-square foot renovation

- Graham Park Middle School
  Dumfries, Virginia
  Consulting services for the preparation of construction documents for a 99,000-square foot renovation and four-classroom addition.

- Elizabeth Graham Elementary School
  Woodbridge, Virginia
  Consulting services for the preparation of construction documents for a classroom addition.

- Dale City Elementary School
  Dale City, Virginia
  Consulting services for the preparation of construction documents for a classroom addition.

- Occoquan Elementary School
  Woodbridge, Virginia
  Consulting services for the preparation of construction documents for a four-classroom addition that tied together three of the four buildings at the oldest school in Prince William County.

- 4912 St. Barnabas Road
  Temple Hills, Maryland
  Consulting services on the design preparation of construction documents and permits processing for a 1,500-square foot tenant fit-out for an attorney's office.

- 6100 Executive Boulevard
  Bethesda, Maryland
  Full architectural services from space planning through construction documents preparation for a 1,500-square foot tenant fit-out for a technology consulting firm.

- Parking Lot Rehabilitation, Bureau of Prisons
  Washington, D.C.
  Consulting services on construction documents preparation for rehabilitation of the parking and service area in the central courtyard of the old Federal Home Loan Bank Board building at 320 First Street, N.W.

- Covenant Creek Subdivision
  Owings, Maryland
  Land planning services for the subdivision of 161 acres crossing the Calvert/Anne Arundel County border into 47 clustered lots, involving the use of Transferable Development Rights and development of public road access across a wetland area into a landlocked tract.

- Welch Property
  Accokeek, Maryland
  Land planning services for the development of a 326-unit planned retirement community on a 41-acre tract.

- Phase II, Boyd & Margaret Shields King Memorial Park
  Prince Frederick, Maryland
  Land planning and engineering services for the design and construction of the second phase of development of a 7.5-acre park adjacent to the Courthouse in the heart of the Prince Frederick Town Center

- White Sands Community Center
  Lusby, Maryland
  Feasibility analysis for conversion of existing stable facility into a community building.

- Good Hope Hills Condemnation
  Temple Hills, Maryland

Land planning services during condemnation proceedings against a one-acre commercial property.

- Additions and alterations to a private residence
  Washington Grove, Maryland
  Consulting services on the structural design, preparation of construction documents and construction observation for the construction of an award-winning 750-square foot, $150,000 addition and renovation to a historic structure in a National Register district.

- Additions and alterations to a private residence
  Chevy Chase, Maryland
  Consulting services from schematic design through the construction phases of an award-winning 1,700-square foot, $1.4 million dollar addition and renovation, which involved the relocation of a public sewer main from beneath the existing building.

- Additions and alterations to a private residence
  Hyattsville, Maryland
  Full architectural services for the construction of a large kitchen and bathroom addition to a Prince George's County listed historic site

- Additions and alterations to a private residence
  Silver Spring, Maryland
  Consulting schematic design services for a 2,000-square foot addition and renovation.

- Private residence
  Avenue, Maryland
  Architectural and planning services for the construction of a private residence on a 24-acre site on St. Clement's Bay

- Private residence
  Avenue, Maryland
  Full architectural services for the design of a private residence on a one-acre site on St. Clement's Bay

- Additions and alterations to a private residence
  University Park, Maryland
  Full architectural services for the construction of a 350-square foot addition.

At RDA his activities are concentrated in the following fields:

- Land use studies, feasibility analyses and detailed project planning for hundreds of various residential, commercial and industrial developments in Prince George's, Calvert, Montgomery, Charles, St Mary's and Anne Arundel Counties. This work requires intimate knowledge of the relevant master and/or comprehensive plans and zoning ordinances and other land development regulations in many jurisdictions.

- Hydrologic and hydraulic analyses of urban watersheds in connection with the development of drainage and stormwater management systems for various residential subdivisions and commercial and industrial projects. Tools used in these analyses included the TR-20, HEC-1 and HEC-2 hydraulic

analysis programs, USDA/SCS hydrologic analysis methods, as well as the Maryland State Highway Administration's and other rational hydrologic analysis methods.

- Hydraulic and structural design of storm drainage and stormwater management systems, including wet ponds, dry detention and retention basins, underground detention systems, vegetative and structural infiltration systems, oil/grit separators, and conventional open and enclosed drainage systems. Analysis of theoretical breach events in earthen embankment structures to determine possible effects of downstream flooding caused by dam failures.

Mr. Ferguson served from 1991 to 1996 as the Town Engineer for the Town of Edmonston, Maryland. In this capacity, Mr. Ferguson advised the Town Council on the effects of legislation, assisted in the preparation of ordinances, assisted in the planning process during the development of the Master Plans for Planning Areas 68 and 69, and advised the Town on the selection of project proposals for funding under the Community Development Block Grant program.

During his tenure at AIP Architects, Mr. Ferguson was responsible for the entire scope of the project development process for numerous architectural projects, including:

- Project feasibility and financial analysis
- Project planning and schematic design
- Management and development of construction documentation
- Specifications writing
- Construction contract documents preparation and administration of bidding
- Coordination with regulatory authorities and permit processing
- Construction contract administration and project observation

Some of the projects Mr. Ferguson had intensive involvement with at AIP Architects include:

Office/Commercial Building (54,000 sf)
1815 University Boulevard, Adelphi, Maryland

Comfort Inn (202 rooms)
Ocean Highway, Ocean City, Maryland

Commercial Building (22,000 sf)
7931 Georgia Avenue, Silver Spring, Maryland

Office Commercial Building (58,000 sf)
4915 St. Elmo Avenue, Bethesda, Maryland

Office/Condominium Park (14,000 sf)
Old Largo Road, Largo, Maryland

Office Building (18,000 sf)
801 Wayne Avenue, Silver Spring, Maryland

Other Professional Activities:

Chairman, Hyattsville Community Development Corporation, 2001-2007
Treasurer, Hyattsville Community Development Corporation, 2010-2018
Board Member, Hyattsville Community Development Corporation, 2001-2025

This local development corporation was created to undertake the revitalization of commercial areas in the city of Hyattsville, to encourage the arts, and act together with the Gateway CDC in the establishment of the Gateway Arts District. Among many other works, the Hyattsville CDC has sponsored the installation of multiple works of public art, administered the creation of two generations of Hyattsville's Community Sustainability Plans, secured and disseminated market studies for development in the Route One corridor, and managed the renovation of the former Arcade Theater into the City of Hyattsville's Municipal Annex.

Vice Chairman, City of Hyattsville Planning Committee, 2000-2005

This committee advises the Mayor, City Council and City Administrator on both external planning issues which impact the City, as well as redevelopment and revitalization issues within the City.

Member, City of Hyattsville Planning Committee, 1992-2005

Member, Neighborhood Design Center Project Review Committee, 1995-1998

This committee reviews and provides guidance for the work of less-experienced design professionals on their *pro bono* projects for the Neighborhood Design Center.

Member, Prince George's County Zoning Ordinance Review Task Force, 1994-1995

This task force, chaired by former Prince George's County Council chairman William B. Amonett, was formed by order of the Prince George's County Council, and met over a period of four months to review the County's entire Zoning Ordinance and the make recommendations on streamlining the 1200-page ordinance.

Member, Prince George's County Task Force to study the creation of U-L-I and M-U-TC zones, 1993-1994

This task force, chaired by Prince George's County Council member Stephen J. Del Giudice, was formed by order of the Prince George's County Council, and met over a period of three months to revise the legislation which was proposed to create the innovative U-L-I (Urban Light Industrial) and M-U-TC (Mixed-Use Town Center) zoning district regulations, which were proposed by the American Planning Association-award winning *Adopted Master Plan for Planning Area 68 (Avondale, Brentwood, Colmar Manor, Cottage City, Edmonston, Hyattsville, Mount Rainier, North Brentwood, Riverdale, University Hills)* as a means to encourage redevelopment and revitalization of existing urbanized areas of Prince George's County. The work of this task force led directly to the passage of the legislation.

Lenhart Traffic Consulting, Inc.

Traffic Engineering & Transportation Planning

MICHAEL M. LENHART, P.E., P.T.O.E.

PRESIDENT

Mike Lenhart is a professional traffic engineer with over 35 years of combined technical and academic experience. Responsibilities with the firm include, but are not limited to, proposal preparation, various traffic engineering and managerial tasks in the areas of traffic impact analysis, traffic safety studies, and transportation planning, as well as providing expert witness testimony at public hearings and community meetings.

Mr. Lenhart has worked as a transportation professional in the private sector since 1999 and has provided traffic engineering and transportation planning services for over one thousand projects in numerous jurisdictions across Maryland. Previously, Mr. Lenhart served as the Chief of the Engineering Access Permits Department for the Maryland State Highway Administration (SHA). During his tenure at the SHA, Mr. Lenhart also served as the Traffic Engineer overseeing Southern Maryland. During his career, he has performed various traffic engineering tasks, including traffic signal design, highway and intersection capacity analysis, maintenance and protection of traffic design, and transportation planning. He has also participated in engineering training programs and researched transportation related topics.

Job History

2005 - Present
President – Lenhart Traffic Consulting, Inc.

2002 - 2005
Senior Project Manager - The Traffic Group, Inc.

2000 – 2002
Independent Consultant - The Traffic Group, Inc.

1999 - 2000
Senior Associate - The Traffic Group, Inc.

1998 – 1999
Division Chief – Engineering Access Permits
Maryland State Highway Administration

1990 - 1998
Traffic Engineer
Maryland State Highway Administration

Educational Background

- *Bachelors of Science in Civil Engineering -1990 (U of MD @ College Park)*
- *Masters of Science in Traffic Engineering& Transportation Planning -1998 (U of MD @ College Park)*

Affiliations

- Registered Professional Engineer (P.E.) – MD, DE
- Professional Traffic Operations Engineer (PTOE) - ITE
- Member ITE

Places where Mr. Lenhart has testified as an expert witness

Allegany County – Board of Appeals, Planning Commission
Annapolis - Planning Commission, Board of Appeals
Anne Arundel County – Board of Appeals, Administrative Hearing Officer
Baltimore County – Zoning Commissioner, Planning Board
Calvert County – Planning Commission, Board of Appeals, County Commissioners
Carroll County – Board of Zoning Appeals; Planning Board
Charles County – County Commissioners, Circuit Court, Board of Appeals, Planning Commission, Town of LaPlata Planning Commission, Town Council, Board of Appeals
City of Frederick – Planning Commission
Frederick County – Planning Commission, County Commissioners
Harford County – Circuit Court
Prince George's County – District Council, Planning Board, Zoning Examiner, Bowie City Council & Planning Commission, City of Laurel

Montgomery County – Planning Board, Zoning Examiner
Queen Anne's County – Planning Commission
St. Mary's County – Planning Commission; County Commissioners
Sussex County, DE – Planning Commission, Board of County Commissioners
Talbot County – Planning Commission
Town of Leesburg, VA – Planning Commission
Washington County – Board of County Commissioners
Worcester County – Planning Commission

MARYLAND STATE HIGHWAY ADMINISTRATION-ENGINEERING SERVICES, DISTRICT 5
High Accident Sections
Traffic Safety Studies
Traffic Signal Warrant Studies
Highway Design Consultation
Project Planning Consultation
Traffic Impact Study Review

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LAND PLANNING ANALYSIS
Melwood Estates

Prepared in connection with
Zoning Map Amendment ZMA-2025-003

Prepared by:
Mark G. L. Ferguson, R.A.

Site Design Inc
LAND PLANNING ⊕ LAND SURVEYING ⊕ ENGINEERING

February 1, 2026

LAND PLANNING ANALYSIS
Melwood Estates
Upper Marlboro, Maryland

This report is written to consider the conformance of the subject application to the criterion of Section 27-3601(e)(4) of the Zoning Ordinance, related to the approval of a Zoning Map Amendment to reclassify the subject property from the AR Zone to the RSF-A zone when a mistake in the current sectional map amendment is alleged.

THE PROPERTY

Location -	The subject property is located on the east side of Melwood Road (Maryland Route 450), approximately 2,000 feet north of the interchange of Melwood Road/Woodyard Road with Pennsylvania Avenue (Maryland Route 4).
Address -	4920 Melwood Road.
Existing Zoning -	AR
Proposed Zoning -	RSF-A
Gross Acreage -	28.5382 Acres
Subdivision -	Lot 8, "Mellwood *[sic]* Estates," recorded in Plat Book NLP 118 at plat 67; and, Lot 11 and Outlots 'A' & 'B,' "Mellwood Estates," recorded in Plat Book NLP 147 at plat 100.
Frontage -	Melwood Road – 264.55'
Rights-of-Way -	Melwood Road – 55' (60' Ultimate)
Zoning Map -	207SE9 & 207SE10
Tax Map -	Tax Map 100, Grids A-1 & B-1
Historic Sites -	There are no historic sites or resources within 1,000 feet of the subject property. Melwood Road is a designated Historic Road.
Municipality -	None.
Councilmanic District -	6.

Master Plan & SMA - The subject property is in Planning Area 78. The applicable master plan for the property is the *Approved Westphalia Sector Plan and Sectional Map Amendment*, approved on February 6, 2007.

The Master Plan's Map "4: Land Use" designates the subject property and the surrounding properties to the north, east and south for "Low-density Residential" land use. The lands across Melwood Road to the west are designated for "Town Center Edge" land use. The associated Sectional Map Amendment retained the subject property in the previously-existing R-A Zone.

The Growth Policy Map in the May, 2014 General Plan placed the property in the "Established Communities" component. The Generalized Future Land Use Map in the hardcopy of the General Plan designates the property for "Rural and Agricultural" land use; that layer in PGAtlas and in the PDF version of the General Plan available online instead reflects the recommendations of the active Sector Plan and designates it for "Residential Low" land use. The October 2002 General Plan had previously placed the site within the Developing Tier, approximately one-half mile beyond the end of the Annapolis Road Corridor.

The 2022 Countywide Map Amendment reclassified the subject property from the prior R-A Zone into the corresponding AR Zone.

The subject property is not within a Priority Preservation Area.

PROPERTY LOCATION AND NEIGHBORHOOD DESCRIPTION:

Since the Applicant is not arguing that there has been a change in the character of the neighborhood, but rather that there were mistakes in the current sectional map amendment, the approval criterion of Section 27-3601(e)(3) for approval of a Zoning Map Amendment does not require a defined neighborhood.

In its statement of justification, the Applicant identified a neighborhood which was noted on a map in the Community Character Element of the Sector Plan, namely the Melwood Estates-Twin Knolls neighborhood. Limits of the neighborhood were not provided in the Sector Plan, only a boxed number on a map; the Sector Plan's Map 15 suggests that the neighborhood boundary would roughly consist of Dower House Road/Bridle Vale Road/Bridle Ridge Road to the north, the PEPCO right of way to the east, Pennsylvania Avenue to the south, and Water Lily Way within the Westphalia Town Center to the west. There is no further discussion of, or even reference to that "neighborhood in the Sector Plan text.

In its statement of justification, the Applicant also identified the properties which surround the subject property, which Staff essentially reproduced in its Technical Staff Report as follows:

North: Single-family detached dwelling units in the Agriculture-Residential (AR) Zone, with undeveloped single-family attached lots in the Residential, Multifamily-20 (RMF-20) Zone beyond.

East: Pepco right-of-way in the AR Zone residential uses in the Residential, Rural (RR) Zone beyond.

South: Vacant wooded Maryland-National Capital Park and Planning Commission parkland in the Reserved Open Space (ROS) Zone with single-family attached dwellings in the Legacy Comprehensive Design (LCD) Zone beyond.

West: Single-family detached dwellings in the AR Zone, and Melwood Road, with single-family detached and attached dwellings beyond in the Town Activity Center-Edge (TAC-E) Zone.

As briefly described above, the subject property is located on the east side of Melwood Road, approximately 2,000 feet north of the interchange of Melwood Road/Woodyard Road (Maryland Route 223) with Pennsylvania Avenue (Maryland Route 4).

The subject property is occupied by two single-family detached dwellings in the Mellwood Estates subdivision, which was originally platted in 1983. The subject property is largely wooded, with a horse paddock and a horse barn on the Lot 8 portion of the subject property. Most of the subject property slopes down to its southern edge, which is a part of the stream valley of Back Branch, within which the 21" sewer main serving the Westphalia Town Center runs.

Supplementing the description in the Technical Staff Report reproduced above, the properties and uses surrounding the subject property are as follows:

Abutting to the north are more largely-wooded lots in the Mellwood Estates subdivision in the AR Zone, which receive their access from Melwood Road, or from a private, shared driveway leading east from it. These lots, which were constructed in the mid- to late-1980's together with the contemporarily-subdivided and contemporarily-built lots in Twin Knolls further to the north along Melwood Road, were built with private (septic) sewage disposal systems, which they remain served by.

Beyond the remaining lots in Melwood Estates to the north are recorded lots for townhouses in the RMF-20 Zone, on the former site of the German Orphan Home (which used to be accessed from Melwood Road). These townhouse lots, in a development approved as the Enclave, will be served from Bridle Vale Road to the north, and are currently awaiting the extension of infrastructure from the Smith Home Farms development before their construction can begin. The German Orphan Home, the structure of which is still extant, sits on property less than 500 feet north of the northern edge of the subject property; its access was similarly from Melwood Road.

Abutting to the west is Melwood Road, a designated historic road. Melwood Road is improved only with asphalt paving over its historic roadbed; the steep earth banks from its long-established character remain. Immediately on the west of Melwood Road is a stormwater management pond in the TAC-E Zone. The pond serves the east side of the Westphalia Town Center, a General Plan Local Town Center, with single-family dwellings in the "Westphalia East" development on lots between 7,000 and 8,000 square feet located to the north of the pond, and an 80-foot deep HOA parcel separating the lots from the Melwood Road right-of-way. The Westphalia East development, containing a mix of attached and detached dwellings, is currently being extended northward toward the Enclave development described

above. On the west side of Melwood Road south of Back Branch is cleared but undeveloped land in the TAC-E Zone which is currently planned for more intense retail and office commercial development.

Abutting to the south is MNCPPC property in the ROS Zone, which contains the stream valley of Back Branch, as well as the stub of dedicated right-of-way for the former alignment of the A-67 (Woodyard Road extended) roadway, which was substantially realigned away from the subject property by the 2007 Sector Plan. The MNCPPC property as well as the A-67 stub were platted in 1995 and conveyed to the Commission as a part of the "Melwood Park" Comprehensive Design Zone subdivision, and the MNCPPC land was subsequently rezoned from R-S to R-O-S as a part of the 1998 Countywide Map Amendment for the Reserved Open Space Zone. The dwellings in the Melwood Park subdivision are a mix of townhouses and detached dwellings on moderate-sized (~10,000 SF) lots in the LCD Zone.

Abutting to the east is a PEPCo transmission right-of-way, with single-family detached dwellings on moderate-sized (~10,000 SF) lots in the "Melwood Manor" subdivision and the "Roblee Acres" subdivisions in the RR Zone beyond. These lots were approved before the modern, 20,000-square-foot minimum lot size standard of the prior R-R (and current RR) Zone were adopted. To the south of Back Branch stream valley are more townhouses and detached dwellings in "Melwood Park" subdivision in the LCD Zone. To the north of "Melwood Manor" are a mix of townhouses and detached single-family dwellings on moderate-sized (~10,000 SF) lots in the "Marlboro Ridge" development in the RR Zone.

Broadly, the character of the neighborhood and the surrounding uses is of townhouses and single-family detached dwellings on small-to moderate-sized lots served by public water and sewer, with a small island of nineteen single-family detached dwellings on large lots served by private water and sewer in the AR Zone (of which two are on the subject property) in the middle.

DESCRIPTION OF THE PROPOSED USE

The proposed use associated with Zoning Map Amendment application ZMA-2025-003 is the construction of up to approximately 99 single-family dwellings (i.e. 3.5 dwelling units per acre), on lots conforming to the Intensity and Dimensional Standards for the RSF-A Zone. To limit the potential development of the property for other uses, or a greater permissible density of single-family dwelling as would be allowed by the maximum permissible density for single-family dwellings in the RSF-A Zone, the Applicant has proffered two conditions to restrict permissible Residential Uses to single-family detached dwellings, and to cap the permissible development density at 3.5 units per acre so as to conform to the density associated with the Sector Plan's land use recommendation.

This planner also notes that while ordinarily a Planned Development Zoning Map Amendment would be the best way to implement the recommendations of the sector plan in the way which this Zoning Map Amendment proposes, the Location Standard provision of Section 27-4302(a)(4) restricts the R-PD Zone from being applied to a property classified in a Rural and Agricultural Base Zone, which category includes the AR Zone in which the subject property is classified.

COMPLIANCE WITH REQUIRED FINDING OF SECTION 27-3601(e)(3):

The criteria for approval of a Zoning Map Amendment alleging a mistake in the current sectional map is Zoning Ordinance Section 27-3601(e)(3):

> ***27-3601. Zoning Map Amendment (ZMA)***
> *(e)* ***Zoning Map Amendment (ZMA) Decision Standards***
> *In determining whether to adopt or disapprove a proposed zoning map amendment (ZMA), the District Council may consider many factors. No amendment to the CBCAO Zone shall be granted without the applicant demonstrating conformance with the decision standards in Section 27-3603(d), CBCAO Zoning Map Amendment Decision Standards. No amendment to a Transit-Oriented/Activity Center base zone shall be granted except in accordance with the locational standards of Section 27-4204(b)(2) of this Ordinance. No other zoning map amendment shall be granted without the applicant demonstrating…:*
> *(3) There was a mistake in the current sectional map amendment.*

It is to be noted that the subject property is not in the CBCAO (Chesapeake Bay Critical Area Overlay) Zone, nor is the requested RSF-A Zone a Transit Oriented/Activity Center base zone. The mistakes the Applicant alleges are discussed individually as follows:

In its original Statement of Justification, the Applicant has contended that three mistakes were made by the District Council in retaining the prior R-A Zone at the subject property. This planner concurs with the Applicant's contentions. This report adds discussion of an additional mistake, the failure to consider the existing and planner water and sewer service for the surrounding development and its relationship to the subject property.

The first mistake alleged by the Applicant is that the retention of the subject property in the prior R-A Zone was contrary to the Goals and Policies of the Sector Plan for the Westphalia Town Center and the surrounding Residential Areas with respect to the density and character of planned development. This report adopts and incorporates the Applicant's discussion in pages 9-12 of its Statement of Justification (which was drafted in part by this planner). It is to be noted for clarity that Staff identifies this discussion in the Technical Staff Report as "Mistake 2."

The second mistake alleged by the Applicant is that the retention of the subject property in the prior R-A Zone was premised on an incorrect description of the existing land uses on and around the subject property in the 1994 Melwood-Westphalia Master Plan and Sectional Map Amendment. This report also adopts and incorporates the Applicant's discussion on page 12 of its Statement of Justification. It is to be noted for clarity that Staff identifies this discussion in the Technical Staff Report as "Mistake 1."

The third mistake alleged by the Applicant is that the retention of the subject property in the prior R-A Zone did not consider the merits of the request for rezoning made by the property owner at the Joint Public Hearing on May 23, 2006. This report also adopts and incorporates the Applicant's discussion on page 13 of its Statement of Justification.

Mistake #1:
Nonconformity with the Goals and Policies of the Sector Plan

In its Statement of Justification, the Applicant contended that the District Council did not serve the Goals and Policies of its own Sector Plan by retaining the prior R-A Zoning of the subject property in the Sectional Map Amendment.

Staff contends that the Applicant provided no proof that the District Council was unaware or mistaken about the property's location, and absent proof of the negative proposition of the Council's unawareness, that the Council must have simply engaged in protected bad judgment: The language of the Court of Appeals[1] in its ruling in *People's Counsel for Balt. City v. Beachwood I Ltd. P'ship* certainly provides that,

> "a conclusion based on a factual predicate that is incomplete or inaccurate may be deemed, in zoning law, a mistake or error; an allegedly aberrant conclusion based on full and accurate information, by contrast, is simply a case of bad judgment, which is immunized from second guessing." [2]

This planner would dryly point out that absent the existence of a positive error about the subject property's location, anything in the record discussing the location of the subject property would necessarily be evidence of the Council's actual and correct awareness. Staff here expects the Applicant to disprove its own argument in order to prove its validity.

This planner acknowledges that the District Council might very well have been capable of approving the 2007 Sectional Map Amendment having operated on the (bad) judgment that development of the subject property under the provisions of the prior R-A Zone would in fact provide for a sensitive transition, would be compatible infill to the existing neighborhood scale and character, and meet the other Goals and Policies enumerated in the Applicant's Statement of Justification; the damning provision of the Sectional Map Amendment that it did not, however, is its action in rezoning what was listed in the Sectional Map Amendment a Public Rezoning Request 4.

Public Rezoning Request 4 was for the German Orphan Farm Property, which was also classified in the prior R-A Zone before the adoption of the 2007 Westphalia Sector Plan and Sectional Map Amendment. As described above, the site of the German Orphan Home was just five hundred feet north from the subject property, and also had its access from Melwood Road. This site, together with other nearby properties inside the Town Center's limit, was rezoned as Zoning Change Number 1 to the M-X-T Zone in order to "promote implementation of the sector plan recommendation for mixed-use development within the Westphalia town center area. This zone allows a high-density, urban, pedestrian-oriented character within the center core and edge with supportive development in the fringe area."[3]

This explicitly-stated summary of the Plan's Goals and Policies is the best evidence to this planner that an active consideration of facts simply did not happen regarding the subject property's location with respect to those Goals and Policies, despite its proximate, similarly-situated and similarly-zoned

[1] RIP, now the Supreme Court of Maryland.
[2] 107 Md. App. 627, 645 (1995)
[3] MNCPPC, *Approved Westphalia Sector Plan and Sectional Map Amendment* (February, 2007), p. 85.

situation to property which *was* rezoned. This evident lack of consideration, in this planner's opinion, meets the *Boyce* test for establishing a legal mistake.

Mistake #2:
Incorrect Description of the Existing Land Uses

In its Statement of Justification, the Applicant contended that there has been an error of fact which was carried forward from the 1994 Melwood-Westphalia Master Plan and Sectional Map Amendment, describing the neighborhood of the subject property as one where, "stables and horses are as much a part of this neighbohood landscape as houses and people."

As noted in the neighborhood description, above, there are nineteen single-family detached dwellings along Melwood Road in the Twin Knolls and Mellwood Estates subdivisions and a couple of parcels of acreage. To rebut the applicant's argument, Staff expended four pages of text (correctly) pointing out that there are (or were) horses kept by three of the residents of these dwelling, and that care of horses is a part of the definition of agriculture.

This planner finds it ironic that the owner of the subject property is the resident with the largest paddock and horse barn, and that this owner (cited by the Technical Staff Report as "the previous owner;" this is technically true – she conveyed title to a family trust of which she is a trustee), in making her request to the District Council for her property to be rezoned, was the primary source for MNCPPC's contention about the agricultural character of the neighborhood. Notwithstanding the assured historic presence of horses on the subject property, this planner stands by his characterization of the nineteen single-family detached dwellings as large-lot residential, with the further stipulation occasional accessory and noncommercial horsekeeping is present, but in no way are "stables and horses are as much a part of this neighbohood landscape as houses and people," nor have they every been since the subdivision of Twin Knolls and Melwood Estates.

As such, this planner agrees with the Applicant's arguments, observing also that the locus of equestrian activity in the surrounding area is now at the eastern edge of the Marlboro Ridge development, in the RR Zone.

Mistake #3
Lack of Consideration of the Property Owner's Request for Rezoning

With respect to the discussion in Applicant's Statement of Justification and Staff's analysis in its Technical Staff Report on the Applicant's final alleged mistake, this planner would add two observations:

First, the property owner did not ask for "residential multifamily" zoning, as repeatedly alleged in the Technical Staff Report; she asked instead for application of the R-M (Residential Medium Development) Zone, the same zone which had been approved for the Smith Home Farm application further north on Melwood Road just two months before the May 23, 2006 Joint Public Hearing, and for which a Water and Sewer Category Change had also been granted by CR-7-2006 a month before the Smith Home Farm zoning approval.

The second observation is that the property owner's request at the Joint Public Hearing did not seem to officially register: In the text of the Sectional Map Amendment, neither Map 19 nor Table 4[4] reflect Mrs. Day's request. This omission of Mrs. Day's request in the Sectional Map Amendment is further evidence that important facts about the property were not considered by the District Council in the retention of the prior R-A zoning of the subject property.

Mistake #4
Lack of Consideration of Public Water & Sewer Planning

While not argued by the Applicant in its Statement of Justification, this planner observes that one very important aspect of land use planning was not treated at all in the Sector Plan: the provision of public water and sewer service.

A review of the history of amendments to the County's Ten Year Comprehensive Water and Sewer Plan reveals that the entirety of the subject property was classified S-4 by 2002, many years before the preparation of the sector plan, and well in advance of other properties surrounding the subject property.

On Page 5 of the Technical Staff Report, Staff states that the subject property was rezoned by the 1980 Sectional Map Amendment from R-R to the recently-created R-A Zone, "because of its location 'in System Area 6 with a small part of Parcel 11 in System Area 4' (page 79)." This statement is in concord with this planner's research: Part of Mellwood Estates, specifically all of the land therein which lay east of the then-planned A-67 alignment of Woodyard Road extended, and including virtually all of the subject property, was classified in Category S-4 in 2002, with the remaining area of Mellwood Estates being classified in category S-5.

This planner does not have access to the 1980 SMA, however, Staff goes on to say that,

> "the properties included in this application would have been impacted by a capital project to 'extend sewer service from Turkey Branch to the Robershire Subdivision, which fronts on Brown Station Road.' (page 71). However, it is noted that these capital improvements were not completed because 'no projects have been proposed to extend the Turkey Branch Line or provide sewer lines in other branches to allow suburban development on the south side of White House Road'"[5]

Unlike the description of the water and sewer categories of what is almost certainly the parent of the subject property, this planner does not find staff's subsequent analysis to be credible in any way, as Turkey Branch is two and a half miles north of the subject property, and outfalls into Western Branch some miles above Back Branch, which lies next to the subject property. Because of the intervening topography, there is no physical way that a gravity sewer line could have been extended from Turkey Branch to even the remote vicinity of the subject property.

Back Branch, however, abuts the subject property, and immediately following the approval of System Area S-4 for Smith Home Farm in 2006, the extension of public water and sewer was authorized by

[4] *Sectional Map Amendment,* pp. 80-82.
[5] *Technical Staff Report,* pp. 5-6.

WSSC, with the trunk sewer running immediately adjacent to the subject property in the Back Branch stream valley, and a water main extending up Melwood Road to the southwest corner of the subject property, at which point it bend left into the Westphalia Town Center. The final engineering for these mains was approved by WSSC pursuant to their 2007 authorization in 2013, and were constructed by 2018.

There is no discussion at all of water and sewer facilities, the prior public planning therefor, or the planning and zoning implications of the presence of public sewer service in the 2007 Sector Plan. This is particularly confounding because much of the development which is the focus of the Sector Plan relies on the very sewer which now runs adjacent to the subject property.

This planner contends that had this information been in the record, it would have led to a different conclusion as to the appropriate zoning classification for the subject property, particularly given the Goals and Policies laid out in the Sector Plan.

COMPLIANCE WITH THE PURPOSES OF THE ORDINANCE, PURPOSES OF RESIDENTIAL BASE ZONES AND THE PURPOSES OF THE RSF-A ZONE

The Zoning Ordinance has a hierarchy of purposes: relevant here are those for the Ordinance as a whole, for Residential Base Zones generally, and for the RSF-A Zone in specific. Each of these series of purposes is addressed, following. The eighteen purposes of the Zoning Ordinance are laid out in section 27-1300. The harmony of the subject project with these purposes is as follows:

(a) Protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County;

The application of the RSF-A Zone to the subject site, particularly with the conditions proffered by the Applicant, would protect and promote the health, safety, morals, comfort, convenience and welfare of the inhabitants of the County by allowing for uses which are compatible with the subject property's location abutting a General Plan Center, and acting as a compatible transition zone between the Center and surrounding single-family attached and detached development.

(b) Implement the General Plan, Area Master Plans, Sector Plans, and Functional Master Plans;

The implementation of the text of the Sector Plan and the General Plan has been discussed at length above and in the Applicant's Statement of Justification in their discussion of Mistakes #1 and #2.

The Functional Master Plans which are relevant to the subject application include the Green Infrastructure Plan and the *Countywide Master Plan of Transportation.*

The subject parcel includes Regulated Areas in the County's Green Infrastructure network; regulations in the Zoning Ordinance would protect these areas in conformance to this functional master plan.

The Master Plan of Transportation designates Melwood Road as a historic roadway; regulations in the Landscape Manual would protect the character of this roadway in conformance with Melwood Road's historic designation.

In summary, approval of the instant rezoning application would not impair the implementation of the General Plan, Area Master Plans, and Functional Master Plans.

(c) Promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;

The approval of the instant request will allow for the regulatory review process to proceed to the subdivision phase, where the statutory tests to ensure the adequacy of public facilities and services can be applied.

(d) Guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;

The approval of the subject application would abet the orderly growth and development of the County by providing for land uses at the subject property which are compatible with the abutting General Plan Center, and particularly with the conditions proffered by the Applicant, would allow the subject property to act as a compatible transition zone between the Center and surrounding single-family attached and detached development.

(e) Support pedestrian-friendly, higher-intensity, mixed-use development in the appropriate locations, including support and emphasis upon a framework for multi-modal forms of mobility for pedestrians, bicyclists, transit users, and motorists;

While the subject application seeks the approval of Base Residential Zone rather than a zone which allows for mixed-use development, it will be far more pedestrian- and bicycle-friendly, will support the planned trails along Back Branch and the historic Melwood Road and their connections to the abutting Center, and the new residents which would result from the development of the subject property would support the activity in the mixed-use areas of the Westphalia Center.

(f) Support redevelopment and infill development within established areas of the County;

The subject property forms a substantial part of the "hole" of AR-Zoned land in the middle of an established doughnut of higher-intensity uses. The approval of the instant request would actively support infill development in an established area of the County.

(g) Provide adequate light, air, and privacy;

The subject rezoning would be in harmony with this purpose because the Zoning Ordinance provides for regulations to ensure the provision of adequate light, air and privacy, both for the occupants of the subject site and for its neighbors. These principles include the provision of adequate setbacks, landscape buffers between the proposed use and neighboring uses, and conformance with height limitations in order to allow for access to light and air. Because the requested Zone is far more compatible with the

surrounding uses, the approval of the RSF-A Zone would afford a use-appropriate level of privacy than the existing AR zoning.

(h) Encourage economic development activities that provide desirable employment and a broad, protected tax base;

While the requested rezoning is to a Base Residential Zone, the approval of the subject rezoning would be in harmony with this purpose because the greater density of new households it would allow for would reinforce the level of economic activity in the abutting Westphalia Center.

(i) Ensure a high level of quality development in general, for the benefit of all citizens and residents, throughout the County;

The approval of the instant application would better implement this Purpose of the Zoning Ordinance by allowing for a type of development which is far more compatible with its surrounding intense land uses. This compatibility is essential to providing a quality living environment for the future residents of the subject property and its surrounding neighbors.

(j) Promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;

The subject rezoning would be in particular harmony with this purpose because of the particular characteristics of the surrounding neighborhood. The proposed land use is far more compatible with the intense land uses of its surroundings than its existing AR zoning would be.

Further, the subject property would be developed in accordance with the various principles that have been codified in the Zoning Ordinance to promote the beneficial relationships between land and buildings, including conformance with the tables of permitted uses for the various zones as laid out in the Ordinance.

(k) Protect the established character of residential communities and neighborhoods;

As described in the discussion of the neighborhood, above, the subject property sits in a "hole" of AR-Zoned land in the middle of an established doughnut of higher-intensity uses. The abutting neighborhoods of Melwood Park and Westphalia East are developed with both attached single-family dwellings, and detached single-family dwellings on lots comparable in size to those which would correspond to the development of the subject property in accordance with the conditions proffered by the Applicant. Similarly, development in the approved but as-yet undeveloped Enclave and Westphalia North neighborhoods will extend the development pattern in the Westphalia East development. For all of these reasons, the approval of the subject application will uphold this Purpose of the Ordinance.

(l) Protect the County from fire, flood, panic, and other dangers;

The rezoning of the subject site would be in harmony with this purpose because its redevelopment would be in conformance with regulations established in the body of the Zoning Ordinance, as well as other County Ordinances, which are intended to protect from fire, flood, panic and other dangers,

namely: the stormwater management regulations, floodplain regulations, the fire prevention code, the building code, and the tables of permitted uses for the various zones.

(m) Provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;

The higher-intensity land uses which abut and surround the subject property demonstrate that the approval of the subject application would be in better harmony with this Purpose of the Ordinance than the existing AR zoning. Further, the smaller-lot detached dwellings which would be made possible by the application's approval will be within the economic reach of a much higher proportion of the County's residents than the existing large-lot AR zoning.

(n) Prevent the overcrowding of land;

The subject rezoning would be in harmony with this purpose because its site would be redeveloped in accordance with various principles that have been codified in the Ordinance to ensure the prevention of overcrowding, including height limits, setbacks and buffers.

(o) Protect the rural character of the County in designated, appropriate locations;

Because the subject property is not in the Rural Tier (Environmental Strategy Area 3), because it is in an area which is planned for suburban-density development, and further because it is in the midst of an area of higher-intensity uses, this Purpose is not applicable to the subject application.

(p) Ensure the provision of open space to protect scenic beauty and the natural features of the County, as well as provide adequate recreational space;

The provisions of the Zoning Ordinance limiting lot coverage, requiring open-space set-asides, and requiring the protection of regulated natural features which would be applied to the development of the subject property will ensure that the approval of the subject application will be in harmony with this Purpose.

(q) Protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features; and

Similar to the immediately-foregoing purpose, the provisions of the Zoning Ordinance requiring the protection of regulated natural features, as well as the provisions of Subtitle 25 which require forest conservation, will ensure that the approval of the subject application will be in harmony with this Purpose.

(r) Protect and conserve the agricultural industry and natural resources.

While a portion of the subject property has been used for many years for the keeping of horses, the horses were for the use of the landowner and not a commercial use. As such, this Purpose is not applicable to the subject application.

In addition to the purposes of the Ordinance, there are purposes for Residential Base Zones, generally. The nine general purposes of Base Residential Zones are laid out in Section 27-4202(a), as follows:

(a) ***General Purposes of Residential Base Zones***
The Residential base zones established in this Section are intended to provide a comfortable, healthy, safe, and pleasant environment in which to live and recreate. More specifically, they are intended to:
(1) Provide appropriately located lands for residential development that are consistent with the goals and policies of the General Plan and the applicable Area Master Plan or Sector Plan;

Because of the surrounding higher-intensity land uses, the approval of the subject application would provide appropriately-located land for transitional residential development, and would be consistent with the General Plan's policy for promoting context-sensitive development in the Established Communities, and with the recommendations of the Sector Plan.

(2) Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the negative effects of noise, excessive population density, flooding, and other significant adverse environmental impacts;

This Purpose for Residential Base Zones directly echoes Purposes (m), (n) and (q) of the Zoning Ordinance generally, which were discussed above.

(3) Ensure protection from fires, explosions, toxic fumes and substances, and other public safety hazards;

This Purpose for Residential Base Zones directly echoes Purpose (l) of the Zoning Ordinance generally, which was discussed above.

(4) Provide for residential housing choice, affordability, and diversity with varying housing densities, types, and designs;

The approval of the requested RSF-A Zone would better promote housing affordability and diversity than the existing AR Zone, and would be a part of the spectrum of available and varying densities, types and designs which are reflected by the range of the Base Residential Zones provided for in the Ordinance from low- to high-density.

(5) Provide for safe and efficient vehicular, bicycle, and pedestrian access and circulation, and neighborhoods that promote multiple forms of mobility;

The approval of the subject application would allow for a development of the subject property that would contribute to the pedestrian and bicycle system along Melwood Road and the planned Back Branch trail, and would allow for the extension of the planned bicycle and trail networks in the area of the subject property.

(6) Provide for the public services and facilities needed to serve residential development;

This Purpose for Residential Base Zones directly echoes Purpose (c) of the Zoning Ordinance generally, which was discussed above.

(7) Protect the existing character of lands in the residential zones from incompatible development;

As described above in the discussion of Purpose (k) of the Zoning Ordinance generally, the subject property sits in a "hole" of AR-Zoned land. The abutting neighborhoods of Melwood Park (in a Legacy Comprehensive Design Zone) and Westphalia East (in an Activity Center zone) are developed with both attached single-family dwellings, and detached single-family dwellings on lots comparable in size to those which would correspond to the development of the subject property in accordance with the conditions proffered by the Applicant. Similarly, development in the approved but as-yet undeveloped Enclave (in a Residential Base zone) and Westphalia North (in an Activity Center zone) neighborhoods will extend the development pattern in the Westphalia East development. Finally, the development of the subject property in accordance with the conditions proffered by the Applicant will provide an appropriate transition from the Westphalia Center to the "old R-R" single-family detached development in Roblee Acres (in a Residential Base zone) to protect its character. For these reasons, the approval of the subject application will uphold this Purpose of Base Residential Zones.

(8) Accommodate new infill development and redevelopment that is consistent with the context and the character of the residential zone in which it is located; and

As described above in the discussion of Purpose (f) of the Zoning Ordinance generally, the approval of the instant request would actively support infill development in an established area of the County.

(9) Promote sustainable development in terms of energy efficiency and conservation, greenhouse gas reductions, food security, materials recycling, and similar sustainability goals.

If approved, the subject property would be developed in accordance with the Green Building Standards encoded in the Zoning Ordinance, which promote sustainable development.

The three specific purposes of the RSF-A Zone are laid out in Section 27-4202(f)(1), as follows:

(1) Purposes
The purposes of the Residential, Single-Family-Attached (RSF-A) Zone are:
(A) To provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands;

The approval of the subject application would be in harmony with this purpose of the RSF-A Zone because the density afforded by its approval, even with the reduced density provided for by the conditions proffered by the Applicant, will be more walkable, more pedestrian oriented, and better connected to surrounding lands by the implementation of the planned bikeways and trails that pass along the property's perimeter.

(B) To provide development that is respectful of the natural features of the land; and

The ability to create smaller lots in accordance with the Intensity and dimensional standards of the RSF-A Zone will afford greater design flexibility in creating a design for the development of the property that respects the natural features of the land. As such, the approval of the subject application will be in harmony with this purpose of the RSF-A Zone.

(C) To provide development that is compatible with surrounding lands.

Specifically because of the character of land use and development on the surrounding lands which has been discussed at great length, above, the approval of the requested RSF-A Zone will be in particular harmony with this purpose of the Zone.

Conclusion

In summary, the approval of the instant application would recognize that there was a mistake in the retention of the prior R-A Zone in the 2007 Westphalia Sector Plan and Sectional Map Amendment because the factual record was both incomplete and inaccurate.

The District Council clearly failed to affirmatively consider the application of the Goals and Policies as laid out in the Sector Plan to the subject property while it:

- granted more intense zoning to similarly-zoned and similarly-site neighboring property;
- did not correct past erroneous descriptions of the character of the use of the subject property and its surroundings;
- failed to consider the request of the property owner at the time of the Joint Public Hearing in 2006; and,
- failed to consider the past planning for public water and sewer service abutting the subject property which would be necessary to serve the Westphalia Town Center.

With these findings of a mistake in the current Sectional Map Amendment, this planner believes that the appropriate remedy would be the grant of the requested RSF-A Zone with the conditions proffered by the Applicant, which would allow the property to be developed in a way that can most effectively replicate the flexibility of lot standards which would be afforded by a Planned Development.

Respectfully submitted,

Mark G. L. Ferguson, R.A.
Senior Land Planner

LAND PLANNING ANALYSIS

Melwood Estates

Prepared in connection with
Zoning Map Amendment ZMA-2025-003

Prepared by:
Mark G. L. Ferguson, R.A.

Site Design Inc
LAND PLANNING ⊕ LAND SURVEYING ⊕ ENGINEERING

February 1, 2026

LAND PLANNING ANALYSIS
Melwood Estates
Upper Marlboro, Maryland

This report is written to consider the conformance of the subject application to the criterion of Section 27-3601(e)(4) of the Zoning Ordinance, related to the approval of a Zoning Map Amendment to reclassify the subject property from the AR Zone to the RSF-A zone when a mistake in the current sectional map amendment is alleged.

THE PROPERTY

Location -	The subject property is located on the east side of Melwood Road (Maryland Route 450), approximately 2,000 feet north of the interchange of Melwood Road/Woodyard Road with Pennsylvania Avenue (Maryland Route 4).
Address -	4920 Melwood Road.
Existing Zoning -	AR
Proposed Zoning -	RSF-A
Gross Acreage -	28.5382 Acres
Subdivision -	Lot 8, “Mellwood *[sic]* Estates," recorded in Plat Book NLP 118 at plat 67; and, Lot 11 and Outlots ‘A’ & ‘B,’ “Mellwood Estates," recorded in Plat Book NLP 147 at plat 100.
Frontage -	Melwood Road – 264.55’
Rights-of-Way -	Melwood Road – 55’ (60' Ultimate)
Zoning Map -	207SE9 & 207SE10
Tax Map -	Tax Map 100, Grids A-1 & B-1
Historic Sites -	There are no historic sites or resources within 1,000 feet of the subject property. Melwood Road is a designated Historic Road.
Municipality -	None.
Councilmanic District -	6.

Master Plan & SMA - The subject property is in Planning Area 78. The applicable master plan for the property is the *Approved Westphalia Sector Plan and Sectional Map Amendment*, approved on February 6, 2007.

The Master Plan's Map "4: Land Use" designates the subject property and the surrounding properties to the north, east and south for "Low-density Residential" land use. The lands across Melwood Road to the west are designated for "Town Center Edge" land use. The associated Sectional Map Amendment retained the subject property in the previously-existing R-A Zone.

The Growth Policy Map in the May, 2014 General Plan placed the property in the "Established Communities" component. The Generalized Future Land Use Map in the hardcopy of the General Plan designates the property for "Rural and Agricultural" land use; that layer in PGAtlas and in the PDF version of the General Plan available online instead reflects the recommendations of the active Sector Plan and designates it for "Residential Low" land use. The October 2002 General Plan had previously placed the site within the Developing Tier, approximately one-half mile beyond the end of the Annapolis Road Corridor.

The 2022 Countywide Map Amendment reclassified the subject property from the prior R-A Zone into the corresponding AR Zone.

The subject property is not within a Priority Preservation Area.

PROPERTY LOCATION AND NEIGHBORHOOD DESCRIPTION:

Since the Applicant is not arguing that there has been a change in the character of the neighborhood, but rather that there were mistakes in the current sectional map amendment, the approval criterion of Section 27-3601(e)(3) for approval of a Zoning Map Amendment does not require a defined neighborhood.

In its statement of justification, the Applicant identified a neighborhood which was noted on a map in the Community Character Element of the Sector Plan, namely the Melwood Estates-Twin Knolls neighborhood. Limits of the neighborhood were not provided in the Sector Plan, only a boxed number on a map; the Sector Plan's Map 15 suggests that the neighborhood boundary would roughly consist of Dower House Road/Bridle Vale Road/Bridle Ridge Road to the north, the PEPCO right of way to the east, Pennsylvania Avenue to the south, and Water Lily Way within the Westphalia Town Center to the west. There is no further discussion of, or even reference to that "neighborhood in the Sector Plan text.

In its statement of justification, the Applicant also identified the properties which surround the subject property, which Staff essentially reproduced in its Technical Staff Report as follows:

North: Single-family detached dwelling units in the Agriculture-Residential (AR) Zone, with undeveloped single-family attached lots in the Residential, Multifamily-20 (RMF-20) Zone beyond.

East: Pepco right-of-way in the AR Zone residential uses in the Residential, Rural (RR) Zone beyond.

South: Vacant wooded Maryland-National Capital Park and Planning Commission parkland in the Reserved Open Space (ROS) Zone with single-family attached dwellings in the Legacy Comprehensive Design (LCD) Zone beyond.

West: Single-family detached dwellings in the AR Zone, and Melwood Road, with single-family detached and attached dwellings beyond in the Town Activity Center-Edge (TAC-E) Zone.

As briefly described above, the subject property is located on the east side of Melwood Road, approximately 2,000 feet north of the interchange of Melwood Road/Woodyard Road (Maryland Route 223) with Pennsylvania Avenue (Maryland Route 4).

The subject property is occupied by two single-family detached dwellings in the Mellwood Estates subdivision, which was originally platted in 1983. The subject property is largely wooded, with a horse paddock and a horse barn on the Lot 8 portion of the subject property. Most of the subject property slopes down to its southern edge, which is a part of the stream valley of Back Branch, within which the 21" sewer main serving the Westphalia Town Center runs.

Supplementing the description in the Technical Staff Report reproduced above, the properties and uses surrounding the subject property are as follows:

Abutting to the north are more largely-wooded lots in the Mellwood Estates subdivision in the AR Zone, which receive their access from Melwood Road, or from a private, shared driveway leading east from it. These lots, which were constructed in the mid- to late-1980's together with the contemporarily-subdivided and contemporarily-built lots in Twin Knolls further to the north along Melwood Road, were built with private (septic) sewage disposal systems, which they remain served by.

Beyond the remaining lots in Melwood Estates to the north are recorded lots for townhouses in the RMF-20 Zone, on the former site of the German Orphan Home (which used to be accessed from Melwood Road). These townhouse lots, in a development approved as the Enclave, will be served from Bridle Vale Road to the north, and are currently awaiting the extension of infrastructure from the Smith Home Farms development before their construction can begin. The German Orphan Home, the structure of which is still extant, sits on property less than 500 feet north of the northern edge of the subject property; its access was similarly from Melwood Road.

Abutting to the west is Melwood Road, a designated historic road. Melwood Road is improved only with asphalt paving over its historic roadbed; the steep earth banks from its long-established character remain. Immediately on the west of Melwood Road is a stormwater management pond in the TAC-E Zone. The pond serves the east side of the Westphalia Town Center, a General Plan Local Town Center, with single-family dwellings in the "Westphalia East" development on lots between 7,000 and 8,000 square feet located to the north of the pond, and an 80-foot deep HOA parcel separating the lots from the Melwood Road right-of-way. The Westphalia East development, containing a mix of attached and detached dwellings, is currently being extended northward toward the Enclave development described

above. On the west side of Melwood Road south of Back Branch is cleared but undeveloped land in the TAC-E Zone which is currently planned for more intense retail and office commercial development.

Abutting to the south is MNCPPC property in the ROS Zone, which contains the stream valley of Back Branch, as well as the stub of dedicated right-of-way for the former alignment of the A-67 (Woodyard Road extended) roadway, which was substantially realigned away from the subject property by the 2007 Sector Plan. The MNCPPC property as well as the A-67 stub were platted in 1995 and conveyed to the Commission as a part of the "Melwood Park" Comprehensive Design Zone subdivision, and the MNCPPC land was subsequently rezoned from R-S to R-O-S as a part of the 1998 Countywide Map Amendment for the Reserved Open Space Zone. The dwellings in the Melwood Park subdivision are a mix of townhouses and detached dwellings on moderate-sized (~10,000 SF) lots in the LCD Zone.

Abutting to the east is a PEPCo transmission right-of-way, with single-family detached dwellings on moderate-sized (~10,000 SF) lots in the "Melwood Manor" subdivision and the "Roblee Acres" subdivisions in the RR Zone beyond. These lots were approved before the modern, 20,000-square-foot minimum lot size standard of the prior R-R (and current RR) Zone were adopted. To the south of Back Branch stream valley are more townhouses and detached dwellings in "Melwood Park" subdivision in the LCD Zone. To the north of "Melwood Manor" are a mix of townhouses and detached single-family dwellings on moderate-sized (~10,000 SF) lots in the "Marlboro Ridge" development in the RR Zone.

Broadly, the character of the neighborhood and the surrounding uses is of townhouses and single-family detached dwellings on small-to moderate-sized lots served by public water and sewer, with a small island of nineteen single-family detached dwellings on large lots served by private water and sewer in the AR Zone (of which two are on the subject property) in the middle.

DESCRIPTION OF THE PROPOSED USE

The proposed use associated with Zoning Map Amendment application ZMA-2025-003 is the construction of up to approximately 99 single-family dwellings (i.e. 3.5 dwelling units per acre), on lots conforming to the Intensity and Dimensional Standards for the RSF-A Zone. To limit the potential development of the property for other uses, or a greater permissible density of single-family dwelling as would be allowed by the maximum permissible density for single-family dwellings in the RSF-A Zone, the Applicant has proffered two conditions to restrict permissible Residential Uses to single-family detached dwellings, and to cap the permissible development density at 3.5 units per acre so as to conform to the density associated with the Sector Plan's land use recommendation.

This planner also notes that while ordinarily a Planned Development Zoning Map Amendment would be the best way to implement the recommendations of the sector plan in the way which this Zoning Map Amendment proposes, the Location Standard provision of Section 27-4302(a)(4) restricts the R-PD Zone from being applied to a property classified in a Rural and Agricultural Base Zone, which category includes the AR Zone in which the subject property is classified.

COMPLIANCE WITH REQUIRED FINDING OF SECTION 27-3601(e)(3):

The criteria for approval of a Zoning Map Amendment alleging a mistake in the current sectional map is Zoning Ordinance Section 27-3601(e)(3):

> ***27-3601. Zoning Map Amendment (ZMA)***
> *(e)* ***Zoning Map Amendment (ZMA) Decision Standards***
> *In determining whether to adopt or disapprove a proposed zoning map amendment (ZMA), the District Council may consider many factors. No amendment to the CBCAO Zone shall be granted without the applicant demonstrating conformance with the decision standards in Section 27-3603(d), CBCAO Zoning Map Amendment Decision Standards. No amendment to a Transit-Oriented/Activity Center base zone shall be granted except in accordance with the locational standards of Section 27-4204(b)(2) of this Ordinance. No other zoning map amendment shall be granted without the applicant demonstrating…:*
> *(3) There was a mistake in the current sectional map amendment.*

It is to be noted that the subject property is not in the CBCAO (Chesapeake Bay Critical Area Overlay) Zone, nor is the requested RSF-A Zone a Transit Oriented/Activity Center base zone. The mistakes the Applicant alleges are discussed individually as follows:

In its original Statement of Justification, the Applicant has contended that three mistakes were made by the District Council in retaining the prior R-A Zone at the subject property. This planner concurs with the Applicant's contentions. This report adds discussion of an additional mistake, the failure to consider the existing and planner water and sewer service for the surrounding development and its relationship to the subject property.

The first mistake alleged by the Applicant is that the retention of the subject property in the prior R-A Zone was contrary to the Goals and Policies of the Sector Plan for the Westphalia Town Center and the surrounding Residential Areas with respect to the density and character of planned development. This report adopts and incorporates the Applicant's discussion in pages 9-12 of its Statement of Justification (which was drafted in part by this planner). It is to be noted for clarity that Staff identifies this discussion in the Technical Staff Report as "Mistake 2."

The second mistake alleged by the Applicant is that the retention of the subject property in the prior R-A Zone was premised on an incorrect description of the existing land uses on and around the subject property in the 1994 Melwood-Westphalia Master Plan and Sectional Map Amendment. This report also adopts and incorporates the Applicant's discussion on page 12 of its Statement of Justification. It is to be noted for clarity that Staff identifies this discussion in the Technical Staff Report as "Mistake 1."

The third mistake alleged by the Applicant is that the retention of the subject property in the prior R-A Zone did not consider the merits of the request for rezoning made by the property owner at the Joint Public Hearing on May 23, 2006. This report also adopts and incorporates the Applicant's discussion on page 13 of its Statement of Justification.

Mistake #1:
Nonconformity with the Goals and Policies of the Sector Plan

In its Statement of Justification, the Applicant contended that the District Council did not serve the Goals and Policies of its own Sector Plan by retaining the prior R-A Zoning of the subject property in the Sectional Map Amendment.

Staff contends that the Applicant provided no proof that the District Council was unaware or mistaken about the property's location, and absent proof of the negative proposition of the Council's unawareness, that the Council must have simply engaged in protected bad judgment: The language of the Court of Appeals[1] in its ruling in *People's Counsel for Balt. City v. Beachwood I Ltd. P'ship* certainly provides that,

> "a conclusion based on a factual predicate that is incomplete or inaccurate may be deemed, in zoning law, a mistake or error; an allegedly aberrant conclusion based on full and accurate information, by contrast, is simply a case of bad judgment, which is immunized from second guessing." [2]

This planner would dryly point out that absent the existence of a positive error about the subject property's location, anything in the record discussing the location of the subject property would necessarily be evidence of the Council's actual and correct awareness. Staff here expects the Applicant to disprove its own argument in order to prove its validity.

This planner acknowledges that the District Council might very well have been capable of approving the 2007 Sectional Map Amendment having operated on the (bad) judgment that development of the subject property under the provisions of the prior R-A Zone would in fact provide for a sensitive transition, would be compatible infill to the existing neighborhood scale and character, and meet the other Goals and Policies enumerated in the Applicant's Statement of Justification; the damning provision of the Sectional Map Amendment that it did not, however, is its action in rezoning what was listed in the Sectional Map Amendment a Public Rezoning Request 4.

Public Rezoning Request 4 was for the German Orphan Farm Property, which was also classified in the prior R-A Zone before the adoption of the 2007 Westphalia Sector Plan and Sectional Map Amendment. As described above, the site of the German Orphan Home was just five hundred feet north from the subject property, and also had its access from Melwood Road. This site, together with other nearby properties inside the Town Center's limit, was rezoned as Zoning Change Number 1 to the M-X-T Zone in order to "promote implementation of the sector plan recommendation for mixed-use development within the Westphalia town center area. This zone allows a high-density, urban, pedestrian-oriented character within the center core and edge with supportive development in the fringe area."[3]

This explicitly-stated summary of the Plan's Goals and Policies is the best evidence to this planner that an active consideration of facts simply did not happen regarding the subject property's location with respect to those Goals and Policies, despite its proximate, similarly-situated and similarly-zoned

[1] RIP, now the Supreme Court of Maryland.
[2] 107 Md. App. 627, 645 (1995)
[3] MNCPPC, *Approved Westphalia Sector Plan and Sectional Map Amendment* (February, 2007), p. 85.

situation to property which *was* rezoned. This evident lack of consideration, in this planner's opinion, meets the *Boyce* test for establishing a legal mistake.

Mistake #2:
Incorrect Description of the Existing Land Uses

In its Statement of Justification, the Applicant contended that there has been an error of fact which was carried forward from the 1994 Melwood-Westphalia Master Plan and Sectional Map Amendment, describing the neighborhood of the subject property as one where, "stables and horses are as much a part of this neighbohood landscape as houses and people."

As noted in the neighborhood description, above, there are nineteen single-family detached dwellings along Melwood Road in the Twin Knolls and Mellwood Estates subdivisions and a couple of parcels of acreage. To rebut the applicant's argument, Staff expended four pages of text (correctly) pointing out that there are (or were) horses kept by three of the residents of these dwelling, and that care of horses is a part of the definition of agriculture.

This planner finds it ironic that the owner of the subject property is the resident with the largest paddock and horse barn, and that this owner (cited by the Technical Staff Report as "the previous owner;" this is technically true – she conveyed title to a family trust of which she is a trustee), in making her request to the District Council for her property to be rezoned, was the primary source for MNCPPC's contention about the agricultural character of the neighborhood. Notwithstanding the assured historic presence of horses on the subject property, this planner stands by his characterization of the nineteen single-family detached dwellings as large-lot residential, with the further stipulation occasional accessory and noncommercial horsekeeping is present, but in no way are "stables and horses are as much a part of this neighbohood landscape as houses and people," nor have they every been since the subdivision of Twin Knolls and Melwood Estates.

As such, this planner agrees with the Applicant's arguments, observing also that the locus of equestrian activity in the surrounding area is now at the eastern edge of the Marlboro Ridge development, in the RR Zone.

Mistake #3
Lack of Consideration of the Property Owner's Request for Rezoning

With respect to the discussion in Applicant's Statement of Justification and Staff's analysis in its Technical Staff Report on the Applicant's final alleged mistake, this planner would add two observations:

First, the property owner did not ask for "residential multifamily" zoning, as repeatedly alleged in the Technical Staff Report; she asked instead for application of the R-M (Residential Medium Development) Zone, the same zone which had been approved for the Smith Home Farm application further north on Melwood Road just two months before the May 23, 2006 Joint Public Hearing, and for which a Water and Sewer Category Change had also been granted by CR-7-2006 a month before the Smith Home Farm zoning approval.

The second observation is that the property owner's request at the Joint Public Hearing did not seem to officially register: In the text of the Sectional Map Amendment, neither Map 19 nor Table 4[4] reflect Mrs. Day's request. This omission of Mrs. Day's request in the Sectional Map Amendment is further evidence that important facts about the property were not considered by the District Council in the retention of the prior R-A zoning of the subject property.

Mistake #4
Lack of Consideration of Public Water & Sewer Planning

While not argued by the Applicant in its Statement of Justification, this planner observes that one very important aspect of land use planning was not treated at all in the Sector Plan: the provision of public water and sewer service.

A review of the history of amendments to the County's Ten Year Comprehensive Water and Sewer Plan reveals that the entirety of the subject property was classified S-4 by 2002, many years before the preparation of the sector plan, and well in advance of other properties surrounding the subject property.

On Page 5 of the Technical Staff Report, Staff states that the subject property was rezoned by the 1980 Sectional Map Amendment from R-R to the recently-created R-A Zone, "because of its location 'in System Area 6 with a small part of Parcel 11 in System Area 4' (page 79)." This statement is in concord with this planner's research: Part of Mellwood Estates, specifically all of the land therein which lay east of the then-planned A-67 alignment of Woodyard Road extended, and including virtually all of the subject property, was classified in Category S-4 in 2002, with the remaining area of Mellwood Estates being classified in category S-5.

This planner does not have access to the 1980 SMA, however, Staff goes on to say that,

> "the properties included in this application would have been impacted by a capital project to 'extend sewer service from Turkey Branch to the Robershire Subdivision, which fronts on Brown Station Road.' (page 71). However, it is noted that these capital improvements were not completed because 'no projects have been proposed to extend the Turkey Branch Line or provide sewer lines in other branches to allow suburban development on the south side of White House Road'"[5]

Unlike the description of the water and sewer categories of what is almost certainly the parent of the subject property, this planner does not find staff's subsequent analysis to be credible in any way, as Turkey Branch is two and a half miles north of the subject property, and outfalls into Western Branch some miles above Back Branch, which lies next to the subject property. Because of the intervening topography, there is no physical way that a gravity sewer line could have been extended from Turkey Branch to even the remote vicinity of the subject property.

Back Branch, however, abuts the subject property, and immediately following the approval of System Area S-4 for Smith Home Farm in 2006, the extension of public water and sewer was authorized by

[4] *Sectional Map Amendment,* pp. 80-82.
[5] *Technical Staff Report,* pp. 5-6.

WSSC, with the trunk sewer running immediately adjacent to the subject property in the Back Branch stream valley, and a water main extending up Melwood Road to the southwest corner of the subject property, at which point it bend left into the Westphalia Town Center. The final engineering for these mains was approved by WSSC pursuant to their 2007 authorization in 2013, and were constructed by 2018.

There is no discussion at all of water and sewer facilities, the prior public planning therefor, or the planning and zoning implications of the presence of public sewer service in the 2007 Sector Plan. This is particularly confounding because much of the development which is the focus of the Sector Plan relies on the very sewer which now runs adjacent to the subject property.

This planner contends that had this information been in the record, it would have led to a different conclusion as to the appropriate zoning classification for the subject property, particularly given the Goals and Policies laid out in the Sector Plan.

COMPLIANCE WITH THE PURPOSES OF THE ORDINANCE, PURPOSES OF RESIDENTIAL BASE ZONES AND THE PURPOSES OF THE RSF-A ZONE

The Zoning Ordinance has a hierarchy of purposes: relevant here are those for the Ordinance as a whole, for Residential Base Zones generally, and for the RSF-A Zone in specific. Each of these series of purposes is addressed, following. The eighteen purposes of the Zoning Ordinance are laid out in section 27-1300. The harmony of the subject project with these purposes is as follows:

(a) Protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County;

The application of the RSF-A Zone to the subject site, particularly with the conditions proffered by the Applicant, would protect and promote the health, safety, morals, comfort, convenience and welfare of the inhabitants of the County by allowing for uses which are compatible with the subject property's location abutting a General Plan Center, and acting as a compatible transition zone between the Center and surrounding single-family attached and detached development.

(b) Implement the General Plan, Area Master Plans, Sector Plans, and Functional Master Plans;

The implementation of the text of the Sector Plan and the General Plan has been discussed at length above and in the Applicant's Statement of Justification in their discussion of Mistakes #1 and #2.

The Functional Master Plans which are relevant to the subject application include the Green Infrastructure Plan and the *Countywide Master Plan of Transportation.*

The subject parcel includes Regulated Areas in the County's Green Infrastructure network; regulations in the Zoning Ordinance would protect these areas in conformance to this functional master plan.

The Master Plan of Transportation designates Melwood Road as a historic roadway; regulations in the Landscape Manual would protect the character of this roadway in conformance with Melwood Road's historic designation.

In summary, approval of the instant rezoning application would not impair the implementation of the General Plan, Area Master Plans, and Functional Master Plans.

(c) Promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;

The approval of the instant request will allow for the regulatory review process to proceed to the subdivision phase, where the statutory tests to ensure the adequacy of public facilities and services can be applied.

(d) Guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;

The approval of the subject application would abet the orderly growth and development of the County by providing for land uses at the subject property which are compatible with the abutting General Plan Center, and particularly with the conditions proffered by the Applicant, would allow the subject property to act as a compatible transition zone between the Center and surrounding single-family attached and detached development.

(e) Support pedestrian-friendly, higher-intensity, mixed-use development in the appropriate locations, including support and emphasis upon a framework for multi-modal forms of mobility for pedestrians, bicyclists, transit users, and motorists;

While the subject application seeks the approval of Base Residential Zone rather than a zone which allows for mixed-use development, it will be far more pedestrian- and bicycle-friendly, will support the planned trails along Back Branch and the historic Melwood Road and their connections to the abutting Center, and the new residents which would result from the development of the subject property would support the activity in the mixed-use areas of the Westphalia Center.

(f) Support redevelopment and infill development within established areas of the County;

The subject property forms a substantial part of the "hole" of AR-Zoned land in the middle of an established doughnut of higher-intensity uses. The approval of the instant request would actively support infill development in an established area of the County.

(g) Provide adequate light, air, and privacy;

The subject rezoning would be in harmony with this purpose because the Zoning Ordinance provides for regulations to ensure the provision of adequate light, air and privacy, both for the occupants of the subject site and for its neighbors. These principles include the provision of adequate setbacks, landscape buffers between the proposed use and neighboring uses, and conformance with height limitations in order to allow for access to light and air. Because the requested Zone is far more compatible with the

surrounding uses, the approval of the RSF-A Zone would afford a use-appropriate level of privacy than the existing AR zoning.

(h) Encourage economic development activities that provide desirable employment and a broad, protected tax base;

While the requested rezoning is to a Base Residential Zone, the approval of the subject rezoning would be in harmony with this purpose because the greater density of new households it would allow for would reinforce the level of economic activity in the abutting Westphalia Center.

(i) Ensure a high level of quality development in general, for the benefit of all citizens and residents, throughout the County;

The approval of the instant application would better implement this Purpose of the Zoning Ordinance by allowing for a type of development which is far more compatible with its surrounding intense land uses. This compatibility is essential to providing a quality living environment for the future residents of the subject property and its surrounding neighbors.

(j) Promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;

The subject rezoning would be in particular harmony with this purpose because of the particular characteristics of the surrounding neighborhood. The proposed land use is far more compatible with the intense land uses of its surroundings than its existing AR zoning would be.

Further, the subject property would be developed in accordance with the various principles that have been codified in the Zoning Ordinance to promote the beneficial relationships between land and buildings, including conformance with the tables of permitted uses for the various zones as laid out in the Ordinance.

(k) Protect the established character of residential communities and neighborhoods;

As described in the discussion of the neighborhood, above, the subject property sits in a “hole” of AR-Zoned land in the middle of an established doughnut of higher-intensity uses. The abutting neighborhoods of Melwood Park and Westphalia East are developed with both attached single-family dwellings, and detached single-family dwellings on lots comparable in size to those which would correspond to the development of the subject property in accordance with the conditions proffered by the Applicant. Similarly, development in the approved but as-yet undeveloped Enclave and Westphalia North neighborhoods will extend the development pattern in the Westphalia East development. For all of these reasons, the approval of the subject application will uphold this Purpose of the Ordinance.

(l) Protect the County from fire, flood, panic, and other dangers;

The rezoning of the subject site would be in harmony with this purpose because its redevelopment would be in conformance with regulations established in the body of the Zoning Ordinance, as well as other County Ordinances, which are intended to protect from fire, flood, panic and other dangers,

namely: the stormwater management regulations, floodplain regulations, the fire prevention code, the building code, and the tables of permitted uses for the various zones.

(m) Provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;

The higher-intensity land uses which abut and surround the subject property demonstrate that the approval of the subject application would be in better harmony with this Purpose of the Ordinance than the existing AR zoning. Further, the smaller-lot detached dwellings which would be made possible by the application's approval will be within the economic reach of a much higher proportion of the County's residents than the existing large-lot AR zoning.

(n) Prevent the overcrowding of land;

The subject rezoning would be in harmony with this purpose because its site would be redeveloped in accordance with various principles that have been codified in the Ordinance to ensure the prevention of overcrowding, including height limits, setbacks and buffers.

(o) Protect the rural character of the County in designated, appropriate locations;

Because the subject property is not in the Rural Tier (Environmental Strategy Area 3), because it is in an area which is planned for suburban-density development, and further because it is in the midst of an area of higher-intensity uses, this Purpose is not applicable to the subject application.

(p) Ensure the provision of open space to protect scenic beauty and the natural features of the County, as well as provide adequate recreational space;

The provisions of the Zoning Ordinance limiting lot coverage, requiring open-space set-asides, and requiring the protection of regulated natural features which would be applied to the development of the subject property will ensure that the approval of the subject application will be in harmony with this Purpose.

(q) Protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features; and

Similar to the immediately-foregoing purpose, the provisions of the Zoning Ordinance requiring the protection of regulated natural features, as well as the provisions of Subtitle 25 which require forest conservation, will ensure that the approval of the subject application will be in harmony with this Purpose.

(r) Protect and conserve the agricultural industry and natural resources.

While a portion of the subject property has been used for many years for the keeping of horses, the horses were for the use of the landowner and not a commercial use. As such, this Purpose is not applicable to the subject application.

In addition to the purposes of the Ordinance, there are purposes for Residential Base Zones, generally. The nine general purposes of Base Residential Zones are laid out in Section 27-4202(a), as follows:

(a) ***General Purposes of Residential Base Zones***
The Residential base zones established in this Section are intended to provide a comfortable, healthy, safe, and pleasant environment in which to live and recreate. More specifically, they are intended to:
(1) Provide appropriately located lands for residential development that are consistent with the goals and policies of the General Plan and the applicable Area Master Plan or Sector Plan;

Because of the surrounding higher-intensity land uses, the approval of the subject application would provide appropriately-located land for transitional residential development, and would be consistent with the General Plan's policy for promoting context-sensitive development in the Established Communities, and with the recommendations of the Sector Plan.

(2) Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the negative effects of noise, excessive population density, flooding, and other significant adverse environmental impacts;

This Purpose for Residential Base Zones directly echoes Purposes (m), (n) and (q) of the Zoning Ordinance generally, which were discussed above.

(3) Ensure protection from fires, explosions, toxic fumes and substances, and other public safety hazards;

This Purpose for Residential Base Zones directly echoes Purpose (l) of the Zoning Ordinance generally, which was discussed above.

(4) Provide for residential housing choice, affordability, and diversity with varying housing densities, types, and designs;

The approval of the requested RSF-A Zone would better promote housing affordability and diversity than the existing AR Zone, and would be a part of the spectrum of available and varying densities, types and designs which are reflected by the range of the Base Residential Zones provided for in the Ordinance from low- to high-density.

(5) Provide for safe and efficient vehicular, bicycle, and pedestrian access and circulation, and neighborhoods that promote multiple forms of mobility;

The approval of the subject application would allow for a development of the subject property that would contribute to the pedestrian and bicycle system along Melwood Road and the planned Back Branch trail, and would allow for the extension of the planned bicycle and trail networks in the area of the subject property.

(6) Provide for the public services and facilities needed to serve residential development;

This Purpose for Residential Base Zones directly echoes Purpose (c) of the Zoning Ordinance generally, which was discussed above.

(7) Protect the existing character of lands in the residential zones from incompatible development;

As described above in the discussion of Purpose (k) of the Zoning Ordinance generally, the subject property sits in a "hole" of AR-Zoned land. The abutting neighborhoods of Melwood Park (in a Legacy Comprehensive Design Zone) and Westphalia East (in an Activity Center zone) are developed with both attached single-family dwellings, and detached single-family dwellings on lots comparable in size to those which would correspond to the development of the subject property in accordance with the conditions proffered by the Applicant. Similarly, development in the approved but as-yet undeveloped Enclave (in a Residential Base zone) and Westphalia North (in an Activity Center zone) neighborhoods will extend the development pattern in the Westphalia East development. Finally, the development of the subject property in accordance with the conditions proffered by the Applicant will provide an appropriate transition from the Westphalia Center to the "old R-R" single-family detached development in Roblee Acres (in a Residential Base zone) to protect its character. For these reasons, the approval of the subject application will uphold this Purpose of Base Residential Zones.

(8) Accommodate new infill development and redevelopment that is consistent with the context and the character of the residential zone in which it is located; and

As described above in the discussion of Purpose (f) of the Zoning Ordinance generally, the approval of the instant request would actively support infill development in an established area of the County.

(9) Promote sustainable development in terms of energy efficiency and conservation, greenhouse gas reductions, food security, materials recycling, and similar sustainability goals.

If approved, the subject property would be developed in accordance with the Green Building Standards encoded in the Zoning Ordinance, which promote sustainable development.

The three specific purposes of the RSF-A Zone are laid out in Section 27-4202(f)(1), as follows:

(1) Purposes
The purposes of the Residential, Single-Family-Attached (RSF-A) Zone are:
(A) To provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands;

The approval of the subject application would be in harmony with this purpose of the RSF-A Zone because the density afforded by its approval, even with the reduced density provided for by the conditions proffered by the Applicant, will be more walkable, more pedestrian oriented, and better connected to surrounding lands by the implementation of the planned bikeways and trails that pass along the property's perimeter.

(B) To provide development that is respectful of the natural features of the land; and

The ability to create smaller lots in accordance with the Intensity and dimensional standards of the RSF-A Zone will afford greater design flexibility in creating a design for the development of the property that respects the natural features of the land. As such, the approval of the subject application will be in harmony with this purpose of the RSF-A Zone.

(C) To provide development that is compatible with surrounding lands.

Specifically because of the character of land use and development on the surrounding lands which has been discussed at great length, above, the approval of the requested RSF-A Zone will be in particular harmony with this purpose of the Zone.

Conclusion

In summary, the approval of the instant application would recognize that there was a mistake in the retention of the prior R-A Zone in the 2007 Westphalia Sector Plan and Sectional Map Amendment because the factual record was both incomplete and inaccurate.

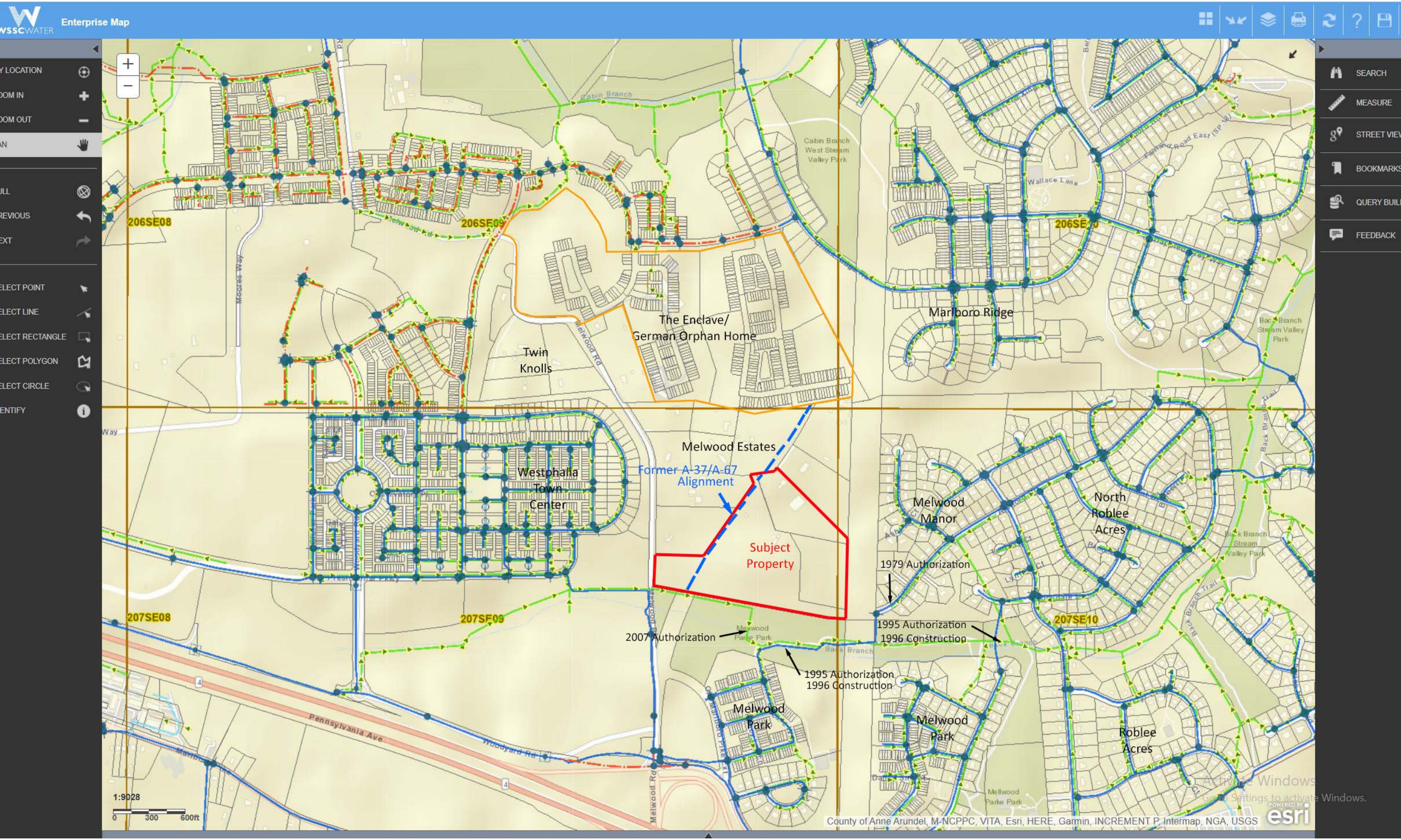
The District Council clearly failed to affirmatively consider the application of the Goals and Policies as laid out in the Sector Plan to the subject property while it:

- granted more intense zoning to similarly-zoned and similarly-site neighboring property;
- did not correct past erroneous descriptions of the character of the use of the subject property and its surroundings;
- failed to consider the request of the property owner at the time of the Joint Public Hearing in 2006; and,
- failed to consider the past planning for public water and sewer service abutting the subject property which would be necessary to serve the Westphalia Town Center.

With these findings of a mistake in the current Sectional Map Amendment, this planner believes that the appropriate remedy would be the grant of the requested RSF-A Zone with the conditions proffered by the Applicant, which would allow the property to be developed in a way that can most effectively replicate the flexibility of lot standards which would be afforded by a Planned Development.

Respectfully submitted,

Mark G. L. Ferguson, R.A.
Senior Land Planner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The Enclave/ German Orphan Home
Twin Knolls
Melwood Estates
Former A-37/A-67 Alignment
Westphalia Town Center
Subject Property
Melwood Manor
North Roblee Acres
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1995 Authorization 1996 Construction
2007 Authorization
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THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY SECTOR PLAN

AND

PROPOSED SECTIONAL MAP AMENDMENT

FOR

WESTPHALIA

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

May 23, 2006

VOLUME 1 of 1

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BEFORE:

CAMILLE A. EXUM, County Council Vice Chair

WILL CAMPOS, Council Member, District 2

SAMUEL H. DEAN, Council Member, District 6

DAVID C. HARRINGTON, Council Member, District 5

TONY KNOTTS, Council Member, District 8

SAMUEL J. PARKER, JR., CHAIRMAN, M-NCPPC

SYLVESTER J. VAUGHNS, Commissioner, M-NCPPC

JOHN H. SQUIRE, Commissioner, M-NCPPC

OTHERS PRESENT:

GREGORY BAKER, Community Planning Division

C O N T E N T S

SPEAKER	PAGE
Billy Crawford	15
Darryl Bogans	16
Russell W. Shipley, Esq.	18
Robert J. Antonetti, Esq.	20
Arthur J. Horne, Jr., Esq.	22
Dennis Whitley, III, Esq.	24
Earl Adams, Jr., Esq.	26
Melvin Henderson	27
Chris Seymour	28
John Trader	30
Alan Feinberg	31
Rose Lewis	33
Gerald T. McDonough, Esq.	34
Joseph King, Esq.	35
Teena Green	37
Calvin Ruffin	38
Alfred Joel	40
Harold Johnson	41
Dorothy B. Troutman	42
Susan Nicowski	44
David Nicowski	45
Yvette Jardine	45
Rollie Washington	47
Brenda Foxx	49
Rachell Washington Garcia	50
Annette Dreher	51
Rovall Washington	52
Dorothy Washington	54
Raichell Savoy	55
Vernell Arrington, Esq.	56
Steven C. Gaskins	56
William Ship, Esq.	58
Midgett Parker, Esq.	59
Abigale Bruce Watson, Esq.	62
Sean Caldwell	64
Charles Renninger	66
Barry M. Caison, Esq.	68
Jenny Day	69
William Huttenlouff	71
Kimberlynn Davis	73
Mary Joan Robertson	76
Cathy Hook	78
Georgette Gregory	79

P R O C E E D I N G S

VICE-CHAIR EXUM: On behalf of the Prince George's County Council and the Planning Board of the Maryland National Capital Park and Planning Commission, I would like to welcome everyone to the Public Hearing on the Preliminary Sector Plan and Proposed Sectional Map Amendment for a portion of the Westphalia area. My name is Camille Exum. I'm Vice Chair of the County Council, representing the Seventh Councilmanic district. I would like to take a moment to ask each of my colleagues to introduce themselves and indicate what districts they serve. Then we'll have the Planning Board members introduce themselves. I'll start on my far left.

COUNCIL MEMBER PETERS: Good evening, Doug Peters Councilmanic district 4.

COUNCIL MEMBER KNOTTS: Good evening, Tony Knotts, Councilman, District 8.

COUNCIL MEMBER DEAN: Good afternoon, Samuel Dean, Council Member from District 6.

COUNCIL MEMBER HARRINGTON: Good evening everyone. David Harrington, representing councilmanic district 5.

COUNCIL MEMBER CAMPOS: Good evening. I'm Will Campos and I represent councilmanic District 2.

MR. CARVER: I'm Samuel J. Carver, Jr., Prince George's County Planning Board.

COMMISSIONER VAUGHNS: I'm Sylvester Vaughns, member of the Planning Board.

COMMISSIONER SQUIRE: John Squire, also member of the Planning Board.

VICE-CHAIR EXUM: Thank you, the County Council and Planning Board are holding this joint public hearing to obtain comments on the Preliminary Sector Plan and Proposed Sectional Map Amendment for Westphalia. The sector plan and the sectional map amendment are being processed concurrently. Tonight's testimony is part of the public evaluation and decision-making process that will lead to an updating of a portion of the 1994 approved Master Plan and Sectional Map Amendment for Melwood-Westphalia, Planning Areas 77 and 78 and the 2002 Prince George's County Approved General Plan.

The Westphalia sector planning area encompasses approximately 6,067 acres. It is generally bound to the north and east by Ritchie Marlboro Road, to the south by Pennsylvania Avenue, and to the west by the Capital Beltway. The preliminary plan recommends a high-density, urban mixed-use town center, residential neighborhoods with a mix of housing types and densities, adequate public facilities to serve existing and proposed development provided prior to or concurrently with new development and new and improved pubic facilities in the communities that already exist in Westphalia.

The preliminary sector plan we are considering this evening evolved from the Westphalia Comprehensive Concept

Plan study, also known as the WCCP, which was prepared in 2005 with contributions from community members and stakeholders who participated in five public meetings held between June and August 2005, three public charrettes and two team working charrettes. Several outstanding issues related to the WCCP need to be addressed in parallel with this public hearing process to avoid delays in the approval and adoption of the final sector plan. These issues include road design standards, transportation and traffic mitigation, development patterns, project and development phasing, minority participation in economic development, and the financing and provision of sufficient public facilities to serve both proposed development and existing communities.

Therefore, subsequent to the initiation of this planning process, an on-going collaborative and transparent evaluation and decision-making process has sought additional input from community leaders, residents and property owners of the Westphalia area as well as developers, local and state government agencies. This process includes bi-weekly stakeholder meetings, numerous technical staff meetings, solicitations from the public, participation in civic and homeowners association meetings, and a public workshop held on May 6. The testimony you provide tonight is part of this on-going process and will help guide the continued development and refinement of the plan.

When approved, the sector plan and corresponding sectional map amendment will guide future growth and development and serve as a policy document that guides land use and public facility decisions for years to come. A public facilities implementation and financing program, to be prepared in parallel with this sector plan, is intended to provide a formula for ensuring the provision of adequate public facilities for all parts of the community prior to, or at the same time as new development.

To allow everyone a chance to speak, we are requesting that comments be limited to three minutes per speak. Again, three minutes per speaker. One minute before the allotted time has elapsed, a yellow light will come on, then be followed shortly thereafter by a tone and a flashing light indicating that no time remains. Your cooperation in immediately concluding your comments is appreciated.

At the end of this hearing, the record will be held open for 15 days, or until the close of business on Wednesday, June 7, 2006. This 15-day extension provides an opportunity for written comments to be submitted into the record and be officially considered as part of the hearing.

If you wish to submit written remarks to supplement testimony you may give tonight or prefer submitting written comments, please send your comments to the Clerk of the Council at the address printed on today's agenda.

Following the close of the record, the Planning Board will review the testimony. The Board will transmit its recommendations on the sector plan and sectional map amendment to the Council. The County Council, in turn, will consider the Planning Board's recommendations along with the spoken testimony heard tonight and written testimony submitted for the record and will take final action on the plan and sectional map amendment early this fall.

At this time, I would like to call on Gregory Baker, the project leader, for a brief summary of the preliminary sector plan and sectional map amendment. We will then go to the sign-up sheet and start with elected officials who wish to speak. So, if you have not signed up to speak, I would ask you to do so now. It's been a very long day for the Council and we want all persons that desire to speak to be heard. So, if you would please sign up at this time. Thank you. Mr. Baker.

MR. BAKER: Thank you and good evening, Council Members and Planning Board Members. My name is Greg Baker as was mentioned, I'm with the Community Planning Division of the Prince George's County Planning Department and I'll be doing a brief presentation for you this evening to set the context and the background for this particular project.

This slide illustrates the study area of the original Westphalia Comprehensive Concept plan study which

the sector plan or the preliminary sector plan is based upon. The area is basically north of Andrews Air Force Base, north of Pennsylvania Avenue. It's approximately 6,000 acres. The study itself was bound to the north by Ritchie Marlboro Road and White House Road, and to the west by the Capital Beltway. There were certain principles that were adhered to in the development of this particular study and those were basically the guiding documents such as the 1994 Melwood-Westphalia Master Plan as well as the existing conditions in the area and development proposals that were under review, in addition to other documents.

There was significant public input that went into the development of the WCCP's study itself, which was initiated in 2005. There were five public meetings, one pre-charrette, three public charrettes and one public presentation. Additionally, there was visual preference survey and a community survey that was done and there was many forms of notification, including flyers and engagement of the local media.

This slide illustrates the vision that came out of the WCCP, the basically, the key recommendations. It didn't depart significantly from the 1994 Melwood-Westphalia Plan which essentially called for a concentrated note of commercial and residential development off of Maryland 4 and increasingly less dense bands of residential development

around it. The proposal is approximately 14,000 to 15,000 residential units and upwards of 650,000 square feet of retail and commercial uses. Public facilities will also address, as is mentioned on the slide.

In early January, the Planning Board and the County Council requested that staff go ahead and initiate a sector plan and sectional map amendment process and this is what we're bringing here today for the public hearing to speak on is essentially a preliminary Westphalia sector plan and sectional map amendment. This graph that illustrates the process, the essentially, the rationale behind engaging in a sector plan process wwas to implement the WCCP study and also to implement the vision of the study and the sector plan through zoning.

If you look at the graphic on the left, that linear sequence of charts basically illustrates the time frame and the constraints that we're under in terms of completing this process. As was mentioned, the process began in January. February through March we developed the actual preliminary sector plan. April, we published it and distributed it to the public. We are at the state now, obviously where we are before you for a public hearing and from here on out, there will be subsequent meetings including a Planning Board work session and ultimately, County Council, which we're aiming to bring it to Council in September-October.

Parallel to this process, if you notice on the right of this graphic, there's an entire other parallel process that we're calling the stakeholder/implementation and coordination process. And this essentially stems from the fact that WCCP had many elements that were outstanding in terms of different issues that weren't quite addressed to the level that thye need to be addressed in the sector plan. And I will speak to that more shortly.

This graphic illustrates the land use and zoning recommendations which are included in the actual plan documents. It wasn't a significant departure from the WCCP study. It kept with the same theme essentially, the community center, in this case, we're referring to it as a town center core, town center edge off of Maryland 4, and several mixed use village areas, in addition to lowered density developments surrounding it. The graphic that refers to zoning shows how this vision was translated through a sectional map amendment and preliminary proposal for rezoning. The majority of the area designated for mixed-use development is designated here as M-X-T, including the two village areas to the north and to the southeast. There's also a significant portion which is primarily the Smith Home farm site, which is being designated for R-M zoning.

Many of the issues that I referred to earlier that stem from the WCCP study and that we have encountered in our

stakeholder coordination and issue coordination process can be divided into essentially two categories, one of them being those pertaining to existing communities in the areas and the other one pertaining to new developments. With respect to existing communities, there are multiple issues. Both transportation, environmental and public facilities issues. For instance, there's the maintenance and upgrade of existing roads which neighborhoods and residents in existing areas have asked us to pay special attention to. With respect to environmental issues, there's landfills in the area. There's also public facility concerns, in terms of existing schools which are already somewhat overcrowded. And the lack of fire and police service or sufficient fire and police service and lack of community meeting spaces are other examples of this.

The other breakdown of the issues would basically refer to the new development that is being proposed by the plan which is obviously significant new development. One of those would be the town center orientation, urban design. We are looking more closely at that and how that may change somewhat from the WCCP study and what's in the preliminary plan right now. We are also looking more closely at how we can make this town center transit ready to either be serviced by either standard bus service or perhaps even bus/rapid transit or eventually Metro service. We're also looking at, more closely at, the park system, the central park system

design and the remainder of the park system in terms of the total acreage and making sure that the County and the public are receiving what they need out of that system. And then we will be looking at some economic development elements, as well.

In order to deal with those issues as was mentioned, there is that parallel process that we've been engaged in and we've had multiple meetings. As a result of that, staff is kind of looked at how some of those outstanding issues can be addressed within the preliminary plan process and from here, through the remainder of the process, we will be looking more closely at forming strategies to include in the actual document that address things such as new roads in existing communities, the actual alignment of the proposed transportation network, looking at possibly realigning some of the roads, including MC-634 and perhaps P-612, as well. Also looking at level of service designation issues with respect to transportation. There's also an area designated as the rural hamlet that we'll be looking more closely in terms of what that actually means. Some of the definition that resulted from teh WCCB study and it's now in the preliminary plan is not exactly definitive with respect to that.

This is the last slide illustrating some of the additional strategies that we're looking at. You can

obviously look through this at your leisure, but we wanted to have this up here to basically identify or flag certain strategies which included more complete description of the proposed central park, which I mentioned earlier, as well as looking more closely and how we can approach this area from a sector, sector-wide vision or approach and particularly with respect to some of the environmental issues such as tree conservation and stream restoration as well as storm water management.

And finally, one of the things we will be looking at as the process continues is actually changing the current preliminary SMA re-zoning proposal, particularly as it relates to some of the areas that call for the mixes of uses, maybe looking more closely at how our actual zoning Code could be amended to basically implement the vision which is a unique vision in this particular plan. And you can see the slide illustrates some of the examples of things that we may be looking at.

This concludes the PowerPoint presentation. At this juncture, I'd like to go ahead and submit a couple of items for the public record, one of them being the actual plan document itself. Another would be a list of issues, as I mentioned earlier, we have been categorizing and tracking outstanding issues from the WCCP study and now the preliminary plan and hopefully addressing most of them

through the stakeholder coordination process. I will be submitting this list to you all as well and one final item would be a listing of approximately nine additional requests for rezoning, essentially that we received after our cutoff for the sector plan document.

Once again, that concludes the presentation. If there's any questions, I'll take them now.

VICE CHAIR EXUM: Seeing no questions, we'll move into, there is one elected official, council member Brian Shivers from Seat Pleasant, signed up to speak. Is he here? Okay, we're moving on. The first person, Melvin McCleary. The person following him will be Billy Crawford. I ask that your name, if you're next, please come down toward the front, so we can keep this process moving smoothing. Melvin McCleary. Billy Crawford. Following Billy Crawford, Darryl Bogans.

MR. CRAWFORD: Good afternoon, Planning Board members. My name is Billy Crawford. I am a resident of Prince George's County. I've been living in Prince George's County for well over 25 years and I noticed a lot of change in Prince George's County, but one thing I have noticed that has not changed that much, and that's high end retail stores. If we decide to go shopping to stores such as Macy's, Lord and Taylor, or other stores of that caliber, we have to drive out of our communities, out of our cities and all the way out

of the County to Montgomery County, Anne Arundel County, and Arlington County. In other words, when we go out there and spend our hard earned money, it does nothing to benefit Prince George's County. We have certain stores here like Hecht and so forth. We have an abundance of dollar stores, but we need high end retail stores. That's one of the main reasons why I support the Rosewood town center. This will allow Prince George's County to compete with the surrounding counties, but most of all, it would generate revenue that will give Prince George's County the social and economic boost that we so greatly need. So, in closing, I jsut want to say that if we build this, people will come. Thank you very much.

VICE CHAIR: Thank you, sir. Mr. Bogans. Following Mr. Bogans, I'm going to ask that we keep proper decorum. There will be no clapping or anything of that nature. Mr. Bogans and then following him, Russell Shipley. Thank you.

MR. BOGANS: Good evening. My name is Darryl Bogans. I am a long time resident of Prince George's County. Me and my wife and our children, we live in Prince George's County. I'm going to be reading a lot because I can talk a lot, so I'm going to be reading from this paper so that I can stay within the time frame. Me and my daughter was in attendance at the Surratt Meetings in Westphalia not much

long ago. During the Surratt process, we talked with some of the residents of Westphalia who shared with all of us during that time, their interest in the development, Rosewood City Town Center at Westphalia. During these Surratt meetings, we were put in different groups, as each group was given the opportunity to express their views on map locations, road constructions, historic places to be reserved, preserved, but upgraded, of course, with the scenery of new decelopment. We also talked about economic benefits that would be needed such as police station, a fire department, response time for emergency care, a school system large enough to to accommodate the estimated population of othe Rosewood Center which included also a local church, the Rosewood Medical Center which would provide affordable medical services for the people, subsidized and affordable housing program for the elderly, the disabled and for the residents of Westphalia who would desire to move into the new homes. And an employment/training center in partnership with government agencies so that both young and old that needed training for position in the Rosewood business district, could receive the training and get hired for the position. And if desired, could possibly walk or cycle or drive to work. In view of all that was spoken of thus far, there, have we only scratched the surface. I was talking to my daughter who was in attendance with me at one of the Surratt meetings,

explained to her with excitement the Rosewood city is going to be the greatest hhistorical city ever built in Prince George's County. And we do thank our elected officials for that. And internationally and how did Prince George's Couty is making plans for her future and her brothers' and sisters' future and also your children and all of our grandchildren. What an awesome plan and what could be better than this plan for us and our children. Well, the answer to that question is simply nothing. Rosewood will be very close to being or having heaven on earth, a city so desirable that people will travel to and from all over the world to visit, to shop, to live, to worship and to enjoy life in abundance. So now --

VICE CHAIR EXUM: Mr. Bogans, I thank you. You can submit the rest of your testimony in writing. I appreciate your time.

MR. BOGANS: Okay, thank you.

VICE CHAIR: Thank you. Russell Shipley. Following Mr. Shipley, we have Robert Antonetti.

MR. SHIPLEY: Good evening, members of the District Council, Members of the Planning Board, for the record, my name is Russell Shipley. I'm with the firm of Shipley and Horne in Largo, Maryland and I speak in behalf of Toll Brothers with specific reference to page 56 of the proposed sector plan identified as Item number 11, Woodside Village, 370 acres. Toll Brothers, the applicant in that case, the

property consists of four small farms that are located on the southside of Westphalia Road, about a third of a mile west of its intersection with Ritchie Marlboro Road. It is significant in that it's a proposed for the R-M zone and that is suggested and recommended by teh staff and the Planning Board. I should mention that it is the subject of a piecemeal application for comprehensive design zoning to the R-M which has been heard and recommended for approval by teh Planning Board and by your staff with numerous conditions, all of which we are in concurrence with. I mention that in the context of the fact that Toll Brothers filed this application quite some time ago, perhaps a year. They began venturing into Prince George's County a few years ago and acquired a paroperty called the Claggett Farm which is on the west side of Ritchie Marlboro Road, south east of the subject property. That is 550 acres, it's called Marlboro Ridge, sometimes the Villages of Claggett Farm. We'll have over 1,000 homes and 150 acre equestrian center which is being planned at the present time. These are very luxurious executive homes. The executive models sell for $600,000 and up. I make mention that that has been preliminary subdivided and the R-R equestrian center zone and the sales office recently opened to sell the first units that were available, some 50 units and it sold out over a weekend. Toll has every intention of complementing the luxury that began at the

Claggett Farm. That's the sole purpose in pursuing these other properties to make them compatible with the other properties in the area, particularly the large Smith farm and Presidential Park, etc and so, we are here to speak in favor of the staff's recommendation in regard to that property and hope for your support thereof. Thank you very much.

VICE CHAIR EXUM: Thank you, Mr. Shipley. Robert Antonetti. Following Mr. Antonetti, is Arthur Horne.

MR. ANTONETTI: Good evening, Madam Chair, members of the Council, Chairman Parker, members of the Planning Board. My name's Robert Antonetti from the law firm of Shipley and Horne, here tonight to speak on behalf of two land developers in the Westphalia area who have requested rezoning changes through the instant sector plan and that is Amay. The first property is located near Pennsylvania Avenue on the north side of Armstrong Lane and contains approximately 23 acres, zoned R-R and I-3. The developer, VP, LLC is requesting approval of the X-M-T zone for the development of residential uses as consistent with the recommendations in the WCCP and the preliminary sector plan. The preliminary sector plan and SMA recommend X-M-T as well, on page 60 of the draft document. The site is located near the gateway for the Westphalia Center, near the future Criddle intersection of A-66 extended and the Suitland Parkway extended. The approval of the X-M-T zone for the

development of the site will lead to improvements of local roadways, including Armstrong Lane and the construction of a portion of A-66.

My client would ask that the staff and the Board and Council give strong consdieratoin to showing a connection from this property onto the adjacent Smith-nfarm site to ensure access for future residents to the core area and to other public amenities, including the grand central park that is being planned. My client has been involved with the public input process and has heard, on several occasions, that the Council is considering zoning a number of properties in and near the core to X-M-T and that these X-M-T zoned properties will be considered for a mix of uses comprehensively among all the properties. This will require legislative change and my client is very much in favor of that legislative change.

I'm also here to speak on behalf of Washington Management and Development Company, Inc with regards to approximately 24 acres located near, on the south side of Ritchie Marlboro Road, near the interchange with the Capital Beltway. The property is currently zoned R-R and R-A and the applicant is requesting a rezoning to the M-X-T zone. The sector plan, and SMA recommends the rezoning of the property to M-X-T zone and identifies it as a village gateway for the Westphalia center. The applicant is seeking ultimately to

develop the site with an appropriate balance of residential and commercial uses and it will be applying those commercial uses along a main street along Sansbury Road and two to four-story buidlings with commercial on the first floor and residential above it and including a variety of towns and two over two town homes.

Briefly, my client is being contacted by an adajacent property owner on the north side of Ritchie Marlboro Road about submitting a joint development proposal. My client supports such a request. I'll defer to the representative for that developer to speak to that but we would concur with including that property inside the boundaries of the SMA and rezone it to X-M-T. And thank you for your consideration.

VICE CHAIR EXUM: Thank you, Mr. Antonetti. Mr. Horne. Following Mr. Horne is Dennis Whitley.

MR. HORNE: Good evening, Madam Chairman, Members of the Council, Mr. Parker, Chairman and Members of the Planning Board. For the record, Arthur Horne with teh law offices of Shipley and Horne in Largo, Maryland, here on behalf of the property that Mr. Baker described in his presentation aproperties that's been designated as the Hamlet properties, that would be properties owned by Rovall and Dorothy Washington, it is about 80 acres off of Ritchie Marlboro and Westphalia, properties owned by Rock Creek

Baptist Church and by A. Dean. When the designation for the Hamlet property took hold on these properties we requested definition of hamlet. What is rural hamlet? And I'm embarrassed to say that not only I not know or my clients not know, nobody at Park and Planning was able to tell us what the definition of rural hamlet was, as well. So, we did a little search and see if we could find what rural hamlet means and the only definition I found was in Black's Law Dictionary and they defined rural hamlet as a village or hamlet in a rural community which may be no more than a store, a school, a church or two or three residents. And they get that definition from a court case in Kansas. Looking at the history of rural hamlets, we find that they were like tiny communities built up to serve off the lord of an estate, so the lord of an estate built little rural hamlets on his property so that his servants can have a place to live, they had to pay taxes to him. That's where rural hamlet came from and I think over the years, maybe the definition has changed, but it's not defined in our zoning ordinance and it's not defined in anything that we can find. So, we would object to being placed in a category that nobody has a definition of in nothing that we can describe.

We really appreciate the opportunity to work with teh staff on coming up with a development proposal for these properties. Certainly, working with Mr. Dean and his goals

and concepts of this area, we were told that perhaps all the properties would be rezoned to M-X-T, then we could look at it from that perspective. We certainly support that, if that was to occur. If not, then a comprehensive zone would be appropriate for that area. We already have applications for R-M in that area. We think that that would probably be aoppropriate for these properties, as well. I think that it's important to note that, and you'll hear from the Washington family here and members of Rock Creek Curch coming up that they have attended every single meeting that goes through to the summer time and the meetings that have been here throughout and, again, they are very, very supportive of what's going on in the Westphalia area, want to work very closely with Mr. Dean and all the members, but just want to be treated fairly and I see my time has run out.

VICE CHAIR EXUM: Sir, thank you.

MR. HORNE: Thank you very much.

VICE CHAIR EXUM: Mr. Whitley. Following Mr. Whitley, Earl Adams.

MR. WHITLEY: Good evening, Madam Chair, chairman Parker, members of the Planning Board, Members of the Distrcit Council. My name is Dennis Whitley, III. I'm also attorney hwith the law firm of Shipley and Horne, with offices in Largo, Maryland and I am here to speak on two properties. First, I'm here on behalf of BPV, LLC to request

that the Merick property which is located at 8711 Westphalia Road be rezoned from I-1 to X-M-T. The property consists of approximately 86.96 acres and can be viewed by the District Council and the Planning Board on page 57, map 15. The property is currently imporved by a 100,000 square foot office warehouse space and it is my client's vision to build approximately 260 townhomes on the 20 acres of property which lies outside of the H-U Noyes area. It also be noted that my client's request for M-X-T zoning and it's desire to build residential units is consistent with the modified perferred WCCP which calls for residential units on the property. Lastly, M-X-T is also appropriate because it allows the density, the flexibility designs needed to incorporate the structure that is currently on the property and also minimize any negative effects which may exist from the property's proximity to Andrews Air Force Base.

I'm also here to speak on behalf of Samuel T. Woods Company to request that the properties located at 8580 through 8600 Pennsylvania Avenue be rezoned from I-1 to M-X- The properties consist of approximately 22.9 acres and can be viewed by the District Council and the Planning Board on page 57, map 15, item number 4.

In the time I have left, I'd like to request the staff's recommendation improve and relocate I-603 be eliminated. Currently, a majority of the properties in the

I-603 area are zoned industrial. However, during the WCCP process, most of these properties are requested M-X-T zoning. As such, there's no need for an industrial road on properties which are requesting M-X-T zoning.

In the alternative, should the Council decide that the road is still needed, we would request that the road be moved to run parallel with the property as to not bisect the property and interfere with traditional M-X-T property.

VICE CHAIR EXUM: Following Mr. Adams, Melvin Henderson. Following Mr. Henderson, Chris Seymour.

MR. ADAMS: Good evening, Madam Chair, members of the Council, members of the Planning Board, for the record, my name is Earl Adams, Jr. I'm also an attorney with the law firm of Shipley and Horne with offices in Largo, Maryland. I am here tonight to speak on behalf of Mr. Ali Askari who is the representative of Armstrong-Lane, LLC. The property is identified in the SMA document as property number 12. The property was two parcels of approximately four acres which ran on the south side of Armstrong Lane. The property is currently zoned as I-1 and we are here tonight requesting that the property be rezoned CX-T in accordance with the staff's recommendation. This rezoning is appropriate, in our opinion, because the properties at the Gateway of the core, the Westphalia project, and as a result of its proximity to the core, the M-X-T rezoning will complement the proposed

development that is going to occur within Westphalia. Our client is proposing that appropriate mixture of residential and commercial uses for this property and we just ask that the Council and Planning Board support the recommendation of the staff and I thank you for your time.

VICE CHAIR EXUM: thank you, Mr. Adams. Melvin Henderson. On Mr. Henderson, Chris Seymour. John Trader.

MR. HENDERSON: Good evening and distinguished Council Members. I am the president of Little Washington Civic Association. I'm not here to develop anything. I'm here to support what we have. My main concerns are Arrowhead Elementary and Melwood school, Melwood Elementary. With all of the ongoing and upcoming development that's going on, the impact on the schools that are already overcrowded. We need to take into consideration that they need to be updated to be able to accommodate the incoming traffic and incoming members coming into the school because I know there's plans for future schools, but they won't be built immediately. Also, the infrastructure, the roads. We are already overburdened with truck traffic and traffic as you know. I mean, we need to have the road looked at to be updated, to be broadened, whatever needed to be done, we need a good study to update our roads because there are potholes, there's no traffic control per se that's being monitored.

I'm also here to support the D'Arcy Park Place

which, D'Arcy Park Place, that is going to help us keep two landfills closed, one rubble filled and one DC Sand and Gravel. We support them because that's going to help control the truck traffic in our area.

We do need medical facilities in all upcoming development. We need to think about development because the major port of my community is over 60, so let's not travel 40, 50, 60 miles to try to get decent medical facilities when we can have it right at home. And with the amenities that are being all developed in all the new communities, I would like for it to be open to the public, not to be per se controlled by an HOA, but to be open to other associations around the area that we can enjoy the same things they have. I thank you for your time.

VICE CHAIR EXUM: Thank you, Mr. Washington. Mr. Seymour. Following Mr. Seymour, I'm sorry, Mr. Henderson. Mr. Seymour, John Trader.

MR. SEYMOUR: Good evening, Madam Chair.

VICE CHAIR EXUM: How are you?

MR. SEYMOUR: Council members, I'm here on behalf of Rock Creek Baptist Church. My name is Chris Seymour. I'm Chairman of the Trustee board of Rock Creek Baptist Church. And we're here to bring some clarification. As you heard, Arthur Horne mentioned a rural hamlet. I want to go back, just briefly, just to mention how we had come to this point.

We were in the inception of the Rosewood project. I believe there was a hearing. And from that point on, we attended every charrette. And the pastor and the leadership at the church had a desire to not just build a church in this area, but to have something in place where it can feed the community and the community can be a part of with the church was going to be about, in terms of ministries. And we had not just considered having the church, but we also wanted to have houses, which will, and schools and a little retail that was in the mind of the church, but now the properties of rural hamlets, as I remember it, was considering the Bean property, the Washington property and the church property and we have a layout here that the church and the supporting members, the Washington property and the Bean property where we think something will look good, either as called a rural hamlet or something thereof such like a rural hamlet. And we just wanted to be able to be on record on this is the ideal way where we're thinking. And we talking about a senior citizen facility being able to take care of people who desire to maybe in their, 55 and plus to be able to be in a place like this. We're also considering a school and we also consider people where I would call workforce housing within that area. And in order for us to reach this. We've all come to the conclusion that we should be an R-M zoning and I think at some of the meetings at the hearing, at the Westphalia

Shareholders meeting, they were talking about this being a park area. I just want to briefly say in terms of where we are with that, the Washington's, Rock Creek Baptist Church, are minorities in here and we know from our County Council in that area, Sam Dean, that we want to be a part of this whole process and this process should be about us and so we don't want to get left out and saying we are going to cover all these three parcels, this park area. So, I certainly appreciate your time, your consideration on where we're coming from and thank you very much.

VICE CHAIR EXUM: Thank you, Mr. Seymour. Don Trader. Following Mr. Trader, Joan Marshall and Alan Feinberg.

MR. TRADER: Good evening, Madam Chairman, members of the Council and Planning Committee. I'm actually going to speaking for myself and Ms. Marshall, so we can skip over here. My name is John Trader and I work for the College Savings Plans of Maryland. I'm the Public Relations and Marketing Manager and we were approached by Rosewood City group with a proposal to offer families that move into the residential units in the proposed project, to offer them a college savings plan of Maryland account as an incentive to move into the community. And I'm here this evening just to give you a brief explanation of our state agency and exactly what we do. Our agency is responsible, we are the non profit

state agency that's responsible for administering Maryland's 2529 college savings plans. The first plan being the Maryland prepaid college trust which actually gives families the ability to lock into tomorrow's tuition at today's prices and that plan is actually also backed by a Maryland legislative guarantee. The second plan that we administer is the Maryland college investment plan which is a plan that is a mutual fund portfolio investment. Also a 529 plan, also a college savings vehicle. Both of these plans offer affordable, flexible ways for parents to help to pay for their children's future higher education expenses and the plans also offer the ability to qualify for Maryland state income deduction for contributions made to the plan, up to the $2500 amount on each plan, depending on the plan that you choose. So, I just came here this evening to explain exactly what our state agency is and we do encourage parents to save as early as possible for their children, for their future higher education expenses to help get a jump start on that savings. Thank you very much.

VICE CHAIR: Thank you. Alan Feinberg. Following Mr. Feinberg, Ms. Rose Lewis.

MR. FEINBERG: I'm sorry, Madam Chairman. District Council, Planning Board, Chairman Parker, my name is Alan Feinberg. I lived in Prince George's County when I first got here in the Air Force and then I had an opportunity to move

to a very exciting place that this could be even more exciting, Reston, Virginia. I moved there in the early '70's and there was a spirit just like the spirit that's imbued in this concept of Rosewood. I didn't even know about Rosewood until I was working in the Gulf Coast this fall and I met a bunch of very sharp Black entrepreneurs down there and they said when you get back home at Thanksgiving, call up some folks and see about this whole idea of Rosewood. Rosewood is a much bigger thing than a bunch of properties that are split up and talked about like piece goods. It's a concept that is enormous. After all, how many opportunities are we going to have on this planet to have a city, a new urban place on the nation's avenue, Pennsylvania Avenue, on the nation's Beltway, next to an enormous opportunity of Andrews Air Force Base? It's not going to happen again. And if we do it the same way we always do it, business as usual, politics as usual and development as usual, we will miss the boat here, enormously. And that's what I, essentially, that's what I really learned from being in Baton Rouge and New Orleans. We cannot do business as usual any more in this country. We have to aspire to the kind of dream that Reston was. Reston was a failure because the guy that started it, Robert E. Simon, was pushed off the stage, but he came back. He's there now. And the dream that he started that pushed him away, was picked up by the citizens of Reston and that is why

you probably have the best town center in the world at Reston which could be much better here at Rosewood because Sam was there the other night, there were no people of color there practically. It's all rich folks. It's a rich people's ghetto and it can be much better because if Rosewood, as a concept is real, then the people of Prince George's County are going to own it and change it and control it and make it work. And be an urban place that everybody in this world can be proud of and that's why I'm here. I don't live anywhere near here, I live in Frederick, Maryland now but Frederick, Maryland is a real place, too. And what you want to do is you don't want to divide up a whole bunch of property and not create a real place.

VICE CHAIR EXUM: Thank you, Mr. Feinberg. Ms. Rose Lewis. Following Ms. Lewis, Gerald McDonough and Joseph King.

MS. LEWIS: Good evening.

VICE CHAIR EXUM: Good evening.

MS. LEWIS: My name is Rose Lewis. I am a mother, a grandmother, a concerned citizen and a former resident of Little Washington. I grew up on D'Arcy Road. I lived in the big stone house that's now the Ridgeley Church of God in Christ. My mother raised eight children there by herself. My mother has since gone on but now, being a mother and a grandmother myself, my question is, what legacy do I have to

hand down to my children and my grandchildren. The concept of Rosewood is a great concept, there will be museums and family life centers and training centers and centers for senior citizens. If I was to bring my children to Little Washington to show them where I grew up, what do I have to show them? I remember the dirt roads there which has since been paved when we would walk to the store for my mother up to Eadland Market which is located on Westphalia Road, and we would pick blackberries out of the field to bring home for dinner and poke salad and to bring home for dinner and on the other end, there was a playground there that has since been closed down and overcome with weeds, but my question is, what do we have to hand down to our children? As a concerned citizen and a former resident, this is a great project. This is a great project. Thank you very much.

VICE CHAIR EXUM: Thank you, Ms. Washington. Mr. McDonough.

MR. MCDONOUGH: Good evening, Chair people and members of the Board. My name is Gerald McDonough, attorney with offices in Washington, D.C. and Upper Marlboro, Maryland. On behalf of TSC Flowers, LLC, which owns a approximate 40 acre parcel and the last industrial parcel coming off of Flowers Road off of Westphalia Road and obviously, we support the designation as industrial and employment in the plan and the SMA recommendation, however,

we do have to express some concern within 634 which is the alignment of the road through the subject property. It showed as, we question the need for the road, but given the fact that even hypothetically, it is necessary, would question the necessity of its status as a designation as a major collector as opposed to a simple collector. And also that the alignment, if the road is put through, be adjusted to a fashion that would lend itself to the most efficient development of the properties along the alignment, as opposed to running as close to the Beltway as it showed on the plan right now. There are issues with ratings and curb and take off points, but we would like to see some language in the plan that when we face future development review based on this adopted master plan, that we would have the flexibility to adjust that alignment as requested. Thank you.

VICE CHAIR EXUM: Thank you. Joseph King. Following Mr. King, Teena Green, and George Hodge.

MR. KING: Good afternoon, good evening, Chairwoman, Council and Chairman Parker. My name is Joseph King. I'm an attorney. I represent Mr. and Mrs. Dale Keenan at 12909 Old Marlboro Pike and Mr. Alfred Bachmaier, 12905 Old Marlboro Pike. Both of these parcels are identified as property number 6 on page 55 of the sector plan. They comprise approximately 14.26 acres and are currently zoned rural, residential. It is our purpose here this evening to

request that the zoning be changed to rural townhouses or possibly to a mixed use development and in furtherance of that cause, I'd like to point out that this parcel is approximately a few hundred feet from the intersection of Ritchie Marlboro Road and Old Marlboro Pike. This intersection is designated as a rural gateway and right at this intersection, there is a mixed use development which is identified as a property number 1 which is 8.9 acres for commercial development. Therefore, by rezoning our property to a more intense zoning where higher density would be commensurate with the designation with a rural gateway as well as to the moderate and high density goal of the plan. Additionally, this intersection, this property that I'm talking about is within a quarter mile of the rural gateway and the major intersection which does have a public transportation. So, it does seem to fit properly within the definition of an area which can have higher density property. Thus, on behalf of my clients, I'm requesting the rezoning be made to townhouses or to a mixed use development. Thank you.

VICE CHAIR EXUM: Thank you, Mr. King. Teena Green. Following Ms. Green, George Hodge, Sharon Howard.

MS. GREEN: Good evening, Members of the Council, Members of the Planning Board. My name is Teena Green. I'm president of the Villages of Camp Springs Civic Association and the coordinator with the Branch Avenue Metro Focus Group.

I would just like to commend the Planning Board on their efforts in assembling the Westphalia plan. It's an impressive body of work. I'd also like to commend Councilman Dean for taking on this project in his (INAUDIBLE) as champion for this project. I think the gentleman a few before me said it right, it has to be someone that champions these huge projects and we commend that. In looking over the plan, there seems to be an adequate amount, if not, overly adequate amount of residential, but we are disappointed in the low amount of office. We think that this project is the ideal opportunity to establish an employment center in the southern part of Prince George's County. Plus we think the plan lacks specificity in the transportation plan to bring Metro from Branch Avenue Metro Station to Andrews and then on to Westphalia. Given that there are a number of properties in-between, we think that some specificity needs to be given now because there may be homes impacted. Also, we think more study needs to be done on Route 4 and Route 5, the most heavily traveled roads in the southern part of the County and look at also options to have bus service from this site to either the Branch Avenue Metro Station or the Suitland Metro Station. Thank you. That's all I have.

VICE CHAIR EXUM: Thank you, Ms. Green. George Hodge. Following Mr. Hodge, Sharon Howard. Mr. Hodge? Ms. Howard? Calvin Ruffin. Following Mr. Ruffin, Alfred Joel.

MR. RUFFIN: Good evening, everyone, Madam Chair. All right. My name is Calvin Ruffin. I'm involved with the very strong citizenship group here in PG County. I live at 613 63rd Place, Seat Pleasant, Maryland. I just have a few bullet points I'd like to point out. That is, number one, that the Rosewood City Group upholds their promises made to us in order to garner support for this project. We are well aware of the celebrity attention this project has received since it was first brought to our attention by the Rosewood City Group. Therefore, I would like to go on record stating that we are still in full support of this project as long as the original agreement is upheld by the RCG. The citizens of PG County must remain first as we will be most affected, whether positive or negative. After state officials and TV celebrities got involved with this project, we citizens have to make sure our voice is heard. Also, needless to say, there have been some unfortunate changes to the Rosewood City Group's plan that was originally presented to us three years ago. Now, the land has been sold and the new entity doesn't have the same amenities in mind for PG County and its citizens, such as the Rosewood city center. Now, this was a critical component in the Rosewood City Group's plan to foster employment, retail business, schools, etc. for the community. This was a way to put us, the taxpaying citizens, to pay us back for our support. As a matter of fact, it was

their central focus in getting us to recognize the benefit this community could bring to the County. Now, is it possible this won't happen? Well, we have power and with the support of the rest of the citizens, of the County, we'll fight to make sure this is not another victory for the rich. Our city center would be a concrete testimony to our piece of setting up the Rosewood community. It would be in stone, for us to shop, work and plan, not just broken promises at the beginning and then an excuse for doing nothing. Those were City Group promised, this is a part of their push to gain community power to get behind this project. We want ours, period. This is simply a statement that we made, being pushed aside at this point, that the community health and well being has been trumped once again by money mongers. And our tax money will be used once again for something not for our benefit. I would like to commend the County Council for its continuing efforts to make sure that the residents are served properly. We know this is true. We know you can't do it alone, so lastly, we, the people, can assist this process, if needed by empowering our legislatures through initiative or referendum, whichever is necessary. Thank you.

VICE CHAIR EXUM: Thank you. Alfred Joel. Following Mr. Joel, Harold Johnson.

MR. JOEL: Good evening.

VICE CHAIR EXUM: Good evening, sir.

MR. JOEL: My name, again, is Alfred Joel. I am current resident of Prince George's County. I was actually born in Prince George's County. I've been located, living within Prince George's County for 36 years. I am a single parent of two teenage sons who actually attend school in Prince George's County. My main apprehension is the future design here for my two sons. With all of the new buildings and homes being built within the metropolitan surrounding, we consistently see more DC residents relocating to the Prince George's County area. With this being the case, the schools are overwhelmingly crowded. The ratio from teacher to student is enormously high. I've noticed my kids being influenced by other kids to do unethical things, consistently. What we need is a community that not only my kid, but all of the kids within the Prince George's County can look at, number one, with pride. Number two, a legacy and heritage. What we also need si a community that will focus on the activities for our youth whereas they won't have to travel a lengthy distance to attend activities, but they will be in proximity, closeto one another. I would like, you know, for someone to inform me, before I leave here, as to the questions, why can't we have, you know, museums here and training centers here, employment centers here? You know, what seems to be the real challenge here? Again, thank you for your time.

VICE CHAIR EXUM: Thank you, Mr. Joel. Harold Johnson. Following Mr. Johnson, Elaine Griffin.

MR. JOHNSON: Good evening and greetings to the Honorable Council Members, Chair Exum, Council Member Dean, to the Planning Board and guests here tonight, most importantly, I'm here representing Rock Creek Baptist Church and you have heard from the church's attorney and engineers and identified compelling arguments for properly rezoning of the assemblies of land identified on page 5 of the preliminary plan of Westphalia SMA property number 8, 9 and 10. That assemblage, as you noticed, included what was called a rural hamlet. And I think our attorney, Arthur Horne has arguably put forth the case of what was the meaning of rural hamlet. But more importantly, we were asked to go back, the church and its property owners, fellow property owners, were asked to go back and bring forth a plan which would take into consideration its neighbors, its surrounding areas and most importantly, what I want to bring to bear is the environmental features. That plan is represented here, today. And as you can see, the church, along with its fellow property owners came together to ensure that proper representation is given and due consideration is given to effect this type of plan in this area. The church and its fellow citizens have been here for two years, through the process of the preliminary plan, through the process of the

charrette and even before that. They waited patiently, brought forth their energies and efforts to ensure that what they bring forward would resonate with the community and its citizens. So again, I thank you for this time and I thank you, Council Member Dean, for your efforts, whom we champion in this vision. Thanks again.

VICE CHAIR EXUM: Thank you, Mr. Johnson. Elaine Griffin. Following Ms. Griffin, Dorothy Troutman. Ms. Troutman. Following Ms. Troutman, Susan Nicowski.

MS. TROUTMAN: Good afternoon. Good evening, Madam Chair, Members of the Council, and Members of the Planning Board. Thank you for the opportunity to be here tonight. It's a very, very exciting project and I think everybody involved should be commended on what has been accomplished. Now, I'm concerned, not just about the density which effects us because we share Pennsylvania Avenue with this project. I'm just the other side of Pennsylvania Avenue. But I'm also concerned that there's no mention of a horse in this whole project. There's no picture, that happened in the sub region 6 plan, but we ended up getting it on the cover and then we have pictures on two other pages and even tobacco barns mentioned. Now, there is on page 9, a mention of that, the historic sector plan area has been used largely for agricultural and equestrian uses. So, with all this open space, the central bark, the Bridewood Historic Manor, I

think it's fairly important to bring out the character of this area. Bridewood was a top breeding farm and they had Toscalee, the top steeplechase horse of all time at Bridewood, so I think it would be very appropriate to have the park police in the central park, to give it character and remind people, you know, this was horse country and it's still horse country because we have Toll Brothers, they're the other side with an equestrian development. Across Ritchie Marlboro Road, are two horse farms, Steve D'Arcy and his mother have 150 acre farm. They have an indoor arena there and Anna Rousch has a horse farm, she has Morgan horses. So, you know, they are going to be effected very much by --

(End of Tape 1 side 2)

-- all of this and it would be nice if they had a place to ride. On page 27, there's a top, a heading, map 8, bicycle/pedestrian trail network. Why not include equestrian? They show Cabin Branch hiker equestrian trail. That branch, hiker/biker/equestrian trail. Well, let's put it up at the top and maybe have a horse somewhere. I think it would be great. I think it would be great for marketing to emphasize the positive in Prince George's County instead of letting people constantly bring out the negative. Here we have equestrian history. We have equestrian activities. We have equestrian farms. So, let's have a horse and let's

emphasize the positive. Thank you very much.

VICE CHAIR EXUM: Thank you, Ms. Troutman. Susan Nicowski. Following her, David Nicowski.

MS. NICOWSKI: Good evening, Madam Chair, Members of the Council, Members of the Planning Board. My name is Susan Nicowski. I've been a Prince George's County resident for over 34 years, more recently just moved in closer to work in Annapolis. I'm here before you this evening to address the 15.6 parcel adjacent to the Westphalia proposed project. I'm very supportive of the project and have participated in the charrette as well as the most recent Westphalia charrette. I'd like to draw your attention to page 11 of the handout of the Westphalia booklet and essentially, what you'll see on the map, at the bottom of the page, the lower middle gateway. The little right triangle right there by that gateway is the 15.6 parcel that I'm discussing. What I'd like to do is be sure that gateway parcels that are adjacent, they are given fair consideration as well. With your consideration, what you'll see on the map just below here, you can see that parcel page 11. This is an original map that was brought in 2000 before a zoning hearing and the Council. At that time, we had requested a change in the zoning but they were trying to keep things rural, that was just 2000. With the magnitude of this proposal, we just are requesting like several of the folks that have spoken before

me, parcels that are adjacent to gateways and gateways specifically that are right by the core, are given the same fair consideration. We applaud your efforts. If you have any questions, just ask. Thank you.

VICE CHAIR EXUM: Thank you. David Nicowski. Following David Nicowski, Yvette Jardine.

MR. NICOWSKI: Good evening. My name's Dave Nicowski and I'd like to address you all this evening as a businessman in Prince George's County for the past 25 years. And quite simply, what I'd like to do is see some restaurants come into the area. Specifically, the area that my sister just spoke about. There needs to be some restaurants in the area. We have Momma Stella's. We have Red Lobster, we have a few, but to entertain clients, to take them out to dinner with family, friends, we don't have any restaurants in Prince George's County right now in this area. And quite frankly, that's all I am really asking the Council to consider and the Planning Board.

VICE CHAIR EXUM: Thank you, sir. Yvette Jardine. Following Ms. Jardine, Calvin Ruffin.

MS. JARDINE: Good evening, Madam Chair, Council board members, Planning Board members, my name is Yvette Jardine. I'm a proud resident of Camp Springs, Maryland. As a 12 year County homeowner, I can appreciate Councilman Dean's efforts to improve his district, the 6th District as

well as the County Executive's commitment to grow the County. In all of this growing, I ask that you keep in mind the impact that growth will have on the homeowners already in residence. The thousands of new homes and retail space being considered will leave a tremendous impact on not only District 6, but Districts 8 and 9. Mr. Knott, Ms. Bland who is not here, what are you doing to mitigate the impact on your constituents? While the planned development borders Route 4, the impact will be felt on all roads leading in and out of southern Prince George's County, as well as the west and north as many of these new or migrating residents will follow the existing traffic routes to Washington, D.C., northern Virginia and of course, 495 north to places of employment. Branch Avenue, Route 5, already cannot handle existing traffic. Several weeks ago, I received a mailer from the Maryland State Highway Administration, concerning this very issue. From 2001 until 2003, during the peak commuter period, 780 crashes occurred. This is after the widening of the three lanes on Branch Avenue. This is between Route 301 and Auth Road. Three hundred-forty were injury related, eight deaths and 433 involved property damage. That's nearly three years old. One can only imagine what they are today. The State is requesting input form the residents as to the impact on this worsening traffic, but mind you, they've already stated there's no money available

to fix it. I live 15 minutes from my office in southwest D.C., yet I can never get through Branch Avenue going or coming in a timely fashion. To get form Manchester Road onto Branch Avenue takes nearly an act of God because of the back up traffic coming from south county onto 495 north. These are existing traffic issues. What happens when the Westphalia communities are built? What are you doing concerning, to ensure that traffic issues, County service issues, are all addressed? This is going to become a nightmare because, guaranteed, if the developer builds it, the traffic will come. I urge you, I implore you, I demand from my Councilman, Mr. Knott, and from you as the Council, to look at a global, to take a global vision as to the development for our County. Westphalia is not just a District 6, there's six issues, it's a County issue with devastating consequences if it's not done correctly. In the long term vision and the global vision impact is not taken into account, where are we going to go from here? Thank you.

VICE CHAIR EXUM: Thank you, Ms. Jardine. Rollie Washington. Following Mr. Washington, Brenda Foxx.

MR. WASHINGTON: Good afternoon. My name is Rollie Washington. I appreciate the opportunity that the Council and the Planning Board has given me and the others to address our concerns, concerning this project. I have attended all of the prior meetings regarding the Westphalia as stated,

charrettes and the other planning sessions that were actually placed regarding the actual Westphalia sector plan. Now, I was told in one of these charrette meetings that if we agreed to a rural hamlet, we would have an opportunity to put in a combination of the various types of housing, some commercial and other types of activities, that they were being able to put in on the Smith property. And as a result, I went back to my neighbor, Mr. Tom Bean, and I explained the situation to him. Mr. Beam, being an elderly white man who has a development disabled daughter, he felt that he had certain concerns that he didn't want his daughter to have to be displaced as a result of all the actual, massive development that was planned. Now, when we purchased our property, it was determined that our property line extended to the south side of Westphalia Road. Now, it just so happens that the entire Westphalia Road section, that is the front of our property based upon our deed and legal description, based on survey, is a part of our property that we had purchased and at no time, up to date, has there been any type of adjustment in our property taxes made by the County. Now, it also turns out that you are proposing a new major roadway that will be coming the south side of our land and that will also have a major impact on our property.

VICE CHAIR EXUM: Thank you, Mr. Washington. I encourage you to submit the rest of your testimony in writing

to the Clerk of the Council. Ms. Foxx. Following Ms. Foxx, Rachell Garcia.

MS. FOXX: Good evening, the County Council. My name is Brenda Foxx. I've been a resident of Prince George's County for 59 years. I was educated in the County and I have enjoyed 37 years of employment in the County. I was a teacher for 25 years in the County and I'm now the principal of one of the best elementary schools in the County, University Park Elementary School. I am going to address two issues, I feel confronting the County Council in terms of the Rosewood town center development of Westphalia. These two concerns can be characterized in two words, beginning with the letter P, promise and process. Our County was promised an outstanding town tenter that would benefit all of the citizens under the Rosewood plan. We are now in the process of either making or breaking that promise to the citizens of Prince George's County. Since we are in the mode of rezoning the area known as Westphalia, it is imperative that Prince George's County gain optimum from this rezoning process because our tax dollars will be used prior to, during, and after the project is completed. We will be responsible for schools, infrastructures, improvements, environmental concerns and all the other extras that come with new development. Developers and land owners have their rights and deserve their profit, but the carpetbagger mentality

cannot be the modality here. Prince George's County deserves its share of the pie. If the County Council and the developers cannot actualize the Rosewood vision, then we, as members of the community, must empower our Council through an initiative or referendum. We cannot afford to let Rosewood burn again because this promise to our community can be realized through the process, through the proper process. Thank you very much.

VICE CHAIR EXUM: Thank you, Ms. Foxx. Ms. Garcia. Following Ms. Garcia, Pastor Darrell and Annette Dreher.

MS. GARCIA: Good evening. My name is Rachelle Washington Garcia. I've lived in Prince George's County on Westphalia Road for well over 21 years. I've lived on that road since we knew when people were lost when they were coming down our road. And now, we know that the traffic just will not stop. I want to thank publically my parents for having the foresight and planning to think about us instead of going out and doing what their resources as they would. Instead, they planned for us. I've heard people speak of legacy. My parents planned for our legacy. Historically, as a Black family, as Black people, we've been stripped of our history. My parents have tried to build that for us and give us an identity, not by stereotypes, but by the things that they loved and presenting that to us. We live on a farm with our whole family. I live with my parents and my siblings and

my nieces and nephews and I look forward to one day having that same opportunity to do the same with my grandkids. That's what my parents planned for. I'm before you today to ask that you not take away our opportunity to plan and strategize. Just because we're not our large developer does not mean that we do not have the foresight to strategize and to plan. And to make good use of what is in our possession. Thank you.

VICE CHAIR EXUM: Thank you. Pastor Darrell and Annette Dreher. Following them, Ardenia Williams.

MS. DREHER: Good evening, Madam Chair.

VICE CHAIR EXUM: Good evening.

MS. DREHER: Members of the Council and the Planning Board. I'm standing here, first of all, I'd like to say in support of the Westphalia sector plan, but we have Spirit of God Deliverance Church. We've purchased the property April 2004, Westphalia and Melwood, parcel 67 which is about an acre and that's on page 66. They are proposing to change it from a C-A to R-R. We're asking it to be rezoned to C-S-C. Parcel 211, which is approximately three acres, 2,86 acres, they are requesting it from R-A, to be changed to R-R and we want that to be zoned to C-S-C and we are asking for it mainly because this would help us tremendous, being zoned as commercial, it would help us as far as when we get ready to go to the bank for purchasing a

building on the property. We have a phase I and phase II and we've been going through different hearings, our self. We finally got one part clear of Westphalia, now we're going to another with Melwood. Again, we are in support of the change and we know a lot of people do not like change. We are in support of it, but we don't want Spirit of God Deliverance Church to be the ones that suffer because we hear that it is a road proposed to go in the middle of our property, where our phase II will go. And if the property, if it does indeed, then we not be able to do what we purchased the property for. So, we are asking for your consideration as to the rezoning and also the road of Melwood not to come through our property. Thank you.

VICE CHAIR EXUM: Thank you. Darrell want to speak? Okay, thank you. Ardenia Williams, am I pronouncing that correctly? Okay, maybe not. Alexander Williams, Jr. Rovall Washington. Following Mr. Washington, Dorothy Washington.

MR. WASHINGTON: Good evening. My name is Rovall Washington. My family owns the property at 10704 Westphalia Road, Upper Marlboro, Maryland. Councilman Dean, Chair, Planning Board and Members, thank you for the opportunity to address you. My purpose here tonight is to state my opposition to the proposed village low zoning of our property and the reference made invoking eminent domain take over our property and turn it into a park. We request for the R-M

zoning. As property owner here in Prince George's County, I am a registered voter and a member of the Westphalia Study area. We work hard for our property, we want to be able to retire and leave a lasting legacy for our children. We bought land, developed it, paid taxes, built our lives and planned our future around this land. Legacy wealth is what my parents are trying to leave us. It's not fair for a 6,000 acre development to place the entire burden of providing this needed parcel and (INAUDIBLE) on three adjoining farms. This decreases or eliminates all value of our property, forward progress is good for the community but what you are proposing in your zoning is that the Washington family take the full blunt of this park. It should be a shared burden and we should not be sacrificed as a slave of the community for the betterment of someone else and someone's target. We ask that you not take our property from us by voting eminent domain and turning our land into parks and at the same time, satisfy the wealthy landowners and other investor developers with high density zoning. We also ask that you not assign such a low density to our area and all others involved in this process have a higher density zoning which some of our property stretches across the street into another property we've already given them our N zoning. Prince George's County is the wealthiest, predominately Black county in the country. Eighty percent of Black wealth is based on real

estate. We ask that you not take our family's wealth from us, just to give us another area of (INAUDIBLE) park. We are a family and we do about the community and we also care about our children and our grandchildren and their grandchildren. We ask that you please listen to us and take our request seriously. Thank you.

VICE CHAIR EXUM: Thank you, Mr. Washington. Dorothy Washington. Following Dorothy Washington, Raichell Savoy.

MS. WASHINGTON: Good evening, Council members, Honorable Dean, my Council member, Madam Chair and all the assembled Board members. My name is Dorothy Washington. My family owns the properties located at 10704 and 10706 Westphalia Road in Upper Marlboro, Maryland. My purpose for addressing you tonight is to ask you to reconsider the village low zoning which is proposed for our property. I'm also concerned about the reference made to eminent domain of our property and turning it into a park. My husband and I worked hard for our property and we would like to be able to retire and leave a lasting legacy for our children, our grandchildren and on. We support what is going on, but we would like to have the highest density given to our property as well as the wealthy landowners and investors and developers. We want the same benefit afforded us. Thank you.

VICE CHAIR EXUM: Thank you, Ms. Washington. Raichell Savoy. Following Ms. Savoy, Vernell Arrington.

MS. SAVOY: Hello, my name is Raichell Washington Savoy and I just want to, for the record, state my support for my family, the Washington family and Rock Creek Baptist Church and the Bean property to not be zoned as village low, but rather be zoned as R-M and definitely not to be used in the entirety as a park. Again, we work hard. I was raised here in Prince George's County. I live here now. I graduated from pharmacy school in Florida where my classmates live very well as pharmacists, but I come back home to PG County. And this is a very difficult time for our family because we have, we have built our whole lives around home and this is our home and we understand that change has to happen, make it happen fairly. Treat us fairly, as fair as you've treated the developers who will do their work which is needed and appreciated, but they will leave and go home. This is our home and we thank you for your time and commitment and again, 8, 9 and 10 on page 54, we do not want village low, we want R-M. Thank you.

VICE-CHAIR EXUM: Thank you, Ms. Washington Savoy. Ms. Arrington. Following Ms. Arrington, Steven Gaskins.

MS. ARRINGTON: Good evening, Madam Chair, members of the Council, Chairman Parker, members of the Planning Board. For the record, I'm Vernell Arrington, attorney with

offices in Lanham. I'm here tonight on behalf of Church of the Rapture, contract purchaser of the Myrick property. We request your support for the rezoning of the property from the I-1 zone to the M-X-T zone. The property is located at 8711 Westphalia Road, approximately 3,000 feet east of I-495, Route 4 interchange. It's found on Prince George's County tax map 90, grid D-2, and identified as parcel C. The property consists of approximately 68.95 acres and is developed with an existing 2 story office warehouse building. M-X-T zone would provide for a mid (INAUDIBLE) development on this site with the addition of residential development in conjunction with the redevelopment of the existing office industrial building. This request is consistent with the WCCP proposal for the development of the property. In addition, the property is in the general area proposed for the town center along Route 4. Therefore, we request your support for the rezoning of the property to the M-X-T zone with the adoption and approval of the Westphalia sector plan in section map amendment. Thank you.

VICE CHAIR EXUM: Thank you, Ms. Arrington. Mr. Gaskins. Following Mr. Gaskins, Bill Ship.

MR. GASKINS: Good afternoon, Madam Chair, the Members of the Council and the Planning Board members and all here that are in this sector plan. I hold two positions. I wear two hats tonight. I am a citizen of the sector plan

area. I am a resident of Little Washington and I also represent a client of mine on one of the plans. Number one hat, we are in support of the plan, but desire that some changes be supported. Specifically, to the rezoning request made by Land and Compass as shown on table 4, page 54, 55, and 56, as item 15, the Diaz property, to be zoned from R-A to R-R. We would like to thank you in advance for your positive consideration in this matter as requested.

My second hat as a resident of Little Washington, I support the plan but I'm also concerned about the transportation budget as shown on the plan, that show a lot of new roads. I live along one of the most heavily traveled truck roads, as D'Arcy Road at the corner of D'Arcy Road and South Cherry Lane. We get an enormous amount of truck traffic. When this development happens I think I heard estimates as much as 27,000 new houses in this 6,000 acre area, I see it being impact on Little Washington in itself, as far as transportation is concerned. I don't see where the traffic will be routed around our community. I see it inundating our community even more. Transportation issues, I think should be resolved, budgets should be set aside to build these roads and this infrastructure to handle these 27,000 new houses, if that be the case. I also would like proper coordination to be made while all the other government agencies, including Department of Public Works. I know as a

fact being a consultant, development consultant myself, and a registered land surveyor, that in most cases, the developers do not like to build roads that go outside of their development area. They only want to build the roads that are near their areas, but the areas that will be forsaken will be our existing areas, our existing roads. The roadways that will carry the brunt of this traffic that's going to the north, they will follow D'Arcy Road and they will follow Sansbury Road, that's the way they'll get to the Washington, D.C. area. So, I ask for your consideration and proper coordination be made for the new transportation routes and roadways to bypass the Little Washington area where I exist as a citizen, and the existing traffic problem, I hope, that this plan can be enforced, not just laid out as a plan. I thank you very much for your time and consideration. Thank you.

VICE CHAIR EXUM: Thank you, Mr. Gaskins. Bill Ship. Following Mr. Ship, Midgett Parker.

MR. SHIP: Thank you, Madam Chair, members of the Council, members of the Planning Board. For the record, William Ship with law offices in Greenbelt. Here today on behalf of the owners of the Kenwood Village property which is located just south of White House Road. It is not in the sector plan, but I am here today to talk about a proposed extension of A-39 which bisects my client's property. Lest

there be any confusion, A-39 is an alignment shown on page 24, map 7, transportation map, as bisecting our property --

(Tape 2, Side B)

-- may make it difficult, if not impossible to build that road. And I would only ask that the Council look very closely in the Planning Board at the feasibility of that road as part of its evaluation because ultimately, that is not a road required for my client's project, so the County will be building that road. It will have significant impact on the yield of our property and may make it in fact, undevelopable. But right now, we're looking for clarification. We have an approved CDP without the alignment, but a condition that our preliminary plan be reevaluated to consider the impact of that road. We are here to work with Planning staff. We appreciate the efforts of our Councilman, Mr. Dean, to bring this to the attention of staff and convene some meetings about this and we are anxious to keep working with everybody in the process to make sure that this road is fully evaluated. Thank you.

VICE CHAIR EXUM: Thank you, Mr. Ship. Mr. Parker. Following Mr. Parker, Abigale Bruce Watson.

MR. PARKER: Good evening, Madam Chairman, Members of the County Council and also members of the Planning Board. For the record, my name is Midgett Parker. I'm an attorney with Linowes and Blocher and we're here on behalf of Greater

Morning Star Pentecostal Church, the owner of an unimproved 54 acre tract of land, zoned I-3 in the northeast quadrant of the recently opened I-95 or Capital Beltway interchange with Ritchie Marlboro Road. I've included a legal description and record plat of the church's property which I'll call the subject property in a letter which I will submit after my testimony. The church has begun, this property is actually outside of the Westphalia master plan, but it is on the northern boundary of it as you come off the Ritchie Marlboro Road. It is on a designation of an area on the sector plan, you'll see a red circle with the symbol gateway bib (phonetic) and the church owns that property to the north side of Ritchie Marlboro Road, the 54 acres. The church has begun construction of its first phase of the development of the property, a multi purpose building with 411 parking spaces that will serve initially as the church's sanctuary, with a seating capacity for its 1500 members, many of whom live in Prince George's County, Maryland. Later phases of development include a 3,000 seat sanctuary, a banquet hall and additional parking to serve these phases of development. Also, long range plan may include additional church related activities such as day care, or school facility or other uses traditionally associated with the church. Greater Morning Star Pentecostal church requests to have its property included within the sector plan and granted the M-X-T zoning

through the SMA process, the subject of this evening's public hearing. Adding the church property to this sector plan and extending the M-X-T recommended in the sector plan from the property on the south of Ritchie Marlboro Road will allow for a comprehensive development approach to the future land uses along Ritchie Marlboro Road. A comprehensive development approach will help the county achieve a gateway envisioned in the sector plan for Ritchie Marlboro Road at the base of this recently opened Beltway interchange on the north side of the Westphalia plan. Over the course of the past year, the church has introduced to the community, a proposal for residential development along the subject properties frontage, Ritchie Marlboro Road. The church has entered into a contract with Trammel Crow Residential for the development of 10 to 11 acres along the church's Ritchie Marlboro Road frontage, immediately north of the Westphalia sector plan area. Trammel Crow Residential and the church have jointly embarked on this proposal to bring a residential component to the subject property which unfortunately, is not allowed in the I-3 zone. The addition of a residential component to the subject property will create an environment where people can live and pray within the same campus. The addition of the subject property in the sector plan will allow the M-X-T zone uses --

VICE CHAIR EXUM: Mr. Parker

MR. PARKER: -- go over and I have a letter which I will submit to the record.

VICE CHAIR EXUM: Please do.

MR. PARKER: And just one last piece, too, this will allow the County to add more park (INAUDIBLE). Thank you.

VICE CHAIR EXUM: Thank you. Ms. Bruce Watson. Following Ms. Bruce Watson, Sean Caldwell.

MS. BRUCE WATSON: Good evening Madam Chair, Members of the Council and the Planning Board. For the record, Abigale Bruce Watson, an attorney with offices in Lanham, Maryland. I'm here tonight on behalf of Trammel Crow Residential, the contract purchaser, as you've just heard, of 11 acres in the front portion of the Greater Morning Star Pentecostal Church property. The subject property is located at 1700 Ritchie Marlboro Road and it is on the north side of Ritchie Marlboro Road and it sits just outside the Westphalia Planning area. We are here tonight to request that the subject property be included in this sector plan area so that a coordinated plan can be approved for development on both sides of Ritchie Marlboro Road, Ritchie Marlboro Road near the interchange with the Capital Beltway. As recommended by the current sector plan, Ritchie Marlboro Road will serve as a northern gateway to the sector plan area. Given that, we believe that development on both sides of Ritchie Marlboro

Road should be looked at. We are requesting that the subject property be rezoned to M-X-T which is also recommended for the south side of the Ritchie Marlboro Road. We believe that the M-X-T zone is appropriate to implement a uniform development concept and approach on both sides of the street. We are proposing that, with the M-X-T designation, we will have commercial, office, retail, dwelling units, both towns and single families, church and other church related facilities. We have been going through this planning process and we have been going through this process, we've been trying to think about ways to think outside the box, to create a new city in this area. To that end, we believe that the, instead of doing the individual approach, the piecemeal approach which is customary for us here in the county, that a more comprehensive approach is warranted to achieve a better plan for the citizens of Prince George's County. As a County, and the Planning Board is aware, sector plans are not confined to one planning area, but often extend to multiple planning areas as we've seen with the Morgan Boulevard and Addison Road sector plans.

The overriding principle is a unified concept plan that makes sense for citizens and residents in the area. We believe that by allowing us to combine our development plan with those on the south side of Ritchie Marlboro Road, we can achieve a better result for our citizens. We therefore

request that the property be included within the sector plan area and be recommended for X-M-T rezoning. Thank you.

VICE CHAIR EXUM: Thank you, MS. Bruce Watson. Sean Caldwell. Following Mr. Caldwell, Charles Renninger.

MR. CALDWELL: Good evening. My name is Sean Caldwell and I'm the managing director of Trammel Crow Residential and TCR is, as was described earlier, is a joint venture partnership with the Morning Star Pentecostal Church for the development as described by both Mr. Parker and Ms. Watson. They both did a great job of describing (INAUDIBLE) and planning what it is we're trying to achieve. It's important for me to explain it is that we are here tonight and why we want included in the process, why we did not include ourselves in the process before. Over the past year, our company, in partnership with the church, has been meeting with the Westphalia Civic Association, the Little Washington Civic Association and the Largo Civic Association. Over that time period, we have come to an agreed upon compromise as it relates strictly to the uses, density, and the planning of the proposed 11 acres on this parcel. So, we're proud that we're able to achieve that goal. The challenge that we faced is that over that course of time, the parties also agreed to that the best way to rezone the property was to rezoning text amendment. Needless to say, the tone and likelihood of zoning text amendments have clearly changed over the past

year and a half. So, for that reason, I wanted to communicate and put on the record what were the agreed upon terms with the three civic associations and Trammel Crow. The first was that there would be a deed restriction or covenant to prevent future development on the parcel, for future residential development on the parcel and only future school or day care would be considered for the site. Trammel Crow would be build no more than 86 homes. With those 86 homes would be a combination of town homes and single family homes and through a plan that would be put on record. The town homes could not be less than 20 feet in width and there would e agreed upon work hours. Miscellaneous issues (INAUDIBLE) so clearly, we've tried to go about it in the way that was agreed upon with the civic associations but when we really look at the Westphalia Master Plan, we are calling this the gateway to the Westphalia study. To say that the gateway is divided by a highway and should not be included as an overall plan, I think is a bit shortsighted. If we have a way to combine the vision that has been agreed upon with the community with the master plan to the south of us, I think we'll all be pleased with a more comprehensive view of the gateway. Thank you very much.

VICE CHAIR EXUM: Thank you, Mr. Caldwell. Charles Renninger. Following Mr. Renninger, Barry Caison.

MR. RENNINGER: Thank you Madam Chair, Members of

the Council, Chairman Parker, members of the Planning Board. For the record, Charles Renninger, president of the Largo Civic Association. Let me start with the property that was just mentioned by the church. Yes, there were discussions with surrounding civic associations about potentially allowing residential development at this parcel. It is currently zoned R-3. Let me state clearly for the record, we are definitely opposed to including this particular piece of property in the sector plan. This is not part of the Westphalia master plan. This is part of the Largo-Lottsford master plan. There has never been any discussions at any of the charrettes to include this parcel. At this late date, to attempt to put this parcel into the plan, I think would be disingenuous to the surrounding property owners and the communities who have not had an opportunity to even be aware that this proposal is out there. There is a method for this applicant, if he chooses to rezone the property to file an appropriate application to amend the application for an appropriate use that the communities may or may not ultimately support. We've attempted one avenue. That avenue did not fly. We know there is a second avenue going through formal application and we think that would be the appropriate avenue, if the applicants elected to do that. We don't think the sector plan is the appropriate method.

The other issue that is also potentially a problem for the Largo community relates to the alignment and Mr. Ship mentioned it to you earlier. The alignment of Harry Truman Drive extended to the south. It cuts through a property that is currently going through approval processes. There's a basic plan which showed the alignment on the property. There's the CDP that doesn't show the alignment on the property and now they filed the preliminary plan as subdivision which is currently going through the review process. The Council and the Planning Board needs to decide, either this plan is going to go through with the road alignment going through that property or not going through the property. Some final determination has to be made so the citizens and the property owner are in a position to continue dialoging about the development of that property. We can't carry on a conversation without knowing where the road alignment is, if there is going to be a road. There's some considerations to improving White House Road. They can't improve White House if they have to dedicate Harry Truman and if they dedicate Harry Truman, then White House isn't going to be improved, probably. So, there's some give and take at play here because of the economics that we need a final determination of what's ultimately going to happen with that right-of-way. Is it going to be there or isn't it? And although it's directly outside of the sector plan, it's

mentioned specifically on pages 27 and 28, I believe, concerning the transportation issues. So there are a number of citations in this sector plan, with respect to the alignment of that roadway. Thank you.

VICE CHAIR EXUM: Thank you, Mr. Renninger. Barry Caison. Following Mr. Caison, Jenny Day.

MR. CAISON: Good evening, Madam Chair, members of the Board, Planning Board. For the record, my name is Barry Caison, the firm of Ben Dwyer Associates in Mitchellville. I'm here tonight to speak on behalf of Rock Creek Baptist Church and also in conjunction with the Washington and Bean properties. As you've already heard, before you has come Arthur Horne and the Washington Family, Harold Johnson and also Chris Seymour. Just to give you a brief background, the church has been engaged in the planning charrette process throughout the current SMA and sector plan process. We have been engaged by the church in a number of land planning and civil engineering studies over the past couple of years, to look at ways to give the church and for their property, the highest and best use for the property. One thing is very consistent, the church, they have constantly asked us to look at the highest and best use for their property, keeping in mind not only their vision for ministry, but also the needs of the community. We have done no less than about eight or nine studies on their behalf. We've looked at the

environmental issues and both the possibilities and also the constraints. We've looked at the planning constraints and also the engineering constraints and possibilities. What you have before you, which we can submit into record, are combined properties of the Washington, Bean and Rock Creek Church with a mixed use of residential, a mix of residential, retail, age restricted housing and also the church, with its various support and ancillary facilities. We do support the zoning of R-M and/or if M-X-T is not in consideration. We do not agree with the recommendation of village low for this property. We feel it is much too low and would not be a good use of the property. Thank you very much.

VICE CHAIR EXUM: Thank you, Mr. Caison. Jenny Day. Following Ms. Day, William Huttenlouff.

MS. DAY: Good evening. Madam Chair, County Council and Planning Board members, I want to thank you for the opportunity to share thoughts regarding the Westphalia plan. Just a brief statement of facts. Our property, according to the Westphalia preliminary sector plan and proposed section map amendment of April 2006, is to remain R-A. According to map 16, our property will be surrounded by M-X-T and R-M-H zoning with an insufficient buffer to Melwood Park which would destroy the rural nature of our property. Our property is adjacent to the Pepco right-of-way, which will provide access to our property through Robbley acres.

Map 12 does not show an area of encampment of the British invasion of the army of 1812 and from the historic significance, I think that may want to be included. We do not feel the following are adequately covered in the SMA, 1) road access or access road improvements required to accommodate the expected nearly 20,000 new housing units to prevent excessive traffic on Melwood Road. Provisions made to ensure access to equestrian trails throughout the rezoned area, linking back branch, hiker/biker/equestrian trail and Cabin Branch hiker/equestrian trail. The Claggett farm, Woodside Village, behind the Smith Family farm, is being developed as a horse community. We have a 25 acre horse farm with an arena and two other families living in Melwood Estates have horses, as well. This area was an established Marlboro Hunt fixture and horses have been a time-honored tradition in this area. The horse community is accustomed to transversing neighboring fields, riding along pastures and trails and the Pepco right-of-way. With inevitable and dramatic changes that will be occurring with development, it's important that trails be established and linked throughout the rezoned area for equestrian activities. The Smith family farm has a good, freestanding barn that would be suitable for housing a Maryland Park Police mounted unit. This would provide additional safety and security to the area. Mounted units have the flexibility to respond quickly

to situations, can work through traffic have a flexibility to negotiate their own path, work crowds and get to know the community and police miles of trails and park areas.

Another item that's not addressed and this will be my last point, on the SMA, is, could rezoning of our property to R-M be accomplished with the provision that current zoning R-A remain in effect until the sale of the property which would then change with the express desire of the purchaser zoning of the property to R-M. We desire such designation zoning. I want to thank you.

VICE CHAIR EXUM: Thank you, Ms. Day. Mr. Huttenlouff. Following Mr. Huttenlouff, Kimberlynn Davis.

MR. HUTTENLOUFF: Good evening, Chairman.

VICE CHAIR EXUM: Sir.

MR. HUTTENLOUFF: My name is William Huttenlouff. I live at 4703 Melwood Road. I've lived in the area since I was 14 years old. I'm now 67 years old, so I've been in the community for a long time. One of the things that I want to talk about is rezoning. I want to stay where we're at, R-A. On that position that you have there, we have 35 homes in that area which are surrounded by the rest of it and that whole community would like to stay R-A as far as our is concerned. The other thing that we want to talk about is the road on page 12, P-6, 15. It's a road where they've got it planned to come through my property and I like where I'm at.

I want to stay where I'm at and if this road comes through the middle of my property, then I'll have to relocate and also what it's going to have to do is going to go through seven other houses in that area and we've been talking to the developer and trying to get it relocated in a different position and they're working on that right now, but I want to make sure that's in the hearing, to know that we want to have that road changed to 615 would be changed around more north than that. They said they can do it, but I just want to make sure that's on the record to make sure that's taken care of.

Also want to take my hat off, put on the fire department side hat. I want to talk about the houses in the whole development area there. You talking about 6,000 acres of developing land. I have an ambulance at Forestville Fire Department. It's one ambulance that covers this whole area here. Right now, we're on a call right now. Our ambulance has been sitting at the hospital for two and a half hours right now and that's no good for this area here. You are going to have to be more persistent on taking care of the Prince George County Hospital and taking care of that so that we can get ambulances and the stuff around the whole County back so they can be back in service instead of sitting at the hospital for three to four hours.

I also want to talk about Pennsylvania Avenue and the bridge. They want to put an overpass at Pennsylvania

Avenue, right in front of the fire house. We've been working with the state roads for the last five years on developing that and I've been working with the Transportation people on that, specifically on that. And we want to make sure that that bridge will be able to put us over to Westphalia Road to get into that area there so the response time will be accurate to get into that area on that and also to respond to the southern area of the County and also to the northern part of the County on that. So, they want to put just a bridge one way and we have to make sure that bridge goes all directions on that when it comes out of the location. That's all I have. Do you have any questions?

VICE CHAIR EXUM: Thank you, Mr. Huttenlouff.

MR. HUTTENLOUFF: Thank you for listening.

VICE CHAIR EXUM: Ms. Davis. Following Ms. Davis, Mary Joan Robertson.

MS. DAVIS: Good evening, Madam Chair, Council Members, Members of the Planning Board. My name is Kimberlynn Davis, Board President, Westphalia Woods I. I'm speaking on behalf of members in the Westphalia corridor. Let me begin by commending Councilman Dean for his vision for the Westphalia area and his commitment for ensuring that the infrastructure improvements are made at the time of the development and not years later. On May 17th, 2006, representatives of various civic associations in the

Westphalia corridor attended a meeting hosted by the Maryland National Capital Park and Planning Commission. At that time, consultants for the Maryland National Park and Planning Commission presented for the first time, a draft sketch for the Westphalia sector plan area. Copies were not made available at that time to take back to the community for discussion. As a result, the following comments are general in nature and may not reflect all concerns that the community may have regarding the plan.

Before making more specific comments, the community would note our overall concern about the current process. It was the community's understanding that the charrette process which involved extensive community input would result in the proposed plan for the Westphalia area. It was also the community's understanding that the current consultants would create the framework for implementing the plan, and not as it appears now, creating a new plan. In any event, we are greatly concerned about the lack of input being afforded to the community in the current process. Indeed, it appears that the current process is based upon a top-down approach, rather than a bottom-up approach as was utilized during the charrette. The community is also concerned that certain proposed changes to the current plan were undermined, agreements made between the developers and the communities. For example, the community has made it clear that single

family homes should be built in areas closest to the existing communities and that these areas should not include tall residential buildings. The community also made it clear that the public active recreation should be built in the central park so that it could service both existing and proposed communities, not as being proposed, away from the communities on Route 4.

As to more specific comments, we offer the following: provide a development district or other financing mechanism that will ensure concurrency of infrastructure development such as roads and require proportional contributions among all owners and developers of the properties inside the Westphalia sector plan area for off site improvements such as D'Arcy Road, Ritchie Marlboro Road, Sansbury Road and Westphalia Road. Require that owners-developers of properties inside the Westphalia plan contribute land to the central park and proportionally participate in a park club to pay for its construction and maintenance. Include a performing arts center and a separate communities centers for activities for youth, young adults and seniors in the central park. Preserve historic sites and natural waterways. Rebuild existing police station. Thank you.

VICE CHAIR EXUM: Thank you, Ms. Davis. You can submit the rest of your testimony to the Clerk. Ms.

Robertson. Following Ms. Robertson, Cathy Hook.

MS. ROBERTSON: Good evening, Madam Chairman, Council Members. My name is Mary Joan Robertson. I'm the president of the Melwood Road Civic Association. Melwood Road Civic Association is composed of individual property owners as well as community groups that live on Melwood Road or around Melwood Road or around Westphalia development site. We all share common interests and have common concerns about the Westphalia plan and I wanted to speak this evening particularly about historic Melwood Road and the preservation of historic Melwood Road. Melwood Road is approximately two and a quarter miles long and it runs between Old Marlboro Pike at Pennsylvania Avenue to the north and west, over to Westphalia. These are the only two roads that it intersects with, with the exception of Morris Way which is in the middle of the Smith Home Farm development. We are of the understanding that most likely Morris Way will become another road or possibly not used at all, since it is now in the middle of a very hot, hot quickly moving development. On the other hand, Melwood Road, being a historic road, quick summation, it's on the Marietta map which is the oldest map we've found for this County. It's the only road that we have found that is actually spelled out its name, Melwood, on this map and it is exactly in the same bed that it has been in ever since 1683 of the date of this map. It also has

historic aspects with both the Revolutionary War and the War of 1812. It also was a pathway for the Underground Railroad and families escaping to freedom at the Driggs farm. Melwood Road is also surrounded by a lot of natural habitat, green areas, estuaries and mature forests. This is something else that we are wanting to keep in this development. As you know, the Westphalia plan is riddled with the Cabin Branch streams and woodlands. A lot of the woodlands, particularly along Melwood Road and in the Melwood Estates and Twin Knolls subdivisions are very mature forests, as well as wetlands. So, we would like very much if as much of the wetlands and wood lands in this Westphalia plan could be kept because this is the last mature forest in this metro of D.C. It'll be shame to lose it. Just like it would be a shame to lose the history along with Melwood Road and the farms that were there. Blackwood is probably going to be kept, but we don't know if it is going to be kept as a historic location or if it's going to be an actively functioning, maybe equestrian or police location. We don't know what the plans are. That will be up to the developer, but what we do what to do, is keep Melwood Road. Thank you for your time.

VICE CHAIR EXUM: Thank you, Ms. Robertson.

MS. ROBERTSON: And I will continue the testimony in writing.

VICE CHAIR EXUM: Thank you. Ms. Hook. Following

Ms. Hook, Georgette Gregory.

MS. HOOK: Good evening. My name is Cathy Hook. I live on Melwood Road. I am a member of the Association, but I am here just speaking as an individual. I would like to point out that I was informed by Mr. Dean at one of the prior meetings I've attended that schools do not fall under an adequate public facilities test. A lot of the people --

(Tape 3, Side A)

-- (INAUDIBLE) and the Council should address the schools at the specific and individual that concern so that we have schools in place for (COUNT 360 TO 380 IS INAUDIBLE). -- don't live in this County, it's still (COUNT 390 TO 416 IS INAUDIBLE). Therefore, I'd like to have it stricken from the opening statement which said that these public utilities would be provided for prior to or concurrent with, we should just strike concurrent with because we need them first, some of those things. Phasing and cost sharing, we lack some real clarification on that. What does that involve? Taxes, increasing taxes, are we going to have the developers doing this cost sharing? We need to know specifically how these public facilities are going to be paid for ahead of time. The Council should (COUNT 485 TO 523 IS INAUDIBLE). -- to pay top dollar for homes when they don't have a place to send their kids to school. Rosewood, which I've heard mentioned many times tonight and a lot of people here under that plan,

it was my understanding that Rosewood and Rosewood city and the Rosewood city plan have been scrapped in favor of this Westphalia sector plan. I don't see Rosewood mentioned anymore. So a lot of people need clarification on what plan we're actually pursuing here. The high density core for months, I've been participating in these meetings, that urban core in the master plan is designated for the terminus of Suitland Parkway and that's where it should remain. Thank you.

VICE CHAIR EXUM: Thank you, Ms. Hook. Georgette Gregory.

MS. GREGORY: Madam Chair and the Counsel, I'm Georgette Gregory. I'm the principle of Ardmore Elementary School. And this great County of Prince George's County. I am happy to come in support of Rosewood, which was the original plan, as I understand and one that would bring a great deal of promise to the children, the parents of the community of this great County. I believe that there, for many, many years, developers have come in. They have developed the property and as many people have said prior to me, they have left and they have gone home to their great holdings in Montgomery County, Howard County and surrounding counties, D.C. and various other places in Virginia. I think with the Rosewood project, you will be able to bring back or bring to the County, a viable choice for merchandising much

of what we can and this particular County. We can have stores. We can have civic centers, museums, housing, and public facilities that would enhance this particular section along the Westphalia corridor and down Pennsylvania Avenue. I support this. I know that this is a very thriving community but one that could use a very strong area such as what was proposed by the original Rosewood project. So, I'm hoping that the County will look favorably upon it and realize that we need to empower this County with County support from the citizenry of this County and by doing that, we can empower the students to do well in this society and all of us can grow together. Thank you.

VICE CHAIR EXUM: Thank you. Thank you, Ms. Gregory, Mr. Willis, Ms. Foxx for what you impart to our young people each day. Let me turn to Mr. Dean for comment. We have public testimony (INAUDIBLE).

COUNCIL MEMBER DEAN: Thank you, Madam Chair and I do want to thank you all for coming out to testify. Let me first start by explaining that Rosewood was a concept that did not fly. The people who brought Rosewood did not have the resources to carry out, however, even though Rosewood does not exist, I was part of the discussion around Rosewood and basically, the thrust that we are undertaking is basically the same thrust that had been articulated as far as Rosewood was concerned. One of the things that we have to

keep in mind, and this is one of the reasons we're trying to come together and come up with a vision for 6,000 acres of land, if we had allowed the land to be developed as it has been and continued to be in a lot of parts of Prince George's County, we would have had a hodge-podge of development. I think that this County deserves better. Therefore, I called all the land owners and the developers together and say we have 6,000 acres that we have to build in a certain manner. It would be quality, upscale development. One of the things I pride myself in is that I do have a vision for Prince George's County. I've been in Prince George's County for over 30 years. I knew Prince George's County when Prince George's County was Prince George's County or PG. It has changed. Developers are coming and they are making their efforts to move their projects forward. I have been very clear, very clear to the developers is that we're not moving these projects forward unless they are developed in a comprehensive manner. One of the other things that we're always confronted with is that developers like to develop and then you get the amenities at the back end. With this project is pushing and we are using our leverage and bully pulpit to make sure it happens, is that the amenities that you're looking for, the infrastructure that you're looking for, will come on line prior to and not after the project has been developed.

The other thing is that I want to make sure that everyone understands that this is a very transparent process. Everyone is not going to get what they want, but no one is going to be intentionally hurt. The small landowners will not be hurt. There's no such thing and no discussion and there will not be a discussion as long as I represent District 6 around eminent domain. Own your land, we will work with you to try to make sure that you get from your land what you feel you deserve. Everyone is not going to be happy with this process and in life, we're never always happy. There has to be some compromises. There has to be some compromises from the developer. There has to be compromise from the landowners. There has to be compromises from the citizens. One thing about land is that when you own land, you can do what you want with your land as long as it falls within the zoning designations that's out there. We have to come together.

This has been a very transparent process. This process started last September and one of the things that I demanded was that everybody that had an interest was notified to come and participate. If you didn't, it was not because we did not make an effort to get to you. As we move forward, and that's the reason for this meeting tonight, is to hear your concerns.

We know about Melwood. We understand the concerns

there. We're working to make sure that those concerns are taken care of. We know about Little Washington. We're trying to make sure that those things are taken care of. We know about Westphalia Estate. We're making sure that those concerns are taken care of.

I can only speak for what falls in District 6. I don't have authority to talk about what may happen in District 9 and I know some people came to testify that even though we're not part of Westphalia, my project is outside of Westphalia. I can't speak for my other counterparts. I'm only concerned and committed to making sure that the 6,067 acres that make up the Westphalia study is taken care of.

As far as schools are concerned, in the process, we're hopeful to come up with some type of financing plan, special taxing district tiffs and some other things. We're also working with the state to allow the developers to build schools and these schools go back to the system. Current problem that we have is that the system does not allow the school system to use their CIP funds to pay leases and so we're trying to work through that. I heard a number of homes, 20,000; 27,000 maybe more. The way this current plan is set up, the actual number of homes that are projected are 15,000, not 20, not 30. And so, therefore, we will move forward. We want your input and your input is considered. Don't believe that we sat here tonight and you came to

testify and your testimony fell on deaf ears, it did not. We will move forward. We will continue to engage in and at the end of the day, we hope we come out a win-win, realizing that you can't get everything you want and sometimes you have to make compromises. And with that, I do thank you for the opportunity to speak, Madam Chair.

VICE-CHAIR EXUM: Thank you, Mr. Dean. Having considered the testimony, again, the record will remain open for additional 15 days. You are welcome to submit additional testimony in writing. After a very long day, we are adjourned. Thank you.

(Whereupon, the proceedings were concluded.)

C E R T I F I C A T E

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 Council and the Prince George's County Planning Board in the matter of:

PRELIMINARY SECTOR PLAN

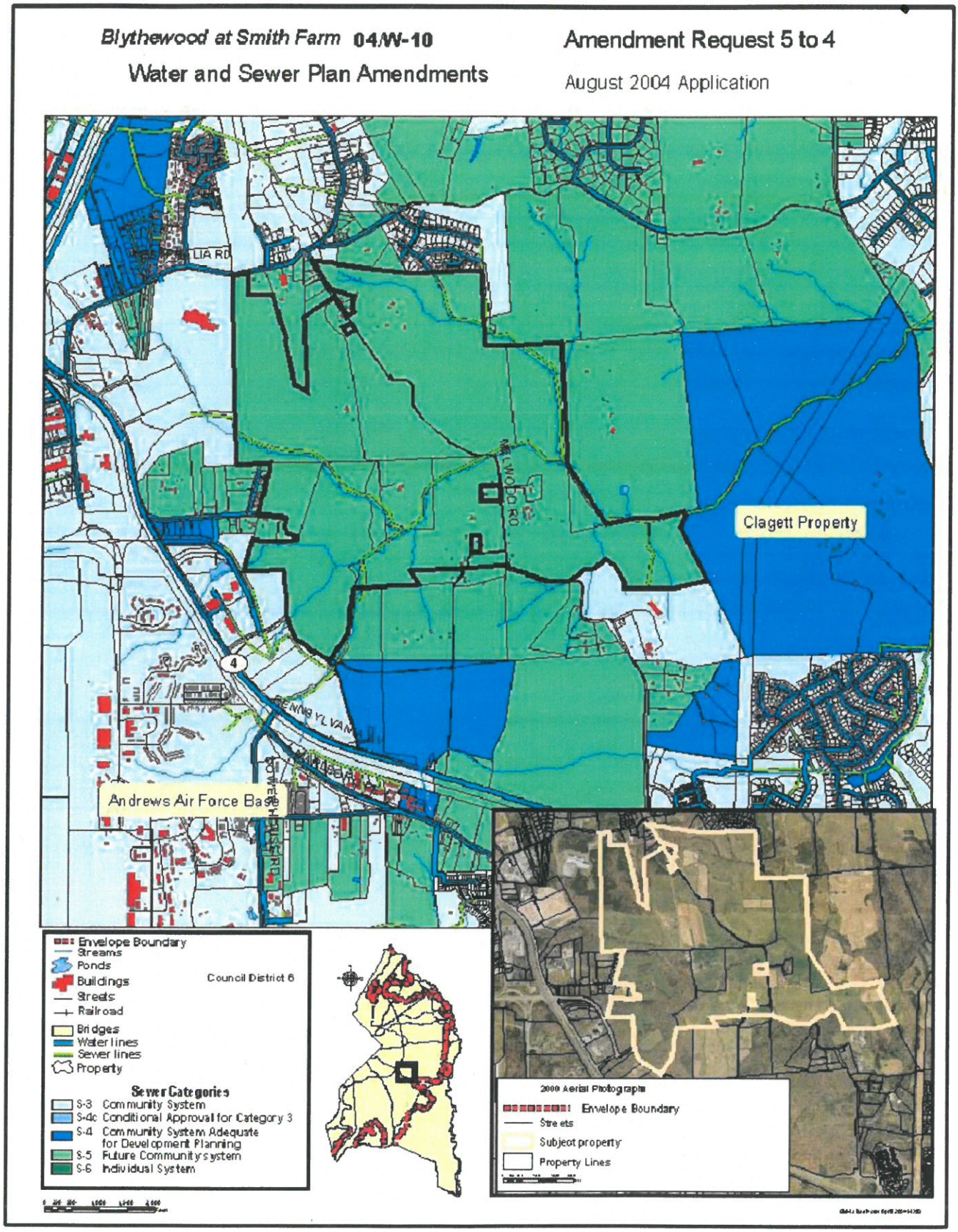
AND

PROPOSED SECTIONAL MAP AMENDMENT FOR

WESTPHALIA

_____ Date:_____

Carol M. Gordon, Transcriber


Blythewood at Smith Farm 04/W-10
Water and Sewer Plan Amendments
Amendment Request 5 to 4
August 2004 Application
Clagett Property
Andrews Air Force Base
Envelope Boundary
Streams
Ponds
Buildings
Streets
Railroad
Bridges
Water lines
Sewer lines
Property
Council District 6
Sewer Categories
S-3 Community System
S-4c Conditional Approval for Category 3
S-4 Community System Adequate for Development Planning
S-5 Future Community system
S-6 Individual System
2000 Aerial Photographs
Envelope Boundary
Streets
Subject property
Property Lines

LIMITED POWER
OF
ATTORNEY

Day Land Investment, LLC, a limited liability company organized under the laws of the State of Maryland ("Principal"), does hereby appoint Olumuyiwa "Mark" Sobo, as a Principal member, as it true and lawful Attorney-In-Fact ("Attorney-In-Fact") relating solely to the authorization and purposes provided herein.

Principal intends to rezone and redevelop property located in on the east side of Melwood Road, approximately 1,550 feet north of its intersection with Pennsylvania Avenue (MD 4) in Upper Marlboro. Prince George's County, Maryland, 20772, which consists of approximately 27-54 acres of real property known as P/O Lot 11 and Outlot B, as shown on County Tax Map 100, Grid B-1 (hereinafter the "Subject Property").

The Subject Property is in the AR (Agricultural-Residential) Zone. The Subject Property is currently developed with a single-family detached residential dwelling unit and all existing features on the Subject Property will be razed to accommodate the proposed new development envisioned for single-family detached dwelling units.

Principal has filed a Zoning Map Amendment (ZMA) (to wit: ZMA-2025-003) with the Development Review Division of The Maryland-National Capital Park and Planning Commission (the "M-NCPPC") requesting that the Subject Property be rezoned to the RSF-A (Residential, Single-Family Attached) Zone to accommodate the future development of single-family detached dwelling units.

Principal hereby approves, authorizes, and directs is member, Olumuyiwa "Mark" Sobo, acting individually, to act on behalf and for Principal and take any and all action necessary to obtain approval of ZMA-2025-003 to accommodate the ultimate rezoning and development of the Subject Property. This authorization and direction to act on behalf of Principal, as its Attorney-In-Fact, includes, but is not limited to, appearing before any boards, municipalities, administrative agencies, hearing examiners, county or district councils, etc.; entering into or accepting any agreement(s)/condition(s) necessary to accommodate the rezoning of the Subject Property, as envisioned in ZMA-2025-003; and to provide testimony or evidence on behalf of Principal.

Further, Principal does ratify and confirm all actions authorized hereunder that its Attorney-In-Fact shall do or cause to be done by virtue of this Limited Power of Attorney. Except as for the power herein stated, Principal does not authorize its Attorney-In-Fact to act for any other purpose unless otherwise provided in its Operating Agreement or by resolution.

Third parties may rely upon the representations of the Attorney-In-Fact as to all matters relating to the power granted hereunder, and no person who may act in reliance upon the representations of the Attorney-In-Fact shall incur any liability to the Principal as a result of permitting the Attorney-In-Fact to exercise the stated power.

This Power of Attorney will expire at such time as Principal designates in writing to the Attorney-In-Fact.

IN WITNESS WHEREOF, the Principal has hereunto executed and delivered this Power of Attorney this 29th day of January, 2026.

DAY LAND INVESTMENT, LLC

By: Luke Muldoon
Name: Luke Muldoon
Title: Managing Member

STATE OF Maryland
COUNTY OF Queen Anne

On the 30th day of January in the year 2026, before me, the undersigned, personally appeared Luke Muldoon, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned.

Lauren Coe 1/29/26
Notary Public Signature
Lauren Coe
Printed Name

LAUREN COE NOTARY PUBLIC QUEEN ANNE'S COUNTY, MARYLAND

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Individual Applicant Affidavit

(Form PG 1)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activities. **In short, this form should be used whenever an individual, rather than a business entity[1], is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf that contains additional filing information, including timing requirements.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

Identifying Information

Name of Applicant **Tiana Woolard** Case No. (where applicable) **ZMA-2025-003**

Address of Applicant **4920 Melwood Road, Upper Marlboro, MD 20772**

Identity of the Property/ Subject of Application **4816 Melwood Road, Upper Marlboro, MD Part of Lot 11**

Type of Application (see §5-833(d)) **Zoning Map Amendment**

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

CamScanner

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? ____ Yes __X__ No

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date
N/A	

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A	

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
____ Yes __X__ No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor
N/A		

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ____ Yes __X__ No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

Name of Member	Date	Name of Contributor
N/A		

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Tiana Woolard — 2-6-2026

Signature (original to be filed with the Clerk) — Date

Tiana Woolard

Printed Name of Signer

Title of Signer (if applicable)

CamScanner

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant **Day Family Trust** Case No. (where applicable) **ZMA-2025-003**

Address of Applicant **4816 Melwood Road, Upper Marlboro, MD 20772**

Identity of the Property/ Subject of Application **4816 Melwood Road, Upper Marlboro, MD and part of Lot 11, Outlots A**

Type of Application **Zoning Map Amendment** (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

   If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date
_____	_____
_____	_____
_____	_____
_____	_____

   If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

   _____ _____
   _____ _____

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
   _____ Yes ___X_ No

   If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor
_____	_____	_____
_____	_____	_____
_____	_____	_____

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. ___X_All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):
   Ralph D. Day, Trustee
   Jenny Lynn Day, Trustee
   _____

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

_____ 19 May 2025
Signature (original to be filed with the Clerk) Date

Ralph D. Day
Printed Name of Signer

Trustee
Title of Signer (Authorized to sign for the business entity)

UPON RECORDING RETURN TO:

The Day Family Trust
c/o Ralph D. and Jenny L. Day
4816 Melwood Road
Upper Marlboro, MD 20772

DECLARATION OF USE RESTRICTIONS

THIS DECLARATION OF USE RESTRICTIONS (this "**Declaration**") is made and entered into as of this 6th day of March, 2026, by THE DAY FAMILY TRUST, Dated March 23, 2002, Ralph D. Day and Jenny Lynn Day, Trustees, and TIANA RENEE WOOLARD, their successors and assigns, (hereinafter collectively the "**Declarant**").

RECITALS

A. Declarant is the current owner of certain real property located in Prince George's County, Maryland, being the same property that is the subject of a Zoning Map Amendment (to wit: ZMA-2025-003), and further being the same property described by Deeds recorded in Book 14940 at Page 648 and Book 45251 at Page 131 (collectively the "**Property**").

B. Declarant has entered into a contract of sale of the Property with Day Land Investment, LLC (hereinafter "Day Land Investment"), who desires to rezone and development the Property. In support thereof, Declarant desires to establish restrictions on the use of the Property in accordance with the terms and conditions set forth in this Declaration for the benefit of Olumuyiwa "Mark" Sobo, individually, and Robert "Yates" Clagett, Jr., individually (collectively the "**Benefited Party**").

NOW, THEREFORE, for no monetary consideration, but to establish the respective rights and obligations of Declarants and the Benefited Party defined hereunder, Declarant hereby declares that the Property shall be subject to the restrictions, covenants, and conditions set forth herein:

1. Recitals and Definitions. The recitals set forth above are incorporated herein and made a substantive part of this Declaration. The fee simple owner(s), from time to time, of any of the Property shall be referred to as an "**Owner**" and collectively, the "**Owners**". An Owner shall cease to have any obligations hereunder once the Owners cease to own any of the Property.

2. Restriction Commencement Date. The term "**Restriction Commencement Date**" shall mean the date of this Declaration.

3. Restrictions on the Use of the Property. Beginning on the Restriction Commencement Date and continuing until the Termination Date, the following use restrictions shall apply to any portion of the Property (the "**Restrictions**"):

(a) multifamily buildings, townhouses, and any other attached dwellings shall not be developed on the Property; and

(b) if an Owner desires to develop residential units on the Property, the only residential unit type allowed on the Property shall be single-family detached units.

4. Covenant Running with the Land. The foregoing Restrictions shall run with the land and are binding upon the Owners.

5. Duration of Restrictions. The Restrictions shall be binding upon the Property beginning on the Restriction Commencement Date and continuing until the date which is thirty (30) years after the Restriction Commencement Date (the "**Termination Date**"). Upon the Termination Date, this Declaration shall automatically terminate. Notwithstanding, in the event that the Prince George's County Council (sitting as the District Council) does not adopt a resolution approving the rezoning of the Property from its current AR Zone (Agricultural- Residential) to the RSF-A Zone (Residential, Single Family-Attached) as part of ZMA-2025-003 (the "**ZMA Approval**") by December 31, 2026, this Declaration shall automatically terminate and the Declarant shall have the right to file a termination of this Declaration in the Land Records for Prince George's County, Maryland ("**Land Records**"). Further, in the event that the ZMA Approval is appealed by any person or entity, resulting in the RSF-A Zone designation for the Property being overturned, removed, or invalidated, this Declaration shall automatically terminate and the Declarant shall have the right to file a termination of this Declaration in the Land Records.

6. Enforcement of Declaration. In the event an Owner fails to comply with the Restrictions, Declarant or Benefitted Party shall have the right to notify Owner in writing of such violation (a "**Default Notice**"). Upon such Owner's receipt of a Default Notice, such Owner shall have sixty (60) days after receipt of the Default Notice to commence remedying such default (the "**Cure Period**"). If such Owner makes a good-faith effort to commence remedying the default within the Cure Period, the Cure Period shall be automatically extended for thirty (30) days to allow such Owner to complete curing such default. If such Owner fails to commence a good-faith effort to remedy the default within the Cure Period, thereafter the Declarant or Benefitted Party may pursue injunctive relief to enforce compliance with the Restrictions.

7. Support of Project. The Owners and Benefitted Party shall not bring, neither collectively nor individually, any further administrative, judicial, or other challenges to or against any application or request for approval presently pending or to be filed in the future for the development of any part of the Property including, but not limited to, any subdivision, site plan, tree conservation plan, variance, permit application, and/or any other zoning request filed or pursued by or on behalf of the Declarant or any Owner in connection with the development of the Property so long as such application or request for approval does not violate the provisions of this Declaration in any material respect. Upon any breach of this obligation by the Benefitted Party, either collectively or individually, which is not cured within sixty (60) days after notice of such breach is provided to such party, any Owner or Declarant may either (i.) pursue injunctive relief in a court of competent jurisdiction to enforce compliance of the Petitioners with the terms and obligations of this paragraph 7; or (ii.) may pursue a judicial action in a court of competent jurisdiction requesting termination of this Declaration. Any judicial order granting termination may be evidenced by filing a termination of this Declaration among the Land Records.

Notwithstanding anything in this Declaration to the contrary, the Benefitted Party may oppose any application or request for approval for the development of the Property that exceeds the Restrictions in this Declaration.

8. Notices. Any notice required or permitted under this Declaration shall be given in writing and shall be deemed effectively given upon the earlier of (a) personal delivery to the party to be notified, or (b) the next business day after sending such notice via nationally recognized overnight courier. The notice address for Owner, Declarant and the Benefitted Party shall be the mailing address of the property owned by Owner, Declarant or such Benefitted Party, as shown on the records of the Maryland State Department of Assessments & Taxation, or at such other address as such party may designate by ten (10) days' advance written notice other parties.

9. Amendment and Waiver. This Declaration may only be amended or waived by an instrument in writing executed by Declarant and the Benefitted Party.

10. No Third-Party Beneficiaries. This Declaration is not intended, and shall not be deemed or construed, to confer any rights, powers or privileges on any person or entity other than the Benefitted Party.

11. Governing Law. This Declaration shall be governed by the laws of the State of Maryland.

12. Estoppels. Within fifteen (15) business days after request by any Owner of the Property, Declarant and Benefitted Party shall execute and deliver to such Owner a certificate in the form presented by Owner certifying to the following: (i) whether this Declaration is in full force and effect, (ii) whether there is any default under this Declaration, and (iii) such other matters as may reasonably be requested by Owner.

13. Headings. Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

14. Recordation. This Agreement shall be recorded among the Land Records of Prince George's County.

15. Interpretation. Whenever the context hereof shall so require, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[*remainder of page intentionally blank*]

Declarant has executed this Declaration as of the date first above written.

DECLARANT:

THE DAY FAMILY TRUST

By: _____
Name: Ralph D. Day
Title: Trustee

By: _____
Name: Jenny L. Day
Title: Trustee

TIANA RENEE WOOLARD

By: _____

STATE OF MARYLAND,
COUNTY OF Queen Anne, to wit:

On this 6th day of March, 2026, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ralph D. Day and Jenny L. Day, Trustee of The Day Family Trust, and acknowledged that he and she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

_____

My commission expires: 6/29/26

STATE OF MARYLAND,
COUNTY OF Queen Anne, to wit:

On this 6th day of March, 2026, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Tiana R. Woolard, and acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Tiana Cue

My commission expires: 6/29/26

DAY LAND INVESTMENT, LLC

RESOLUTION OF MAJORITY OF THE MEMBERS

RESOLVED, that Olumuyiwa "Mark" Sobo, Member of Day Land Investment, LLC (the "Company"), as further provided in a Limited Power of Attorney, dated January 29, 2026, be and hereby is authorized, on behalf of the Company, to appear before any boards, municipalities, administrative agencies, hearing examiners, county or district councils, etc.; enter into or accept any agreement(s)/condition(s) necessary to accommodate the rezoning of property that is the subject of ZMA-2025-003 – for which the Company is the Contract Purchaser; and to provide testimony or evidence on behalf of the Company.

Dated: February 4, 2026

The undersigned certifies that he is the duly qualified Manager of Day Land Investment, LLC and is authorized pursuant to Article VI of the Company's Operating Agreement to execute the same, and that the foregoing is a true and correct copy of a Resolution duly adopted by the Majority of the Members of the Company.

Luke Muldoon
Manager