



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: A-10059 **Councilmanic District:** 9
Meeting Date: 10/17/2022 **Zone(s):** R-A / R-E
Case Name: Dobson Ridge (Farms)
Applicant: D.R. Horton, Inc./ Dobson Farms
Location: Located south of McKendree Road and west of Timothy Branch, approximately 1400 feet west of Crain Highway. On the south, the Property runs along the north side of Mattawoman Creek to Gardner Road and expands northward, west of McKendree Village (581.06 Acres; R-A / R-E Zones).
Request: Request approval of a Zoning Map Amendment for the rezoning of approximately 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval

Planning Board:

Zoning Hearing Examiner: Approval of the R-S Zone / Denial of LCD Zone

LEGAL DEADLINES:

Appeal date: 6/24/2022

Review date:

Action date: 11/22/2022

Municipality:

Comments:

Opposition: Evelyn Williams

Staff: DeAndrae Spradley

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	06/28/2021	approval
Zoning Hearing Examiner	05/25/2022	approval
Notes: <i>Approval of the R-S Zone / Denial of LCD Zone</i>		
Person of Record	06/21/2022	filed

Notes: *Evelyn Williams, Persons of Record filed an appeal in opposition of the Zoning Hearing Examiner's Decision.*

Clerk of the Council 07/11/2022 mailed

Notes: *Notice of Oral Argument Hearing was mailed to Persons of Record.*

Applicant 09/09/2022 filed

Notes: *Matthew C. Tedesco Esq., attorney for the applicant filed a response to the June 21, 2022 Exceptions and Request for Oral Argument filed by petitioner.*

Sitting as the District Council 09/12/2022

Clerk of the Council 09/12/2022 mailed

Notes: *Notice of Oral Argument Hearing Location Change was mailed to Persons of Record.*

Sitting as the District Council 09/19/2022 hearing held; referred for document

Notes: *Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Matthew Tedesco Esq., attorney for applicant spoke in support. Evelyn Spellman Williams person of record spoke in opposition. Hearing Held, Council referred item to staff for preparation of an approving document, (Vote:6-2; Nay: Council Members Dernoga and Ivey; Absent: Council Members Burroughs, Glaros and Taveras).*

Aye: 6 Hawkins, Franklin, Harrison, Streeter, Turner and Medlock

Nay: 2 Dernoga and Ivey

Absent: 3 Glaros, Taveras and Burroughs

Sitting as the District Council 10/17/2022

Document(s): A-10059 Zoning Agenda Item Summary, A-10059 Presentation Slides, A-10059 Tedesco to Brown (Response to Exception file) 9-9-2022, A-10059 Williams to Brown (Exceptions Letter) 6-21-22, A-10059 Notice of Oral Argument Hearing Location Change, A-10059 Notice of Oral Argument Hearing, A-10059 Notice of ZHE Decision, A-10059 ZHE Decision, A-10059 PORL, A-10059 Technical Staff Report, A-10059 Exhibit List, A-10059 Exhibits #1-82, A-10059 Transcripts 03-02-2022, 7-11-2022 PZC Notice of Intention to Participate District Council 9-19-2022