



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-20015 **Councilmanic District:** 6
Meeting Date: 9/28/2021 **Zone(s):** R-A
Case Name: Freeway Airport
Applicant: Freeway Realty, LLC
Location: Located on the west side of Church Road and in the southwest quadrant of its intersection with US 50 (John Hanson Highway)(131.50 Acres; R-A Zone).
Request: Requesting approval of a Detailed Site Plan (DSP) for 416 single-family attached (townhouse) lots and 93 single-family detached lots, for a total of 509 lots.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 7/1/2021

Review date: 7/1/2021

Action date: 9/29/2021

Comments:

Staff: Henry Zhang, AICP LEED AP

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	04/20/2021	approval with conditions
M-NCPPC Planning Board	05/27/2021	approval with conditions
Sitting as the District Council	06/14/2021	waived election to review

Notes: Council waived election to review for this item (Vote: 8-0-1; Absent: Council Members Dernoga and Ivey; Abstained: Council Member Anderson-Walker).

Aye: 8 Hawkins, Davis, Franklin, Glaros, Harrison, Streeter, Taveras and Turner

Absent: 2 Dernoga and Ivey

Abstain: 1 Anderson-Walker

Person of Record 06/30/2021 appealed

Notes: Carol Boyer, et al. appealed the Planning Board's decision and requested Oral

Argument

- Sitting as the District Council 07/13/2021 announced hearing date
- Applicant 07/19/2021 filed
Notes: *Robert J. Antonetti Jr. Esq., attorney for the applicant, filed a reply to the 6/30/2021 appeal and Requested to Dismiss and Opposition to Appeal.*
- Clerk of the Council 08/06/2021 mailed
Notes: *Notice of District Council Hearing Scheduled for Monday, September 13, 2021 was mailed to all Persons of Record.*
- Person of Record 09/02/2021 filed
Notes: *James Riley, Person of Record, filed written testimony for Oral Argument Hearing scheduled for September 13, 2021.*
- Person of Record 09/03/2021 filed
Notes: *Carol Boyer, Person of Record, filed written testimony for the Oral Argument Hearing Scheduled for September 13, 2021.*
- Person of Record 09/03/2021 filed
Notes: *Charles Rones, Persons of Record, filed written testimony for the Oral Argument Hearing Scheduled for September 13, 2021.*
- Sitting as the District Council 09/13/2021 hearing held; case taken under advisement
Notes: *Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Henry Zhang, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Carol Boyer, James Riley, Charles Rones and Johnathan Brown spoke in opposition. Robert J. Antonetti, Jr., Esq., Attorney for the applicant spoke in support. Council took this case under advisement.*
- Sitting as the District Council 09/20/2021 motion failed
Notes: *Council motion failed to refer item to staff for preparation of an approving document for this item (Vote: 5-3; Absent: Council Members Glaros, Streeter and Turner).*
 Aye: 5 Hawkins, Davis, Franklin, Harrison and Taveras
 Nay: 3 Anderson-Walker, Dernoga and Ivey
 Absent: 3 Glaros, Streeter and Turner
- Sitting as the District Council 09/20/2021 reconsidered
Notes: *Council reconsidered this item (Vote 9-0 Absent: Council Members Streeter and Turner).*
 Aye: 9 Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey and Taveras
 Absent: 2 Streeter and Turner
- Sitting as the District Council 09/21/2021 referred for document

Notes: *Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-3; Nay: Council Members Anderson-Walker, Dernoga, and Ivey; Absent: Council Member Streeter).*

Aye: 7 Hawkins, Davis, Franklin, Glaros, Harrison, Taveras and Turner
Nay: 3 Anderson-Walker, Dernoga and Ivey
Absent: 1 Streeter

Sitting as the District Council

09/28/2021

Document(s): DSP-20015 Presentation Slides, DSP-20015 Charles Rones (email) Testimony 9-3-21, DSP-20015 Carol Boyer Testimony for Motion to Dismiss & Opposition to Appeal Rebuttal 9-3-2021, DSP-20015 Carol Boyer (email)Statement on DSP-20015, DSP-20015 James Riley Letter 2021-09-02_signed DSP, DSP-20015 James Riley (email) Letter 2021-09-02_signed, DSP-20015_Notice of District Council Oral Argument, DSP-20015 Antonetti to Brown Motion to Dismiss and Opposition to Appeal 7-19-2021, DSP-20015 Antonetti (email) to Brown Motion to Dismiss and Opposition to Appeal 7-19-2021, DSP-20015 Carol Boyer to Brown 6-30-21, DSP-20015 Planning Board Resolution 2021-62 Signed, DSP-20015_PORL, DSP-20015 Technical Staff Report, DSP-20015 PLB Transcripts 05-06-2021, DSP-20015 Planning Board Record, PZC Notice of Intention to Participate District Council 9-13-2021