



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

August 26, 2025

**RE: A-8427-02 (Oak Creek Club-Landbay T)
Carrollton Oak Creek, LLC, Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 2 - 2025 setting forth the action taken by the District Council in this case on July 8, 2025.

CERTIFICATE OF SERVICE

This is to certify that on August 26, 2025 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script that reads "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: A-8427-C-02
Amendment of Basic Plan and
Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate Applicant's acceptance of conditions of the original rezoning to amend Basic Plan A-8427-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

WHEREAS, the District Council in enacting Zoning Ordinance 2-2025, approved the Applicant's request to amend Basic Plan A-8427-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units; and

WHEREAS, the District Council, pursuant to its decision in Zoning Ordinance 2-2025, deems it appropriate to accept Applicant's consent to the conditions, in Zoning Ordinance 2-2025, to approve its request to amend Basic Plan A-8427-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional approval to amend Basic Plan A-8427-02, specifically Condition 1, to allow for the additional development of 28 single-family detached dwelling units, in Zoning Ordinance 2-2025, is hereby granted. Applicant's written acceptance of the conditions of approval in Zoning Ordinance 2-2025, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

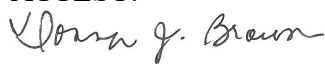
SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions in Zoning Ordinance 2-2025. Failure to comply with conditions of approval in Zoning Ordinance 2-2025, shall constitute a zoning violation, and shall constitute sufficient grounds for the District Council to revoke the amendment to the original Basic Plan to allow for the additional development of 28 single-family detached dwelling units; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective August 20, 2025, the date of receipt of the Applicant's acceptance of the conditions of approval in Zoning Ordinance 2-2025.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF THE
MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: 

Edward P. Burroughs, III, Chair

ATTEST:


Donna J. Brown
Clerk of the Council



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

July 15, 2025

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 2 - 2025 granting preliminary conditional zoning approval of A-8427-C-02 (Amendment of Conditions) Oak Creek Club- Landbay T₂ is attached.

In compliance with the provisions of Section 27-195(c) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on October 6, 2025.

CERTIFICATE OF SERVICE

This is to certify that on July 15, 2025, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

A handwritten signature in dark ink, reading "Donna J. Brown", is positioned above a horizontal line.

Donna J. Brown
Clerk of the Council

Case No.: A-8427-C-02
Amendment of Basic Plan and
Conditions
Oak Creek Club-Landbay T

Applicant: Carrollton Oak Creek, LLC¹

ZONING ORDINANCE NO. 2-2025

AN ORDINANCE to amend Basic Plan A-8427-02, specifically Condition 1, approved by the District Council on November 26, 1991, to allow for the additional development of 28 single-family detached dwelling units,² on its property located at the northeast corner of the intersection of Mary Bowie Parkway and South Church Road (8.09 Acres; LCD Zone (Prior; L-A-C/R-L Zones).

WHEREAS, this Application is being reviewed pursuant to the prior Prince George's County Zoning Ordinance, under which the area of amendment is zoned Local Activity Center (L-A-C) and Residential Low Development (R-L); and

WHEREAS, the site is currently vacant and unimproved; and

WHEREAS, no other amendments of the conditions of the approved Basic Plan were requested; and

WHEREAS, currently Condition 1 states as follows:

¹ Decision of the Zoning Hearing Examiner (ZHE) incorrectly identifies the Applicant as "Oak Creek Club, LLC," because the Technical Staff Report identifies the Applicant as "Carrollton Oak Creek, LLC," and the Statement of Justification and Public Ethics Affidavits identify the Applicant as "Carrollton Oak Creek, LLC." The difference is "Carrollton" with 2-l's as opposed to 1-l. The difference matters because under the State Department of Assessment and Taxation (SDAT), Carrollton with 2-l's as opposed to 1-l, is an entity registered to do business in Maryland, but "Carrollton" with 1-l is not. This approval is only for Applicant "Carrollton Oak Creek, LLC."

² After oral argument, and pursuant to an email from the Applicant on June 30, 2025, at 1:20 pm, which has been placed in the record, while the initial application requested the amendment of the Basic Plan to increase the maximum residential density by a total of 36 single-family detached dwelling units, the Applicant has since proffered that it will develop *no* more than a total of 28 single-family detached dwelling units on Parcel B and Parcel 3, which means, as a condition of this approval, that the Applicant may not develop more than a total of 28 single-family detached dwelling units on Parcel B and Parcel 3. See email from Jonathan Martin jonathan@clhatcher.com to Principal Counsel, Rajesh Kumar, on June 30, 2025, at 1:20 pm. Same was provided to the Clerk of the Council to be made part of the record in this matter.

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone; and

WHEREAS, the revised Condition 1 recommended for approval states as follows:

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone; and

WHEREAS, the Planning Board and the Technical Staff recommended approval of the request with conditions; and

WHEREAS, on March 5, 2025 and March 26, 2025, the Zoning Hearing Examiner (ZHE) held unopposed evidentiary hearings on the request; and

WHEREAS, at the conclusion of the March 26, 2025 evidentiary hearing, the record was kept open until April 11, 2025, for the receipt of documents supporting the position of the homeowners association. These documents were not submitted, and the record was closed on April 11, 2025; and

WHEREAS, on May 28, 2025, the ZHE issued a written decision recommending that the District Council approve the request subject to conditions and considerations; and

WHEREAS, as a basis for this final decision, the District Council adopts the findings, conclusions, and recommendation to approve the request as contained in the ZHE's written decision, subject to modifications herein by the District Council; and

WHEREAS, Applicant's request is approved subject to the following Conditions and Considerations:

Conditions

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acres and 76 in the L-A-C Zone.

2. Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at the Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging Plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center at such time as the necessary market support can be determined.
3. At each access point off of Church Road and Oak Grove Road, the amended Basic Plan will provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.
4. Prior to approval of a preliminary Plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 202) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The Applicant shall make a cash contribution to the Prince George's County Department of Public Works and Transportation, and notification shall be provided by the Applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road, including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.
5. Prior to approval of a preliminary Plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.
6. Prior to the approval of the Preliminary Plan of Subdivision, the Maryland State Highway Administration shall modify the Central Avenue (MD 214)/Church Road intersection to provide for Level-of-Service (LOS) "D" during both peak hours. Full construction funding shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program, the Prince George's County Capital Improvement Program, or from private sources. If the warrants are met and signalization is deemed necessary by the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the Applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

7. Prior to approval of a Preliminary Plan of Subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie-Collington-Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.
8. Prior to the issuance of any building permits for more than 200 dwelling units, the Applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.
9. Prior to the issuance of any building permits, the Applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.
10. On all Preliminary Plats, Final Plats, Site Plans and other Plan documents used to represent the proposed development, on which the A-44 right-of-way appears, the Applicant, his heirs, successors and/or assigns shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved Bowie-Collington Master Plan.
11. The Applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the "Design Guidelines for Scenic and Historic Roads." Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.
12. A Woodland Conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L- A-C. In addition, the Applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criterion.
13. The limits of the existing 100-year floodplain shall be approved by the Watershed Protection Branch of the Department of Environmental Resources prior to the approval of any Specific Design Plan.

14. The Applicant shall provide proof that the U.S. Army Corps of Engineers or the appropriate State or local permitting wetlands authority agrees with the nontidal wetlands delineation, along with submittal of the SDP.
15. All nontidal wetland mitigation areas shall be shown on the SDP.
16. Technical approval of the location and sizes of Stormwater Management Facilities is required prior to approval of any SDP.
17. Prior to the submittal of the Comprehensive Design Plan, the Applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the Subject Property, is necessary. If it is necessary, the study shall be submitted with the CDP.
18. All nondisturbed nontidal wetlands shall have at least a 25-foot nondisturbance buffer around their perimeters.
19. All streams and drainage courses shall comply with the buffer guideline for the Patuxent River Primary Management Area.
20. As part of the submittal of the CDP, the Applicant shall include a conceptual layout of water and sewerage service to the site and an analysis of the impact of the construction of these facilities. Applicant, Technical Staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the Subject Property.
21. As part of the submittal of the Preliminary Plat, the Applicant shall include a soil study that identifies the location and extent of Marlboro Clay.
22. The Environmental Setting of the Bowieville Historic Site (#74A-18) is approximately 14.7 acres. Its boundaries are defined on the staff "Approved Environmental Setting" sketch found in the Technical Staff Report. Prior to CDP approval, the Applicant shall complete a survey and Map of historic landscape features around Bowieville (including the terraced gardens northeast of the mansion) to include a metes and bounds survey of the 14. 7 11 acres as a basis for any potential revisions to the Historic Site's Environmental Setting. Further, the Comprehensive Design Plan approval shall take into consideration the following:
 - a. Potential revision to the Environmental Setting shall be based on the identification of an ultimate user for the Mansion and tobacco barn, and appropriately detailed reuse and restoration Plans.

- b. Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, the proposed clubhouse parking area, and the parking area of the nearby commercial center.
 - c. The Environmental Setting shall be augmented with additional land to the west of the Historic Site to include the entirety of the historic entry lane so that the lane may be included within the L-A-C as a means of access to the Historic Site.
23. Prior to approval of the Comprehensive Design Plan, the Applicant shall install appropriate security measures at Bowieville to include fire and burglar alarms, security fencing, and lighting, and shall undertake appropriate weatherization repairs to preclude further deterioration of the Historic Site. These measures include, but are not limited to:
- a. Retaining and maintaining the existing chain- link fence in a secure condition with a locked gate around the Historic Site.
 - b. Retaining and maintaining the plywood coverings over the window and door openings of the Historic Site.
 - c. Conducting roof repairs and repairs to drainage systems, flashing, and caulking as they occur.
 - d. Installing a security and fire alarm system within the Historic Site, with an on-site burglar and fire alarm connected to central station monitoring.
 - e. Maintaining all historic outbuildings within the Environmental Setting in structurally stable and secure condition.
 - f. Posting “No Trespassing” signs on the Historic Site and the surrounding property.
24. The property shall be inspected on behalf of the Applicant by a qualified preservation architect, preservation contractor, or structural engineer 60 days after the approval of the Amended Basic Plan, with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, “no trespassing” signs, as well as any interim repairs made to preclude further deterioration as determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the Applicant prior to approval of the Comprehensive Design Plan and all future Specific Design Plans.

25. Prior to the approval of a Comprehensive Design Plan and as part of a Comprehensive Preservation/Reuse Plan (CPRP) for the Historic Site, the Applicant shall complete a Conditions Assessment of the Historic Site. The Conditions Assessment shall be prepared by a qualified preservation architect, preservation contractor, or structural engineer for review by the Historic Preservation Commission. The Conditions Assessment shall prioritize the following:
 - a. “immediate” repairs deemed necessary to preclude further deterioration;
 - b. those “interim” and cyclical repairs required to maintain the property in reasonable condition prior to its rehabilitation;
 - c. those “ultimate” repairs associated with a use-specific rehabilitation of the property. Immediate repairs shall include, but not be limited to, the stabilization and securing of the historic tobacco barn northeast of the mansion.
26. Prior to the approval of the first Preliminary Plat, immediate repairs identified in the Conditions Assessment shall be completed by the Applicant. Evidence of the completed work shall be provided to the Planning Board or its designee and certified by a qualified preservation architect, preservation contractor, or structural engineer.
27. The Applicant, his heirs, successors, or assigns shall submit a Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior’s Standards for Rehabilitation and the Historic Preservation Commission’s Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall be completed prior to the issuance of the 400th building permit for the development.
28. Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the Applicant to be held by the M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding procedures shall follow those in place for private recreational facilities agreements.
29. A Phase I archeological survey in the garden areas south and northeast of the house and a summary report shall be undertaken by the Applicant prior to CDP submission to determine the location and extent of historic landscape features, so that any important features can be protected and/or restored by the Applicant. Additional archeological investigation (Phase II and Phase III) shall be conducted by the Applicant if warranted by the Historic Preservation Commission within a reasonable amount of time after the completion and submittal of the Phase I report, and prior to the approval of the Comprehensive Design Plan.

30. The Comprehensive Design Plan shall consider appropriate uses for the Bowieville Mansion and tobacco barn that may include but not be limited to the following:
- a. Reception hall/rental facility
 - b. Art gallery
 - c. Restaurant
 - d. Country Inn
 - e. Antique shop or other such low intensity retail use
 - f. Eleemosynary or philanthropic use
 - g. Low intensity office use
 - h. Library or similar cultural use
 - i. Private residence
 - j. Private school
 - k. A combination of the above uses

Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission

31. The Applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.
32. A comprehensive and Specific Design Plan review by the Historic Preservation Commission shall be required on structures adjacent to the Historic Site's Environmental Setting. This review will include, but not be limited to, architectural design, building placement, materials, roof features, fencing, landscaping, and parking, in relation to views from the Historic Site.
33. Timing mechanisms may be reviewed and amended by the Planning Board or its designee upon recommendation of staff during Comprehensive Design Plan Review. Specifically, these mechanisms involve the following Conditions: Condition 24 (Security Measures); Condition 25 (Security Inspections); Condition 26 (Conditions

- Assessment); Condition 27 (Repair/Restoration Timetable); Condition 30 (Archeological Investigation). The review and potential revision of the Historic Preservation Commission's recommended timing mechanisms shall take into account the following considerations:
- a. The need to provide for interim security for the Bowieville Historic Site and to preclude further deterioration by neglect and to guarantee stabilization and restoration as part of the development project;
 - b. The Applicant's statement that he will not own the property until 90 days after Preliminary Plat approval.
- 34. All commercial and public assembly structures shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) 13 and all applicable County laws.
 - 35. All residential structures shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) 13D and all applicable County laws.
 - 36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A". The Applicant shall dedicate this land at such time as requested by the Prince George's County Planning Board.
 - 37. The CDP shall investigate and evaluate an extension of the Planned hiker/biker trail east of Church Road as shown on DPR exhibit "A".
 - 38. The Applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.
 - 39. The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch shall be dedicated to M-NCPPC.
 - 40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the Subject Property, and also a Class I trail along the entire Oak Grove Road frontage.
 - 41. At the time of Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.
 - 42. In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall House is provided, the balance of the drive shall be incorporated into the open space network.

43. If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, Applicants shall pay such deficit as determined by the WSSC.
44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.
45. The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the Plan.
46. If, after the golf course is completed and in use, and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the affected portion of the golf course with landscape screens or nets, as determined by the Planning Director and in the heights and locations specified by the Planning Director, sufficient to minimize the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.
47. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. Units on these lots may have side entry garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line.
48. Lots in Parcel A, backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel C, backing up to the R-E Zone (Behnke's Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to the R-E Zone (Seton Belt Property) shall have a minimum landscape strip of at least 50 feet outside of the rear yards. At the time of CDP review, the Applicant may propose alternative design techniques including smaller lots, landscaped strips, etc., in order to address the issues of compatibility and the large lot component.
49. The Applicant shall convey the open space parcel created by the relocation of Oak Grove Road to the St. Barnabas Church or the appropriate entity capable of holding real estate.
50. Remove the designation of Development Parcel/Landbay T from the Amended Basic Plan.

Comprehensive Design Plan Considerations

1. In addition to the requirements of Section 27-518 (a) of the Zoning Ordinance, the Comprehensive Design Plan shall include a golf course that is designed by an architect who is a member of the American Society of Golf Course Architects, and his signature shall be included on the supporting documentation, as a member of the design team.
2. The Comprehensive Design Plan for the golf course shall show the location of proposed streets and of all residential lots in close proximity to the golf course. The Comprehensive Design Plan shall establish minimum guidelines for setbacks within the golf course safety corridor consistent with industry standards. Any request for deviation of these guidelines shall be provided with sufficient justification to the satisfaction of the Planning Board and/or District Council to assure safety of the adjacent residential development. The Comprehensive Design Plan shall include an overlay graphic study of the golf course, adjacent streets and lots, prepared by the golf course architect, of the most likely direction and distance of the errant golf shots expected from all tee locations of all holes, and from all other locations on these holes from which errant shots may be expected. If, in the judgment of the Planning Board and/or District Council, the deviation presents too great a hazard to residents or their property, the golf course layout shall be revised, or the affected areas of residential lots shall be prohibited for residential use and shall become homeowners' open space or part of the golf course.
3. The Comprehensive Design Plan shall minimize the crossing of subdivision streets with golf course paths. The crossing of Church Road shall be via a bridge.
4. To the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be Planted in the setback in order to enhance the rural character.
5. The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor and Collington Station prior to Comprehensive Design Plan approval.
6. Primary residential streets will be constructed to provide access to the Planned community park and the park/school. In the event private roadways are permitted in the Planned community, equivalent private roadways will be provided (roadways with two travel lanes and two parking lanes).

7. An internal loop master Plan trail shall be provided within the proposed development for the Purpose of providing a neighborhood circuit for running, jogging, and biking.
8. All the development pods and parks, recreational and historical features shall be connected into the main trail network by feeder trails and sidewalks.
9. The handicapped accessibility of all trails shall be determined during CDP review.
10. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be Planted with the amount of Plant materials required for a collector buffer in Section 4. 6 of the Landscape Manual. If there is woodland area or hedgerow within the right-of-way, it may be combined with on-site woodland to contribute toward the 100-foot buffer requirement. Existing woods and/or vegetation may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 25 feet wide and is supplemented with evergreen material to provide year-round screening. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Basic Plan A-8427-02, specifically Condition 1, shall be amended to allow for the additional development of 28 single-family detached dwelling units.

SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions referenced above. Failure to comply with any stated condition herein shall constitute a zoning violation and shall constitute sufficient grounds for the District Council to revoke the approval of the request herein; to revoke use and occupancy permits; to institute appropriate civil and/or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance shall become effective on the date of its enactment.

ENACTED on July 8, 2025, by the following vote:

In Favor: Council Members Adams-Stafford, Blegay, Burroughs, Dernoga, Fisher, Hawkins,
Ivey, Olson, Oriadha and Watson.

Opposed:

Abstained:

Absent: Council Member Harrison.

Vote: 10-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF THE
MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: 

Edward P. Burroughs, III, Chair

ATTEST:


Donna J. Brown
Clerk of the Council