



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: A-9988-C-01 **Councilmanic District:** 9
Meeting Date: 11/9/2020 **Zone(s):** L-A-C / M-I-O
Case Name: The Villages at Timothy Branch
Applicant: Timothy Brandywine Investments One LLC
Location: Located east of US Route 301 (Crain Highway) and MD 5 (Branch Avenue) on the south side of Brandywine Road in the eastern and western quadrants of its interaction with Mattawoman Drive (72.43 Acres; L-A-C / M-I-O Zones).
Request: Requesting approval to amend the Basic Plan for the Villages at Timothy Branch to expand the Mixed Retirement Development and remove all non-residential uses, and amend the conditions of approval, pursuant to 27-197(c) of the Zoning Ordinance, on approximately 72.42 acres of land in the L-A-C (Local Activity Center Zone).

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board:

Zoning Hearing Examiner: Approval with Conditions

Municipality:

Opposition: None

Staff: Whitney Chellis

HISTORY:

Acting Body:

Date:

Action:

Applicant 02/13/2020 filed

Notes: *Matthew C. Tedesco, Esq., attorney for the applicant, filed a petition to Amend the Basic Plan.*

Clerk of the Council 02/20/2020 transmitted

Notes: *The Clerk of the Council transmitted the case to the Zoning Hearing Examiner for a Public Hearing.*

Applicant 05/14/2020 filed

Notes: *Matthew C. Tedesco, Esq., attorney for the applicant, filed an Amendment of*

Application to the petition to Amend the Basic Plan.

M-NCPPC Technical Staff	05/20/2020	approval with conditions
M-NCPPC Planning Board	06/11/2020	no motion to consider
Zoning Hearing Examiner	10/16/2020	approval with conditions
Zoning Hearing Examiner	10/22/2020	transmitted

Notes: *The Zoning Hearing Examiner transmitted an Errata for the recommendation filed on October 16, 2020.*

Sitting as the District Council	10/26/2020	referred for document
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Notes: *Council referred item to staff for preparation of an approving document, with conditions (10-0; Absent: Council Member Dernoga).*

Aye: 10 Turner, Anderson-Walker, Davis, Franklin, Glaros, Harrison,
Hawkins, Ivey, Streeter and Taveras

Absent: 1 Dernoga

Zoning Hearing Examiner	10/30/2020	transmitted
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Notes: *The Zoning Hearing Examiner transmitted an Errata for the recommendation filed on October 30, 2020.*

Sitting as the District Council	11/09/2020	
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Document(s): A-9988-C-01 Zoning Hearing Examiner Decision (Corrected 2), A-9988-C-01 Zoning Hearing Examiner Decision with ERRATA, A-9988-C-01 Zoning Hearing Examiner Decision, A-9988-C-01 PORL, A-9988-01 Technical Staff Report, A-9988-01 Letter to Tedesco - signed, A-9988-01 Amendment to Application