

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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5 DOBSON FARMS
6 Comprehensive Design Plan, CDP-22002

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8 P A R T I A L T R A N S C R I P T

9 O F

10 P R O C E E D I N G S

11
12 COUNTY ADMINISTRATION BUILDING

13 Upper Marlboro, Maryland

14 September 7, 2023

15 VOLUME 1 of 1

16 BEFORE:

17 PETER A. SHAPIRO, Chair

18 A. SHUANISE WASHINGTON, Commissioner

19 WILLIAM M. DOERNER, Commissioner
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OTHERS PRESENT:

- MATT TEDESCO, Attorney for the Applicant
- DOMINIQUE LOCKHART, Staff
- DELISA COLEMAN, Senior Counsel
- JESSICA JONES, Planning Board Administrator
- JOE PARSONS, Senior Technical Hearing Writer
- RONDA FORD, Technical Hearing Writer
- JAMES HUNT, Division Chief, Development Review Division

P R O C E E D I N G S

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2 MR. CHAIR: First item on the agenda is Item 5,
3 Comprehensive Design Plan CDP-22002 Dobson Farms. We have
4 Mr. Tedesco, who is representing the applicant. And we have
5 Ms. Lockhart, who's going to give the staff presentation.

6 I believe that since there's going to be a request
7 for continuance on this, I'll turn to Ms. Lockhart.

8 MS. LOCKHART: Good morning. Doing a sound check.

9 MR. CHAIR: Yeah, we can hear you fine. Thanks
10 for checking.

11 MS. LOCKHART: Okay. Great. Thank you.

12 Good morning, Mr. Chair, and members of the
13 Planning Board. For the record, I am Dominique Lockhart
14 with the zoning section. Item number 5 on the agenda is
15 Comprehensive Design Plan CDP-22002, titled Dobson Farms,
16 which proposes a residential development with a mix of
17 housing types.

18 The applicant for this case has requested a one-
19 week continuance to the September 14th Planning Board
20 hearing date to allow the applicant and staff to review
21 revised findings and conditions related to the density and
22 housing types proposed. The applicant's continuance memo
23 has also requested an extension of the 70-day action period
24 to October 20th.

25 The applicant is here and is able to answer any

1 questions if needed. Staff recommends approval of this
2 continuance. Thank you.

3 MS. LOCKHART: Thank you, Ms. Lockhart.

4 Mr. Tedesco, anything you want to add?

5 MR. TEDESCO: Good morning, Mr. Chairman and
6 members of the Commission. Welcome back. I hope everyone
7 had a good August recess. We have been diligently working
8 on many of these cases that you're hearing today. And I
9 just want to preemptively thank staff for its review of this
10 application. I agree with Ms. Lockhart's analysis as
11 provided in our letter. We are finalizing everything that's
12 needed and we plan to bring this back before you next week.
13 Nicely bundled is our goal.

14 So with that, we appreciate, hopefully, your
15 approval of a one-week continuance to give us that time to
16 continue to work with your staff. And we look forward to
17 presenting this case to you next week.

18 MR. CHAIR: All right. Thank you, Mr. Tedesco.

19 Commissioners, any questions for either staff, or
20 for Ms. Lockhart, or Mr. Tedesco? If not, I would look for
21 a motion for the continuance.

22 COMMISSIONER WASHINGTON: Mr. Chairman, I move
23 that we accept the recommendation of staff and approve the
24 continuance of CDP-22002 to Planning Board hearing date of
25 September 14th.

1 COMMISSIONER DOERNER: Second.

2 MR. CHAIR: A motion by Commissioner Washington,
3 and a second by Commissioner Doerner. Discussion?

4 No discussion. I'll call the role.

5 Commissioner Washington?

6 COMMISSIONER WASHINGTON: Vote aye.

7 MR. CHAIR: Commissioner Doerner?

8 COMMISSIONER DOERNER: Vote aye.

9 MR. CHAIR: I vote aye as well. The ayes have it,
10 3-0. Thank you both. We'll see you next week.

11 MR. TEDESCO: Thank you very much. Have a nice
12 day.

13 **(Whereupon, the proceedings were concluded.)**

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DIGITALLY SIGNED CERTIFICATE

ESCRIBERS, LLC, hereby certified that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

9113 BALTIMORE AVENUE

Comprehensive Design Plan, CDP-22002

By:  _____ Date: October 26, 2023
Justin Kim, Transcriber