



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: A-9973-C-01 **Councilmanic District:** 6
Meeting Date: 4/11/2022 **Zone(s):** R-M
Case Name: Woodside Village
Applicant: Westphalia Meadows, LLC/Woodside Village
Location: Located on the south side of Westphalia Road and west of Ritchie Marlboro Road, Accokeek, Maryland (63.30 Acres; R-M Zone).
Request: Requesting approval for the Amendment of Basic Plan of A-9973 which rezoned the Subject Property from the R-A (Rural Agricultural) to the R-M (Residential-Medium) Zone.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: No motion to consider

Zoning Hearing Examiner: Approval with Conditions

Municipality:

Opposition: Terry Goolsby et al.

LEGAL DEADLINES:

Appeal date: 2/16/2022

Review date:

Action date: 7/1/2022

Comments:

Staff: Sam Braden IV

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	09/15/2021	approval with conditions
Zoning Hearing Examiner	02/01/2022	approval with conditions
Person of Record	02/09/2022	appealed

Notes: *Andrea Allen Persons of Record, filed exceptions to the Zoning Hearing Examiner Decision.*

Sitting as the District Council 02/14/2022 no action

Clerk of the Council 02/23/2022 mailed

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

Sitting as the District Council 03/14/2022

Applicant 03/22/2022 filed

Notes: *Thomas H. Haller, Esq., attorney for the applicant, filed a reply to the 2/9/2022 appeal and requested the Zoning Hearing Examiner's decision be affirmed.*

Sitting as the District Council 03/28/2022 referred for document

Notes: *Thomas Sievers, M-NCPPC planning staff, provided an overview of the Amendment of Basic Plan application and along with Jeremy Hurlbutt, Supervisor, M-NCPPC, responded to questions. Thomas Haller, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council referred this item to staff for an approving document.*

Aye: 9 Hawkins, Davis, Dernoga, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

Absent: 2 Franklin and Glaros

Sitting as the District Council 04/11/2022 approval

Notes: *Council adopt prepared order (Vote: 10-0, Absent; Council Member Hawkins).*

Aye: 10 Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, Turner and Burroughs

Absent: 1 Hawkins

Clerk of the Council 04/12/2022 mailed

Notes: *The Notice of Preliminary Conditional Zoning Approval of the District Council was mailed to applicant and to all Persons of Record (applicant must accept conditions by July 11, 2022).*

Applicant 04/21/2022 transmitted a letter

Notes: *Ryan C. Day submitted a letter of acceptance of conditions on behalf of Westphalia Meadows, LLC.*

Clerk of the Council 04/27/2022 mailed

Notes: *The Final Conditional Zoning Approval of the District Council was mailed to applicant and to all Persons of Record.*

Document(s): A-9973-C-01 District Council Final Zoning Approval, A-9973-C-01 Notice of Conditional Zoning Approval, A-9973 Ryan Day to Brown Letter Accepting Conditions, A-9973-01 Presentation Slides, A-9973-C-01 Notice of Oral Argument Hearing, A-9973-C-01 Haller to Brown Response to Exception 3-22-22, A-9973-C-01 Allen to Brown Appeal email 2-9-2022, A-9973-C-01 - ZHE Notice, A-9973-C-01 - ZHE Decision, A-9973-01 - PORL, A-9973-01 Technical Staff Report, A-9973-01 -Exhibit List, A-9973-01 Exhibits 1-52, A-9973-01 Transcripts 12-01-2021