



THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

October 27, 2021

**RE: DSP-18056 Willis Property
Ed Willis, 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 herewith a copy of the Council Order setting forth the action taken by the District Council in this case on October 26, 2021.

CERTIFICATE OF SERVICE

This is to certify that on October 27, 2021, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in black ink that reads "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: DSP-18056
Willis Property

Applicant: Ed Willis

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

IT IS HEREBY ORDERED, after election to review Planning Board's decision and oral argument, that the decision of the Planning Board to approve DSP-18056, a request to develop a single-family detached residential dwelling within a Development District Overlay (D-D-O) Zone, on property located on the north side of Wesson Drive, approximately 564 feet west of Bridgeport Drive, in Planning Area 76A and Council District 8, zoned One-Family Detached Residential (R-80) and within the Military Installation Overlay (M-I-O) Zone for height, and within the D-D-O Zone, established by the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (Southern Green Line Station Area Sector Plan and SMA), is hereby AFFIRMED.

The District Council adopts, as if fully restated herein, the findings and conclusions set forth by Planning Board in Resolution No. 2021-91.

Approval of DSP-18056 is subject to the following conditions:

1. Prior to certification of this detailed site plan, the following revisions shall be made, or information shall be provided:
 - (a) Revise the plans to provide the Military Installation Overlay Zone height calculations to demonstrate conformance with Section 27-548.54(e)(2)(B) of the Prince George's County Zoning Ordinance.
 - (b) Provide the lot frontage, yards, and tree canopy coverage exemptions as notes on the plan.

- (c) Revise the Type 2 Tree Conservation Plan, TCP2-053-09, to remove the area of the recent lot line adjustment from the woodland conservation bank. The Declaration of Covenants for the woodland conservation bank shall be revised to remove the existing woodland conservation easement encumbrance on the property included with this application.
- (d) Submit a valid standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance.
- (e) Provide a shared-use path along the subject property's frontage of Wesson Drive, consistent with the 2012 *American Association of State Highway and Transportation Officials Guide for the Development of Bicycle Facilities*, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.

ORDERED this 26th day of October, 2021, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Hawkins, Taveras, and Turner.


Opposed:

Abstained:

Absent: Council Members Anderson-Walker, Dernoga, Ivey and Streeter.


Vote: 7-0.

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: 

Calvin S. Hawkins, II, Chair

ATTEST:



Donna J. Brown
Clerk of the Council