

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

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5 WILLIS PROPERTY
6 Detailed Site Plan, DSP-18056

7
8 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 July 8, 2021

15
16 VOLUME 1 of 1

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19 BEFORE:

20 ELIZABETH M. HEWLETT, Chair

21 DOROTHY F. BAILEY, Vice-Chair

22 A. SHUANISE WASHINGTON, Commissioner

23 MANUEL R. GERALDO, Commissioner

24 WILLIAM M. DOERNER, Commissioner

25
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OTHERS PRESENT:

Tierre Butler, Staff Reviewer

Greg Benefiel, Surveys, Inc. (Applicant)

C O N T E N T S

SPEAKER

PAGE

Tierre Butler

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P R O C E E D I N G S

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MADAM CHAIR: Thank you, Mr. Gengels. Item 6, which is Detailed Site Plan 18056, Willis Property. I'm checking on everyone who signed up. Ms. Butler, are you on?

MS. BUTLER: Yes, ma'am.

MADAM CHAIR: Okay. And then we have Greg Benefiel? So, did he get the new link? Was --

MS. PROCTOR: I thought he was on earlier.

MADAM CHAIR: Greg Benefiel, are you, because there are two people who phoned it, so I can't, we can't tell who they are. Mr. Benefiel?

MS. PROCTOR: He just --

MADAM CHAIR: He just what?

MS. PROCTOR: He just sent the email. Let me see what he -- he said he's unable to join. He has not received the invite.

MS. BUTLER: I'm sorry, what was that?

MADAM CHAIR: He hasn't received any link or something.

MS. BUTLER: Yeah, he says that he's unable to join the Planning Board. He has not received an invite. He just sent it.

MADAM CHAIR: Okay. Tell him to check his spam. He's signed up, so tell him to -- from, from Michael Jackson, and from Anika, from Anika Jackson.

1 MS. BUTLER: From Anika -- okay.

2 MADAM CHAIR: But you know what? I think we're
3 probably okay. Can, but can he -- he can't hear anything.
4 All right. You know what, ask him to -- give him the phone
5 number and ask him to call in because this is a simple case.
6 We're talking about a single-family dwelling. Give him the
7 phone number and just ask him to call in.

8 MS. BUTLER: All right. Give me a minute.

9 MADAM CHAIR: Caller 8, Mr. Benefiel, is that you?
10 I don't know who that is. Ms. Butler, did you give him the
11 number to call in?

12 MS. BUTLER: Yeah, I'm sending it to him right
13 now.

14 MADAM CHAIR: Okay. Unfortunately, sometime it
15 goes, the link goes to spam, so --

16 MS. BUTLER: Yeah. Yeah, I thought I had seen him
17 on earlier, though, but I thought I did as well.

18 MADAM CHAIR: You know what, yeah. You know what,
19 I'm going to ask you to go ahead, Ms., Ms., Ms. Butler.

20 MS. BUTLER: All right.

21 MADAM CHAIR: Because I, if we have a problem,
22 I'll pass it. Okay, but just go ahead. He, he should have
23 the number.

24 MS. BUTLER: All right. Good morning, Madam
25 Chair, members of the Planning Board. For the record, I am

1 Tierre Butler with the Urban Design Section. The project
2 before you is Item No. 6, Detailed Site Plan, DSP-18056, for
3 Willis Property, which is a Detailed Site Plan application
4 for the development of a single-family, detached residential
5 dwelling with a Development District Overlay Zone. Next
6 slide please.

7 This site is located in Prince George's County
8 Planning Area 76A and Council District B as identified in
9 purple colored area on map. Next slide please.

10 This slide is located on the north side of Wesson
11 Drive and a site boundary is shown on the Vicinity Map
12 outlined in red. Next slide please.

13 This property is zoned one form of detached
14 residential, RA, and as represented in the yellow color area
15 on the Zoning Map. Next slide please.

16 This slide shows the site is located in both the
17 Military Installation Overlay and a Development District
18 Overlay Zone as shown with the hatch pattern on the map.
19 Next slide please.

20 These aerial photos show the existing conditions
21 as a property which is currently undeveloped and wooded.
22 Next slide please.

23 This site contains slopes which is shown with the
24 red contour maps, contour line on the map. Next slide
25 please.

1 This slide shows the proposed 2-story, single-
2 family, detached dwelling with a 2-car, attached garage.
3 The dwelling will be 34 feet in height and 1,633 square feet
4 with a walkout basement. The proposed dwelling is in
5 conformance with the front, rear and side yard setbacks.
6 Access to the single-family home is provided by a 16-foot
7 wide driveway up Wesson Drive within the single-family,
8 detached neighborhood. Next slide please.

9 This last slide shows the architectural elevations
10 of an exterior dwelling and includes a design consisting of
11 a front, a front covered porch; a front-loaded garage;
12 siding; a rear-covered, concrete patio; asphalt shingles;
13 and a gabled roof. With that, Urban Design Staff recommends
14 that Planning Board adopt the findings of this report and
15 approve Detail Site Plan DSP-18056, the Willis Property,
16 subject to the following conditions found on page 8 and 9 of
17 the Staff Report. This concludes Staff's presentation.

18 MADAM CHAIR: Thank you, Ms. Butler. Let's see if
19 there are any questions. Madam Vice Chair?

20 MADAM VICE CHAIR: No questions. Thank you, Ms.
21 Butler.

22 MADAM CHAIR: Okay. Commissioner Washington?

23 COMMISSIONER WASHINGTON: No questions. Thank
24 you.

25 MADAM CHAIR: Commissioner Doerner?

1 COMMISSIONER DOERNER: No questions.

2 MADAM CHAIR: Commissioner Geraldo?

3 COMMISSIONER GERALDO: No questions, Madam Chair.

4 MADAM CHAIR: Okay. So, with that, there are no
5 questions; there is no one else here to speak; Mr. Benefiel,
6 to my knowledge, has not gotten back on, but we are, it
7 seems like, depending on the motion, I mean it's a single-
8 family, detached home, one dwelling. If he gets on and, and
9 has some problem with whatever the vote is, we can
10 reconsider this today, okay? So, is there a motion?

11 COMMISSIONER WASHINGTON: Madam Chair, move that
12 we adopt the findings of Staff and approve DSP-18056, along
13 with the associated condition as outlined in Staff's Report.

14 COMMISSIONER GERALDO: Second.

15 THE COURT: We have a motion by Commissioner
16 Washington, seconded by Commissioner Geraldo. Madam Vice
17 Chair?

18 MADAM VICE CHAIR: Vote aye.

19 MADAM CHAIR: Commissioner Washington?

20 COMMISSIONER WASHINGTON: Vote aye.

21 MADAM CHAIR: Commissioner Doerner?

22 COMMISSIONER DOERNER: Vote aye.

23 MADAM CHAIR: Commissioner Geraldo?

24 COMMISSIONER GERALDO: Vote aye, Madam Chair.

25 MADAM CHAIR: The ayes have it by 5-0. Ms.

1 Butler, I would appreciate it if you would reach out to Mr.
2 Benefiel now after, at the conclusion, which is now, and let
3 him know the outcome; and if he has any problem whatsoever,
4 we will, we will revisit that today, okay?

5 MS. BUTLER: Yes.

6 MADAM CHAIR: Because we're sorry he didn't have
7 the opportunity, but we felt, I, it appeared as though we
8 were going with his request. So, but I don't want to
9 foreclose his opportunity to be heard if he has a problem
10 with this -- didn't get a chance to speak, okay? So, you
11 let us know.

12 MS. BUTLER: Yes, ma'am.

13 THE COURT: Thank you.

14 MS. BUTLER: All right. Thanks.

15 MADAM CHAIR: Okay.

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

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DIGITALLY SIGNED CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies 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:

WILLIS PROPERTY

Detailed Site Plan, DSP-18056

By:  Date: September 20, 2021
Tracy Hahn, Transcriber