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

DOBSON FARMS
Comprehensive Design Plan, CDP-22002

P A R T I A L T R A N S C R I P T
O F
P R O C E E D I N G S

COUNTY ADMINISTRATION BUILDING
Upper Marlboro, Maryland
September 14, 2023
VOLUME 1 of 1

BEFORE:

- PETER A. SHAPIRO, Chair
- DOROTHY F. BAILEY, Vice Chair
- A. SHUANISE WASHINGTON, Commissioner
- WILLIAM M. DOERNER, Commissioner
- MANUEL R. GERALDO, Commissioner

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OTHERS PRESENT:

- DOMINIQUE LOCKHART, Staff, Zoning Section
- MATT TEDESCO, Attorney for the Applicant
- DAVID WARNER, Principal 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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THE CHAIR: Last, we have Item 8 on our agenda.

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This is a Comprehensive Design Plan CDP-22002 Dobson Farms.

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This item was continued from the Planning Board meeting of

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September 7th, 2023. We have Mr. Tedesco, who's

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representing the applicant. We will have Ms. Lockhart for

7

staff presentation. This also is an evidentiary hearing. I

8

don't think we have anyone signed up to speak, but if we get

9

to that point, I'll swear folks in, if needed.

10

And I'll turn to Ms. Lockhart. Take it away. The

11

floor is yours.

12

MS. LOCKHART: All right. Doing a quick sound

13

check.

14

THE CHAIR: I hear you fine. Thanks.

15

MS. LOCKHART: Okay. Great. Thank you.

16

Good morning, Mr. Chair, and members of the

17

Planning Board. For the record, I am Dominique Lockhart

18

with the zoning section. Item number 8 on the agenda is

19

Comprehensive Design Plan CDP 22002, titled Dobson Farms,

20

which proposes a residential development with a mix of

21

attached and detached housing types. There is also an

22

associated type 1 tree conservation plan. This case was

23

continued from the Planning Board hearing date of September

24

7th.

25

Prior to the Tuesday noon deadline, the applicant

1 has provided five exhibits, which include revised findings
2 and conditions, community outreach documents, and a revised
3 illustrative plan. The exhibits have been included in the
4 additional backup. One of the main changes proposed
5 includes the replacement of villas with single-family
6 detached dwellings, and the necessary updates to the
7 resulting dwelling unit counts, and associated development
8 standards. Staff has reviewed all revisions submitted and
9 is in agreement with the proposed changes.

10 In conclusion, based on the findings presented in
11 the Technical Staff report, staff recommends that the
12 Planning Board approve Comprehensive Design Plan CDP 22002
13 and associated type 1 tree conservation plan TCP 1-011-2023
14 subject to the revised findings and conditions as noted.
15 This concludes staff's presentation. Thank you.

16 THE CHAIR: Thank you, Ms. Lockhart.

17 Commissioners, any questions for staff before we
18 hear from the applicant? No questions.

19 Mr. Tedesco, the floor is yours.

20 MR. TEDESCO: Hi. Good morning, Mr. Chairman.
21 Can you hear me okay?

22 THE CHAIR: Yep. I hear you fine, thanks.

23 MR. TEDESCO: Fantastic. Good morning again, Mr.
24 Chair, members of the Planning Board. For the record,
25 Matthew Tedesco, with the law firm of McNamee Hosea in

1 Greenbelt, on behalf of the applicant, D.R. Horton
2 Incorporated.

3 Although Ms. Lockhart gave a very succinct and
4 brief presentation, I do have a few items I just want to
5 highlight for the board. First and foremost, I want to
6 thank the Board for its approval of the continuance from
7 last week to this week. Obviously, as we said last week, we
8 were hopeful that we would come in with a very smooth
9 landing with respect to this case this week, and I'm very
10 happy to report that we have. And I want to thank Ms.
11 Lockhart, as well as Ms. Dorlester for their review of this
12 application, the recommendations in your staff report.

13 We also worked very closely with other members of
14 the urban design staff, environmental planning staff and
15 transportation planning staff, among others, and I just want
16 to personally, publicly thank them for their review. This
17 is a very large, but very important project for the county
18 in particular, and particularly for my client, D.R. Horton,
19 and its holdings in the southern portion of Prince George's
20 County.

21 With me this morning from D.R. Horton, we have Mr.
22 Matt Muddiman. As you all may know, D.R. Horton is the
23 number one homebuilder in the United States since 2002, with
24 more than one million homes delivered nationwide. In 45 out
25 of the top 50 markets in the United States, D.R. Horton

1 ranks among the top 5 in 37 of those markets.

2 In addition, we have the full team assemblage from
3 Rogers Consulting, made up of Mr. Alex Villegas; Mr. Matthew
4 Leakan, who is the expert land planner and landscape
5 architect; Christine Gillette, expert landscape architect;
6 Charlie Howe, who is an expert and civil engineer; Steven
7 Allison, our expert arborist and environmental consultant;
8 and Mr. Rob Swam, environmental consultant as well. And
9 finally, to round out our team with us this morning, we have
10 Mr. Mike Lenhart with Lenhart Traffic and Consulting.

11 As noted in your staff report, this property has a
12 very lengthy history, consisting of primarily surface mining
13 activities going back 45 years, with special exceptions
14 being approved back in the late 1970s. Prior to that -- to
15 and include that, the property is also extensively farmed.

16 You all may recall that we were before you back in
17 the spring and summer of 2021 on the basic plan, which was a
18 rezoning application to rezone the property from the RA and
19 RE zones to the prior RS zone. Since the initiation of that
20 effort, which culminated with the approval of the basic plan
21 by the Planning Board on July 29, 2021, the Zoning Hearing
22 Exam around March 2nd, 2022, and the District Counsel
23 ultimately on October 17, 2022.

24 The applicant's and the design team's vision and
25 goals was to create the best possible land plan while

1 preserving and enhancing the property's unique and very
2 special environmental features. And those features
3 primarily consist of the Timothy Branch and the Mattawoman
4 Creek and its associated tributaries, thereby creating a
5 very unique and special, well-planned and well-designed
6 community. There is no doubt, as supported by the staff and
7 all reviewing agencies that reviewed the CDP, that this
8 application further advances this vision and goal, and
9 satisfies all of the required findings for approval. This
10 application and the project design results and produces a
11 sustainable, resilient community in a village-like setting
12 that takes advantage of the natural environment, while also
13 improving upon those features.

14 To that end, this project advances and continues
15 to provide four environmental enhancement goals. First,
16 stream restoration. Second, stream and woodland
17 preservation. Third, environmental site design areas to be
18 incorporated in the project. And fourth, to restore,
19 enhance, and preserve the portion of the property formerly
20 in the rural tier, which is the western portion, to preserve
21 it in its natural state.

22 These goals are met through the proffers made by
23 this applicant with the basic plan that were carried forward
24 as conditions of the basic plan. 1 -- and these are
25 outlined, and we further incorporate and adopt the

1 justification and text of this application. But on pages 10
2 through 12, we go through each of these goals and policies
3 with respect to the conditions that were put forward for our
4 environmental stewardship.

5 1, to provide stream corridor assessments with the
6 NRI; provide onsite woodland conservation; 3, create new
7 wetlands and enhance existing wetlands with adjoining
8 meadows to focus on providing wildlife habitats; 4, provide
9 selective woodland understory enhancement, focusing on
10 habitat and biodiversity; and 5, provide ecological
11 enhancement through selective environmental site design,
12 planting motifs that replicate and increase the biodiversity
13 of the local ecology.

14 Turning to the development, the CDP proposes
15 development pods that are oriented along the tributaries of
16 the Matawan Creek, which is the property's main
17 environmental asset. Several active and passive
18 recreational areas, each with nearby access to centralized
19 community recreation areas by way of trails, sidewalks, and
20 walkways are proposed.

21 While each pod may have its own unique character
22 featuring different housing styles and types, with different
23 options for indoor and outdoor living, the overall
24 neighborhood creates a unique and true sense of place that
25 will be cohesive success -- that will result in a cohesive

1 and successful community that is unified by common
2 facilities, common character, and a common sense of place.

3 As Ms. Lockhart indicated, we are proposing two
4 different housing types with this application:
5 single-family detached and single-family attached. At the
6 time of the specific design plan, you will see various
7 models, sizes, house types with different options for
8 indoor/outdoor living and various price points, with a goal
9 of having product lines for residents to age in place.

10 Turning to the national, regional, and local
11 housing crisis facing all of us, further exacerbated by
12 certain policy decisions, this application, however,
13 provides a well-designed, amenity rich, environmentally
14 sensitive, comprehensively planned community that will offer
15 a mix of products at varying sizes, at varying price points,
16 will directly respond to the housing crisis and implement
17 that county's housing opportunity for all comprehensive
18 housing strategy.

19 Indeed, the applicant is implementing similar
20 designs and concept strategies throughout the region with
21 great success and seeks to continue to build upon its prior
22 success in Prince George's County. The creation of smaller
23 neighborhoods physically connected to the larger community
24 by a series of trails and walks, with a thematically and
25 harmonious connection of architecture and community spaces

1 creates the village-like setting, while also creating a
2 sense of place with much needed housing in close proximity
3 to one of the county's 26 local centers.

4 We provided for the Board's edification, as part
5 of our additional exhibits, our efforts to have community
6 outreach. Similarly, as we did with the basic plan on
7 August 23rd, 2023, we held a virtual public outreach
8 meeting. Notices of that meeting were mailed to over 100
9 residents. That's in your additional backup of pages 10
10 through 27. We also provided a revised illustrative plan,
11 and primarily, as Ms. Lockhart indicated, in some of the
12 work that's been ongoing over the past few weeks with staff,
13 results in the substitution or replacement of what was
14 previously proposed as villas to single-family detached.
15 That would provide not only conformance with the zoning
16 ordinance with respect to the maximum percentage of attached
17 products, but also provide varying house types at varying
18 sizes and price points, both in an attached product line as
19 well as a detached product line. And so most of the edits
20 that you see on Applicant's Exhibit 1 primarily back up
21 pages 2 through 9, result from those changes of the villas
22 to single-family detached products.

23 With that, Mr. Chairman, I know I've spoken a lot.
24 We do have the full assemblage of the design team if there's
25 any specific questions. Again, I want to thank staff for

1 its review of this application. It was quite thorough.
2 Notwithstanding the changes, the changes really are just
3 conformance to code requirements and providing more
4 flexibility with respect to product type. And we work very
5 closely with staff on the revisions to those findings, as
6 well as revisions to proposed recommendation conditions.
7 And with those edits, we are in full agreement with staff
8 recommendations and would respectfully request this board's
9 approval of this application.

10 THE CHAIR: Thank you, Mr. Tedesco.

11 Commissioners, any questions for the applicant?

12 COMMISSIONER WASHINGTON: Just a clarifying
13 question.

14 Mr. Tedesco, you referenced your applicant exhibit
15 as Applicant Exhibit Number 1. However, it's in our record
16 as Applicant Exhibit Number 2. So I just wanted to be clear
17 for motion purposes.

18 MR. TEDESCO: I'll defer to your staff on how -- I
19 labeled it as Exhibit 1. I know sometimes that doesn't
20 always get carried forward. But yeah, it's in the
21 additional backup. It's pages 2 through 9, which references
22 the revised findings and conditions, however that's labeled
23 on your end.

24 COMMISSIONER WASHINGTON: Great, thank you.

25 MR. TEDESCO: Yes, ma'am.

1 MS. LOCKHART: It's Exhibit 2.

2 THE CHAIR: Great. Other questions?

3 This is a big project and a significant one. And
4 I appreciate all the work that's gone into this on the staff
5 side as well as the applicant, of course. This is an
6 evidentiary hearing. It's a public hearing. We don't have
7 anyone signed up to speak.

8 So if, Mr. Tedesco, nothing else on your side, we
9 have no one else signed up to speak, I'll close the public
10 hearing, and I'll turn to commissioners for deliberation.
11 Or if there is no deliberation, I will look for a motion.

12 COMMISSIONER WASHINGTON: Mr. Chairman, I move
13 that we adopt the findings of staff and the findings as
14 further amended by Applicant Exhibit Number 2 and approved
15 CDP-2202 (sic) and TCP 1-011-2023, along with the conditions
16 as outlined in staff's report and is further amended by
17 Applicant Exhibit Number 2.

18 VICE-CHAIR BAILEY: Second.

19 THE CHAIR: We've got a motion by Commissioner
20 Washington and second by Vice-Chair Bailey. Any discussion
21 on the motion?

22 Seeing no -- the only thing I would say is --
23 again, I'll repeat myself. But I want to thank Ms.
24 Lockhart, thank the rest of the staff, Mr. Hunt, and your
25 team for all the work that goes into a project like this,

1 even if it's a bit invisible in a forum like this.

2 With that, if there's no further discussion, I
3 will call the role.

4 Commissioner Washington?

5 COMMISSIONER WASHINGTON: I vote aye.

6 THE CHAIR: Vice-Chair Bailey?

7 VICE-CHAIR BAILEY: Vote aye.

8 THE CHAIR: Commissioner Doerner?

9 COMMISSIONER DOERNER: I vote aye.

10 THE CHAIR: Commissioner Geraldo?

11 COMMISSIONER GERALDO: I vote aye.

12 THE CHAIR: I vote aye as well. The ayes have it,
13 5-0.

14 Thank you, Mr. Tedesco.

15 And thank you, Ms. Lockhart.

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

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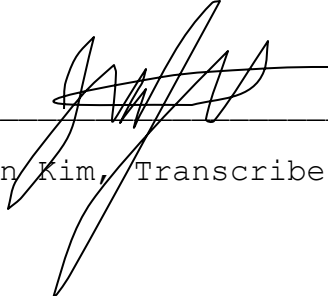
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DIGITALLY SIGNED CERTIFICATE

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