

Case No. SP-03094

Applicant: Belmont Crest, LLC

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

REVISED ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record and oral argument from the parties, that the decision of the Planning Board in PGCPB No. 04-132, to approve a detailed site plan for the construction of 109 single-family detached homes, on property described as approximately 62.0 acres of land in the R-R Zone, located on the south side of Old Marlboro Pike, approximately 400 feet west of its intersection with Woodyard Road, Upper Marlboro, is hereby:

REVISED, and, as revised, AFFIRMED, for the reasons stated in the Planning Board's Resolution, whose findings and conclusions are hereby adopted as the findings of fact and conclusions of law of the District Council, with the following addition, as to condition 3: The Council concludes further from the record, as suggested by the applicant, that recreation facilities construction is sufficiently under way that the applicant may have 89 building permits prior to completion of the proposed recreational facilities.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certification the following revisions shall be made to the detailed site plan:
 - a. All lots with frontage on Marlboro Pike Relocated shall provide vehicular turnaround capability.
 - b. The hiker/equestrian easement referenced in condition 9.a of Preliminary Plan 4-03060 shall be shown on the detailed site plan.

2. All units shall have brick fronts, and units shall have brick facades on all sides visible from the street.
3. All recreational facilities shall be completed prior to the issuance of the 90th building permit.

Ordered this 26th day of October, 2010, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Harrison, Knotts and Turner

Opposed:

Abstained:

Absent: Council Member Olson

Vote: 8-0

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 : _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council