

Case No. SP-03094

Applicant: Belmont Crest, LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION

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:

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.

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 60th building permit.

Ordered this 24th day of January, 2005, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Exum, Harrington, Hendershot,
Knotts and Peters

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council