

Case No. SP-05068

Applicant: Centex Homes

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

ORDER AFFIRMING PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 06-50, to approve with conditions a detailed site plan, SP-05068, for a project referred to as Clinton Gardens, for 50 single-family detached homes, on approximately 27.74 acres of land in the R-80 Zone, on the west side of MD 5, one-half mile south of the intersection of MD 223 and MD 5, Clinton, is hereby:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

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

1. Prior to certificate approval of this detailed site plan, the Type II TCP shall be revised to:
  - (a) Include the acreage of woodland within the 100-year floodplain in the worksheet.
  - (b) Annotate each clearing area on the plans and provide a table on the cover sheet.
  - (c) Annotate each area saved but not part of any requirement on the plans and provide a table on the cover sheet.
  - (d) Annotate each tree preservation area on the plans and provide a table on the cover sheet.
  - (e) Annotate each planting area on the plans and provide a table on the cover sheet.

- (f) Revise the worksheet as needed.
- (g) Have the revised plan signed and dated by the qualified professional who prepared the plan.
- 2. Prior to the certification of the detailed site plan, the plans shall demonstrate that all units shall have brick fronts.
- 3. Submit a color palette and building materials board as part of their detailed site plan.
- 4. No more than 5 units may be under 2,400 square feet.
- 5. The fence along the rear property boundary, between the Pine View Lane properties and the subject property, shall be of durable nature (clad in vinyl or composition board).

Ordered this 19th day of June, 2006, by the following vote:

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

Opposed:

Abstained:

Absent: Council Members Bland, Exum and Knotts

Vote: 6-0

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