

R E S O L U T I O N

WHEREAS, Christopher and Tara Borntreger are the owners of a 3.90-acre parcel of land known as Parcel 10, Tax Map 52 in Grid F-4, said property being in the 20th Election District of Prince George's County, Maryland, and being zoned R-80; and

WHEREAS, on April 4, 2006, Christopher and Tara Borntreger filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 6 lots and 2 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-06006 for Ardmore Road Property was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on September 14, 2006, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on September 14, 2006, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED the Type I Tree Conservation Plan (TCPI/16/06), and further APPROVED Preliminary Plan of Subdivision 4-06006, Ardmore Road Property, for Lots 1-6 and Parcels A and B with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the following technical corrections shall be made:
 - a. Delineate a proposed standard sidewalk along the property's entire street frontage of Old Ardwick-Ardmore Road.
 - b. Revise the proposed standard sidewalk along Ardmore Hill Court to further continue around the cul-de-sac bulb and terminate adjacent to Parcel B to provide pedestrian access to the adjacent parkland property.
 - c. Label the centerline of the proposed internal street and provide a 25-foot setback from the centerline to the property line.
 - d. Provide a general note that states that rare, threatened, or endangered species are not found to occur in the vicinity of this property.

- e. Label the 10-foot public utility easement along the proposed internal street.
 - f. Provide a general note that references the companion Tree Conservation Plan (TCPI/16/06).
 - g. Label the existing concrete slab w/jacuzzi that is within the 10-foot PUE on Lot 1 “ To be removed,” or “To be relocated to the property line.”
 - h. Relocate the underlying parcel and owner information within the cul-de-sac to a legible area on the plan. This information should also be provided within the title box.
 - i. Provide internal distances between Parcel B and the P.M.A. Buffer, and between Lot 5 and the P.M.A. Buffer for reference purposes.
 - j. Demonstrate that the existing dwelling on Lot 1 meets the required 25-foot setback from the proposed internal road.
- 2. Prior to the issuance of permits, a Type II Tree Conservation Plan shall be approved.
 - 3. Development of this site shall be in conformance with the Stormwater Management Concept Plan, #44478-2005-00 and any subsequent revisions.
 - 4. At the time of final plat, a scenic easement shall be established adjacent to Old Ardwick-Ardmore Road as delineated on the preliminary plan and TCPI, and a note shall be placed on the final plat as follows:

“Old Ardwick-Ardmore Road is a county designated historic road. The scenic easement described on this plat is an area where the installation of structures and roads and/or the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches or trunks is allowed. Additional tree planting is not required; however, if any future improvements occur on this property the reestablishment of the historic character associated with this road shall be considered.”
 - 5. Development of this subdivision shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/16/06). The following notes shall be placed on the Final Plat of Subdivision:

“This development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/16/06), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005.”
 - 6. At the time of final plat, a conservation easement shall be described by bearings and distances on

the plat. The conservation easement shall contain all of the Patuxent River Primary Management Area except for approved impacts. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

7. Prior to the removal of the existing shed/garage, a raze permit must be obtained through the Department of Environmental Resources. Any hazardous materials located within the structure must be removed and properly stored or discarded prior to the structure being razed.
8. Prior to the issuance of grading permits for Lots 1 and 2, the applicant, his heirs, successors, and/or assignees shall demonstrate that the abandoned septic system located on Lots 1 and 2, and within the proposed internal street, has been pumped, backfilled and/or sealed in accordance with COMAR 26.04.04 by a licensed scavenger and witnessed by a representative of the Health Department.
9. Prior to the issuance of any building permit for Lot 2, the applicant, his heirs, successors, and/or assignees shall submit documentation to the Subdivision Section that demonstrates that the existing dwelling on Lot 1 has been connected to public water and sewer.
10. The applicant, his heirs, successors and or assignees shall provide a standard sidewalk along the property's entire street frontage unless modified by the Department of Public Works and Transportation.
11. The applicant, his heirs, successors and or assignees shall provide a standard sidewalk along the northwestern side of the proposed internal public street which shall terminate directly adjacent to Parcel B, unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.
12. At the time of final plat, the applicant, his heirs, successors and/or assignees shall convey to M-NCPPC Parcels A & B, 0.97 ± acres of land in accordance with DPR Exhibit A. Land to be conveyed shall be subject to the following:
 - a. At the time of final plat an original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the Final Plat.
 - b. The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to final plat.

- c. The boundaries and acreage of land to be conveyed to the M-NCPPC shall be indicated on all development plans and permits, which include such property.
 - d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.
 - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. The DPR may require a performance bond and easement agreement prior to issuance of grading permits.
 - f. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled and underground structures shall be removed. DPR shall inspect the site and verify that land is in acceptable condition for conveyance, prior to dedication.
 - g. All existing structures shall be removed from the property to be conveyed, unless the applicant obtains the written consent of DPR.
 - h. The applicant shall terminate any leasehold interests on property to be conveyed to the M-NCPPC.
 - i. No stormwater management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond and an easement agreement may be required prior to the issuance of grading permits.
13. Prior to signature approval of the preliminary plan of subdivision, the applicant, his heirs, successors and or assignees shall submit all necessary information to the Department of Parks and Recreation (DPR) for the proposed water and sewer line extensions or connections through the existing parkland property, along with a request for a permit. Such utility connections are subject to review and approval by DPR. The applicant shall be responsible for restoration of parkland in accordance with the plans approved by DPR. DPR may require a performance bond and easement agreement prior to issuance of grading permits. Approval of the preliminary plan of subdivision does not imply that the extension of any utility connections through existing parkland will be approved.
14. Prior to the issuance of grading permits for Lots 1 and 2, the applicant, his heirs, successors and/or assignees shall demonstrate that the abandoned well on Lot 1 has been pumped, backfilled

and/or sealed in accordance with COMAR 26.04.04 by a licensed well driller and witnessed by a representative of the Health Department.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The subject property is located on the north side of Old Ardwick-Ardmore Road, approximately 200-feet north of its intersection with Shekar Court.
3. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-80	R-80
Use(s)	1-Detached Residential Dwelling	6-Detached Residential Dwellings
Acreage	3.90	3.90
Lots	0	6
Parcels	1	2
Dwelling Units:		
Detached	1 (To remain)	6 (5 New)
Public Safety Mitigation Fee		No

4. **Environmental**—The Environmental Planning Section has reviewed the revised Preliminary Plan of Subdivision, 4-06006, and the associated Type I Tree Conservation Plan, TCPI/16/06, received by the Environmental Planning Section on August 2, 2006. The Environmental Planning Section recommends approval of Preliminary Plan of Subdivision, 4-06006, and Type I Tree Conservation Plan, TCPI/16/06, subject to conditions.

The Environmental Planning Section has no previous records for this site. The proposal is for six residential lots and two parcels in the R-80 Zone. This 3.9-acre property is located on the northeast side of Old Ardwick-Ardmore Road approximately 350 feet northwest of its intersection with Ardwick-Ardmore Road. Streams, 100-year floodplain, and severe slopes, are found to occur on the property. There are no nearby transportation-related noise generators. The soils found to occur according to the Prince George's County Soil Survey include Bibb, Collington fine sandy loam, and Sandy Land. According to available information, Marlboro clay is not found to occur on this property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, rare, threatened, or endangered species are not found to occur in the vicinity of this property. Old

Ardwick-Ardmore is a designated scenic and historic road. This property is located in the Bald Hill Branch subwatershed of the Patuxent River Basin and in the Developing Tier as reflected in the 2002 approved General Plan.

ENVIRONMENTAL REVIEW

A staff signed Natural Resources Inventory, NRI/022/06, was submitted with the application. There are streams and 100-year floodplain on the property. The FSD indicates two mixed-hardwood forest stands totaling 2.53 acres and notes the species, size and condition of 18 specimen trees on the site. The NRI correctly shows all of the required information. The regulated features as shown on the preliminary plan and TCPI are consistent with the NRI.

The approved Countywide Green Infrastructure Plan identifies regulated areas, evaluation areas, and gap areas on this property that are within the network. Woodland on this site has high priority for preservation. Proposed impacts to regulated areas are discussed below. Old Ardwick-Ardmore Road is a designated historic road as identified in the Historic Sites and District Plan. Approximately 200 linear feet of the subject site currently fronts this road. Improvements along Old Ardwick-Ardmore Road are required to address the "Design Guidelines and Standards for Scenic and Historic Roads" prepared by the Prince George's County Department of Public Works and Transportation. The revised TCPI and preliminary plan correctly show a 40-foot-wide scenic easement, exclusive of the 10-foot-wide public utility easement that is adjacent to the ultimate right-of-way.

The easement as shown contains the proposed entrance, and a portion of proposed Lot 1. The viewshed inventory report, received on August 2, 2006, shows that frontage along Old Ardwick-Ardmore Road consists of a few scattered trees, a recently installed white vinyl split-rail fence, and a concrete driveway associated with Lot 1. The existing woodlands and scenic viewshed of the area within the easement should be preserved, but should not be restricted to additional tree planting because the required easement will only affect Lot 1. If any future improvements occur on this property, the reestablishment of the historic character associated with this road shall be considered.

At time of final plat, a scenic easement should be established adjacent to Old Ardwick-Ardmore Road as delineated on the preliminary plan and TCPI, and a note should be placed on the final plat.

The site contains significant environmental features that are required to be protected by Section 24-130 of the Subdivision Regulations. All disturbances not essential to the development of the site as a whole are prohibited within stream and wetland buffers. Essential development includes such features as stormwater pond outfalls, public utility lines, road crossings, and so forth, which are mandated for public health and safety.

The TCPI as submitted shows one off-site PMA impact associated with a sewer connection. A letter of justification was received on August 2, 2006. The associated exhibit shows a 0.17-acre impact for connection to an existing sewer line. This impact is necessary for the development of

the site and is supported by the Environmental Planning Section. No further action is required with regard to impacts to sensitive environmental features on this site.

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the site is greater than 40,000 square feet in area and contains more than 10,000 square feet of woodland.

A Type I Tree Conservation Plan, TCPI/16/06, has been submitted. This 3.9-acre site has a net tract area of 2.98 acres and a Woodland Conservation Threshold (WCT) of 20 percent, or 0.6 acres of the net tract. There is also a replacement requirement of 0.62 acres for clearing above and below the threshold, and 0.17 acres for clearing off-site. The plan proposes to meet the 1.38-acre requirement by providing 1.38 acres of off-site mitigation. The site will not contain any woodland conservation areas. Given the acreages of Lots 2-6, which are all less than 16,000 square feet, staff supports the proposal to meet the entire requirement off-site because the future homeowners should not be burdened with the encumbrance of woodland preservation on lots of this size.

The site contains regulated areas, evaluation areas, and gap areas within the network of the Green Infrastructure Plan. The TCPI shows the entire area of the PMA that is on-site will be preserved. This area should be placed in a conservation easement to limit future disturbance to the area. The Environmental Planning Section recommends approval of Type I Tree Conservation Plan TCPI/16/06.

The stormwater management concept approval letter and plan were received on July 24, 2006. The TCPI and preliminary plan are consistent with the conceptual plan. No further information is required with regard to stormwater management.

Water and Sewer Categories

The water and sewer service categories are W-4 and S-4 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003, and will therefore be served by public systems.

5. **Community Planning**—The property is within the limits of the 1990 Approved Master Plan and Sectional Map Amendment for Largo-Lottsford and Vicinity, Planning Area 73, within the Northampton Community. The 1990 Largo-Lottsford SMA classified this property within the R-80 Zone, (One-Family Detached Residential). Therefore, this application conforms to the land use recommendation for residential suburban uses within the 1990 Approved Master Plan and Sectional Map Amendment for Largo-Lottsford and Vicinity.

The 2002 General Plan locates this property Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. This application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier and for centers and corridors.

6. **Parks and Recreation**—The subject subdivision includes a portion of Bald Hill Branch Stream Valley. The applicant proposes the dedication of approximately one acre that lies within the stream valley and provides access to the Bald Hill Branch Valley Park from the subject subdivision. The preliminary plan shows a proposed sanitary sewer extension through adjacent M-NCPPC property. DPR staff reviewed the concept plan and has no objections at this time to this proposal. However, such utility connections are subject to detailed review and approval by DPR.

In accordance with Section 24-134 of the Prince George's County Subdivision Regulations, the Park Planning and Development Division recommends for the above referenced subdivision that the following stipulations be required of the applicant, his successors and/or assignees as conditions for approval:

- a. The dedication to the M-NCPPC of 1± acre as shown on the Department of Parks and Recreation (DPR) Exhibit "A."
 - b. Land to be dedicated subject to Conditions 1 through 9 of attached Exhibit "B."
 - c. Approval of the preliminary plan of subdivision does not imply that the extension of any utility connections through existing parkland will be approved. Such utility connections are subject to review and approval by the Department of Parks and Recreation (DPR). In those instances when the applicant needs water and sewer line extensions or connections through existing parkland in order to subdivide the subject property, the applicant shall submit all necessary information, along with a request for a permit, to DPR for their review and approval prior to signature approval of the preliminary plan. The applicant shall be responsible for restoration of parkland in accordance with the plans approved by DPR. The DPR may require a performance bond and easement agreement prior to issuance of grading permits.
7. **Trails**—The Adopted and Approved Largo-Lottsford Master Plan recommends a stream valley trail along Bald Hill Branch. The M-NCPPC DPR currently owns the land along the stream valley on both sides of the subject site. No portions of this planned stream valley trail have been constructed. The Transportation Planning Section recommends the dedication of the land along the Bald Hill Branch to DPR to accommodate this planned stream valley trail. Details regarding stream valley dedication will be determined by DPR.

SIDEWALK CONNECTIVITY:

The existing cul-de-sacs on both sides of the subject site include standard sidewalks along both sides. The cul-de-sac proposed on the subject site has lots on only one side. The Transportation Planning Section recommends sidewalks on one side of the cul-de-sac unless modified by DPW&T. Where frontage improvements have been made along Old Ardwick-Ardmore Road, a standard sidewalk has been provided.

RECOMMENDATION:

8. **Transportation**—The following are the Transportation Planning Section’s comments concerning site access, geometric design and traffic impact of the subject application. These comments and findings are final.

The subject application involves six proposed lots, one of which is already improved with a residential unit. The proposed subdivision will net equivalent of five new residential lots, which would have a minimal impact on adjacent roadways. A traffic study was not required.

Site Access Evaluation:

The access to all lots should be via the proposed new secondary street with a 50-foot right-of-way width. (Ardmore Hill Court).

Geometric Evaluation: N/A

Master Plan Rights-of-Way to be dedicated or recommended to be placed in reservation:

No impact on any master plan rights-of-way. The plan needs to show a total of 30-feet of dedication from the existing centerline of Old Ardwick-Ardmore Road.

Site Location:

The subject property is located within the Developing Tier, as defined in the General Plan for Prince George’s County.

TRANSPORTATION STAFF FINDINGS

The application is a proposal for a residential subdivision of six lots, of which one is already improved with a residential unit. Therefore, the proposed development would generate only 5 AM and 5 PM additional peak hour vehicle trip as determined using “Guidelines for the Analysis of the Traffic Impact of Development Proposals.”

The Guidelines state that the Planning Board may find that the traffic impact of a very small development, defined as a development which generates 5 or fewer peak hour trips, is a de-minimus or insignificant impact.

TRANSPORTATION STAFF CONCLUSIONS

Based on the preceding findings, the Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George’s County Code if the application is approved.

9. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed this preliminary plan for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CB-30-2003 and CR-23-2003 and concluded the following.

Finding

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster 2	Middle School Cluster 2	High School Cluster 2
Dwelling Units	5 sfd	5 sfd	5 sfd
Pupil Yield Factor	0.24	0.06	0.12
Subdivision Enrollment	1.20	.30	.60
Actual Enrollment	6327	7218	10839
Completion Enrollment	132	112	223
Cumulative Enrollment	11.28	237.78	472.92
Total Enrollment	6471.48	7568.08	11539.24
State Rated Capacity	6339	6569	8920
Percent Capacity	102.09%	115.21%	129.36%

Source: Prince George's County Planning Department, M-NCPPC, December 2005

County Council bill CB-31-2003 establishes a school facilities surcharge in the amounts of: \$7,000 per dwelling if a building is located between interstate highway 495 and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts on existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$12,000 per dwelling for all other buildings. Council bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$7,671 and \$13,151 to be paid at the time of issuance of each building permit.

The school surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

The Historic Preservation and Public Facilities Planning Section staff finds that this project meets the adequate public facilities policies for school facilities contained in Section 24-122.02, CB-30-2003 and CB-31-2003 and CR-23-2003.

10. **Fire and Rescue**—The Historic Preservation & Public Facilities Planning Section has reviewed this subdivision plan for fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)-(E) of the Subdivision Ordinance.

The Prince George's County Planning Department has determined that this preliminary plan is within the required 7-minute response time for the first due fire station Kentland, Company 33, using the 7 Minute Travel Times and Fire Station Locations Map provided by the Prince George's

County Fire Department.

Pursuant to CR-69-2006, Prince George's County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A, B) regarding sworn police and fire and rescue personnel staffing levels.

The Fire Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005.

11. **Police Facilities**—The preliminary plan is located in Police District II.

The response standard is 10 minutes for emergency calls and 25 minutes for nonemergency calls. The times are based on a rolling average for the preceding 12 months. The preliminary plan was accepted for processing by the Planning Department on April 4, 2006.

Reporting Cycle	Date	Emergency Calls	Nonemergency
Acceptance Date	01/05/05-03/05/06	10.00	22.00
Cycle 1			
Cycle 2			
Cycle 3			

The response time standards of 10 minutes for emergency calls and 25 minutes for nonemergency calls were met on March 5, 2006.

The Police Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005.

Pursuant to CR-69-2006, Prince George's County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A, B) regarding sworn police and fire and rescue personnel staffing levels.

12. **Health Department**—A raze permit must be obtained through the Department of Environmental Resources prior to the removal of any existing buildings (garage). Any hazardous materials located in any structures on-site must be removed and properly stored or discarded prior to the structures being razed.

The existing house at 10004 Ardwick Ardmore Road is currently served by an on-site sewage disposal system. The existing house is located on proposed Lot 1, and the sewage disposal system is located on proposed Lot 2, as well as in the proposed roadway. The end of the drainfield is located seven feet from the garage. The applicant must either delete proposed Lot 2 and readjust the road to meet all distance requirements or the existing house must be connected to the public sewerage system prior to any grading/building permit approval. The location of the septic system should be located on the preliminary plan. If/when the septic system is abandoned, the septic tank must be pumped out by a licensed scavenger and either removed or backfilled in

place.

13. **Stormwater Management**—The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, #44478-2005-00 has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.
14. **Historic**—Phase I (Identification) archeological survey is not recommended by the Planning Department on the above-referenced property. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability for the presence of archeological sites is low.

Section 106 review may require archeological survey for state or federal agencies, however. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties, to include archeological sites. This review is required when federal monies, federal properties, or federal permits are required for a project.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the adoption of this Resolution.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Vaughns, Eley and Parker voting in favor of the motion at its regular meeting held on Thursday, September 14, 2006, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 5th day of October 2006.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:JF:bjs