

R E S O L U T I O N

WHEREAS, Charleston at Chesterfield, LLC is the owner of a 19.27-acre parcel of land shown on Preliminary Plan 4-03062, being in the 9th Election District of Prince George's County, Maryland, and being zoned R-R; and

WHEREAS, on January 13, 2006, Charleston of Chesterfield, LLC filed an application for approval of Cluster Final Plat(s) of Subdivision known as Chesterfield Estates, Plats 1 and 2 ; and

WHEREAS, the application for approval of the aforesaid Final Plat(s) of Subdivision, In conformance with Preliminary Plan 4-03062 for Chesterfield Estates 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 January 26, 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; and

WHEREAS, on January 26, 2006, the Prince George's County Planning Board reviewed the aforesaid application for conformance with the preliminary plan.

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 Final Plats of Subdivision 5-05006 and 5-06007, pursuant to the conditions of Preliminary Plan 4-03062.

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 property is located on the west side of Dangerfield Road, 300 feet south of Dangerfield Drive.
3. The final plat(s) of subdivision are in conformance with Preliminary Plan 4-03062, Prince George's County Planning Board Resolution No. 03-226.
4. The final plat(s) of subdivision are in conformance with detailed site plan DSP-04001, Prince George's County Planning Board Resolution No. 04-172.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with District Council, Prince George's County, Maryland within thirty (30) days following the final notice of the Planning Board's action.

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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 Eley, seconded by Commissioner Vaughns, with Commissioners Eley, Vaughns, Squire, and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, January 26, 2006, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 26th day of January 2006.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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