



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2022-37

Petition No. V-21004

R E S O L U T I O N

WHEREAS, on February 22, 2022, a petition was filed by Craftsman Circle, LLC for the vacation of a 10,484-square-foot portion of the cul-de-sac of Craftsman Circle in the subdivision of Kenilworth Interchange Industrial Park, such petition, accompanying plat and plat of computation being attached to this Resolution to be considered a part of the Resolution; and

WHEREAS, on or about February 5, 1964, said street, Craftsman Circle was dedicated by plat as a public right-of-way as part of a subdivision known as Kenilworth Interchange Industrial Park, all situated in the 2nd Election District in Prince George's County; and

WHEREAS, the Kenilworth Interchange Industrial Park subdivision appears on a plat recorded in Plat Book WWW 50 page 77, all among the Land Records of Prince George's County, Maryland; and

WHEREAS, upon consideration of the Petition for Vacation filed herein pursuant to Section 24-112 of the Subdivision Regulations, Prince George's County Code, and it appearing that the petitioners are the owners of all land abutting said street to be vacated; and

WHEREAS, the aforesaid application, also known as Vacation Petition V-21004, Craftsman Circle, 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 March 31, 2022, for its review and action in accordance with the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County; and

WHEREAS, signs have been posted on the premises for at least thirty (30) days prior to the date of this action; and

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

WHEREAS, on March 31, 2022, 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, Subdivision Regulations, Prince George's County Code, it is hereby directed by the Prince George's County Planning Board that the public street be vacated and reconverted into undivided tracts, parcels of land or acreage subject to the following conditions:

1. Prior to approval of the minor final plat of subdivision incorporating the area vacated by this petition, the applicant, and the applicant's heirs, successors, and/or assignees shall grant an easement to the Washington Suburban Sanitary Commission (WSSC) for the sewer line, which exists within the area to be vacated, or provide evidence from WSSC that the sewer line has been

abandoned and no easement is needed. If an easement is provided, the easement location shall be identified on the minor final plat of subdivision with the Liber and folio reference.

2. Prior to approval of the minor final plat of subdivision incorporating the area vacated by this petition, the applicant, and the applicant's heirs, successors, and/or assignees shall amend or supplement the 12-foot-wide trail access easement recorded in Liber 45407 folio 540, to extend to the public right-of-way of Craftsman Circle, which is to remain. The easement location shall be identified on the minor final plat of subdivision with the Liber and folio references.

BE IT FURTHER RESOLVED, that a copy of this Resolution be directed to the Clerk of the Court, Prince George's County, Maryland to note upon the subject plats the fact of this vacation and that the findings and reasons for the decision of the Planning Board are as follows:

1. Pursuant to Section 24-112(e)(1), the Washington Suburban Sanitary Commission (WSSC) reviewed the vacation petition requested and provided a response indicating that WSSC maintains an existing 8-inch concrete sewer main within the proposed portion of the cul-de-sac to be vacated. WSSC provides that it has no objection to the proposed abandonment if the interests of WSSC are adequately protected. A condition of this approval requires an easement to be provided to WSSC over the area of the existing sewer main prior to approval of the minor final plat of subdivision, which incorporates the vacated area.
2. Pursuant to Section 24-112(e)(1) and (4) of the Prince George's County Subdivision Regulations, the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), and the Prince George's County Department of Public Works and Transportation were notified of this petition. DPIE provided a response that they have no objection to the request. In addition, the response indicated that DPIE did not require a public hearing for the road closure, as no property would be denied access from this petition.
3. Pursuant to Section 24-112(e)(1) of the Prince George's County Subdivision Regulations, the Town of Cheverly was notified in writing of this petition and provided a referral indicating no objection to the request.
4. The Prince George's County Planning Department's Transportation Planning Section reviewed this petition and has no objection to this request, as outlined in the memorandum from the Transportation Planning Section dated March 18, 2022 (Patrick to Vatandoost), incorporated by reference herein.
5. Pursuant to Section 24-112(e)(2) of the Prince George's County Subdivision Regulations, the public utilities have been notified of this petition and no responses were received objecting to the request.
6. Pursuant to Section 24-112(a) of the Prince George's County Subdivision Regulations, the applicant provided the required notification to the owners of all land adjacent to the area to be vacated.

7. No referral agency or department recommended disapproval of the petition.
8. Pursuant to Section 24-112(b) of the Prince George's County Subdivision Regulations, the applicant posted the property for public hearing 30 days prior to the public hearing.
9. Pursuant to Section 24-112(c) of the Prince George's County Subdivision Regulations, a minor final plat has been submitted to incorporate the vacated area and will be recorded in the Prince George's County Land Records, subsequent to approval of the vacation petition.

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

* * * * *

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 Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey and Doerner voting in favor of the motion, and with Commissioner Hewlett absent, at its regular meeting held on Thursday, March 31, 2022, in Upper Marlboro, Maryland.

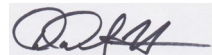
Adopted by the Prince George's County Planning Board this 21st day of April 2022.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:MV:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: April 6, 2022