



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-03095

Application	General Data
Project Name: WAVERLY FARMS Location: East side of Duvall Road and north of Croom Airport Road. Applicant/Address: Waverly, LLC. 9905 Croom Road Upper Marlboro, MD. 20772	Date Accepted: 10/02/03
	Planning Board Action Limit: 12/10/03
	Plan Acreage: 55.0
	Zone: O-S
	Lots: 10
	Election District: 04
	Planning Area: 82B
	Tier: RURAL
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 211SE14

Purpose of Application	Notice Dates
RESIDENTIAL	Adjoining Property Owners: N/A (CB-15-1998)
	Previous Parties of Record: N/A (CB-13-1997)
	Sign(s) Posted on Site: NOT POSTED

Staff Recommendation		Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		X	

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plat 4-03095
Waverly Farms

OVERVIEW

The subject property consists of approximately 55 acres of land in the O-S Zone. The applicant proposed to divide the property into ten lots for the development of single-family detached dwellings.

SETTING

The property is located in the east side of Duvall Road, east of its intersection with Croom Airport Road.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Adequate Public Notice**—Section 2.d. of the Administrative Practice for the Prince Georges County Planning Board requires that it shall be the responsibility of the applicant to post signs on the property for a minimum of 15 days for the purpose of public notice.

The subject application was accepted October 2, 2003, and the Subdivision Review Committee meeting was held on October 24, 2003. At that time, the case was scheduled for public hearing on December 4, 2003. At the Subdivision Review Committee meeting, staff informed the applicant that several items were required to proceed to Planning Board. The information was not submitted 30 days prior to that scheduled Planning Board date and the applicant granted a 70-day waiver. The Planning Board hearing was rescheduled to February 26, 2004.

The deadline for action on this case is March 5, 2004. To satisfy the 15-day posting requirement for the February 26, 2004, hearing, the applicant needed to post public notice signs on the property no later than February 11, 2004. The subject property was never posted for public notice.

2. **Outstanding Issues**—At the meeting of the Subdivision Review Committee on October 24, 2003, staff informed the applicant that approval by the Health Department was required for all of the proposed lots prior to the Planning Board hearing and within 30 days of the hearing. The applicant has not provided all of the required information to the Health Department within the recommended time frame. As of the writing of this report the Health Department is not recommending approval of all of the proposed lots.

March 4, 2004, is the last Planning Board meeting within the 140-day mandatory action time frame. This case is in the second 70-day review period. Therefore, staff is compelled to recommend disapproval of this application.

RECOMMENDATION

DISAPPROVAL, based on lack of public notice and unresolved issues.