



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Preliminary Plan 4-04098

Application	General Data
<b>Project Name:</b> <b>CLAGGETT PROPERTY</b>  <b>Location:</b> East of Crain Highway, north on Claggett Landing Road.  <b>Applicant/Address:</b> PDC Land Development, LLC. 10451 Twin Rivers, Suite #240 Columbia, MD. 21044	Date Accepted: 05/19/04
	Planning Board Action Limit: 11/07/04
	Plan Acreage: 4.88
	Zone: R-A
	Lots: 2
	Election District: 03
	Planning Area: 74B
	Tier: Rural
	Council District: 06
	Municipality: N/A
	200-Scale Base Map: 202SE15

Purpose of Application		Notice Dates	
CONTINUANCE REQUEST		Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003)	04/12/04
		Sign(s) Posted on Site:	06/22/04
Staff Recommendation		Staff Reviewer: Del Balzo	
APPROVAL Of Continuance	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

September 15, 2004

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: Joe Del Balzo, Subdivision Section

SUBJECT: Preliminary Plan 4-04098  
Claggett Property

This case was originally scheduled for the Planning Board hearing of July 22, 2004. It was continued to September 23, 2004, to allow time for percolation tests to be completed and approved by the Health Department. As of yet, the tests have been completed but the exact location of the septic recovery areas have not been approved. The ultimate approval may result in the need to reconfigure the lot line separating the two proposed lots.

Because this is a proposed two-lot subdivision and the purpose is to create the lot line that will separate the lots, it is critical to know exactly where that line should be placed. The applicant has requested another continuance so that the issue may be resolved prior to the hearing. Staff supports this continuance request. The deadline for Planning Board action is November 7, 2004. Staff recommends continuing this case to the October 28, 2004, hearing.