



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

Preliminary Plan 4-04197

Posting Waiver

Application	General Data
Project Name: STRAWBERRY GLENN SOUTH Location: Located on Strawberry Glenn Lane, approximately 250 feet west of it's intersection with Glenn Dale Road Applicant/Address: K&P Glendale, LLC. 13627 Annapolis Road Bowie, MD. 20720-3800	Date Accepted: 11/30/05
	Planning Board Action Limit: 05/04/06
	Plan Acreage: 19.25
	Zone: R-E
	Lots: 9
	Outlots: 2
	Planning Area: 70
	Tier: Developing
	Council District: 04
	Municipality: N/A
	200-Scale Base Map: 208NE10

Purpose of Application	Notice Dates
By letter dated March 30, 2006 the applicant requests a partial waiver from the Planning Board's Administrative Practices, Section 2.b., that requires a minimum 30-day posting of the property for public hearing. One of two required signs was posted 28-days prior to the April 20, 2006, hearing, the second sign was posted correctly.	Adjoining Property Owners Previous Parties of Record Registered Associations: 09/1/05 (CB-58-2003)
	Sign(s) Posted on Site and 3/21/06 and Notice of Hearing Mailed: 03/23/06

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

April 4, 2006

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Whitney Chellis
Subdivision Section

SUBJECT: Partial Posting Waiver for Preliminary Plan 4-04197

The Administrative Practice, Section 2.b., for the Prince George's County Planning Board requires that a sign or signs will be posted on the subject property at least 30 days prior to the Planning Board hearing for the purpose of adequate public notice. This preliminary plan was accepted on November 30, 2005. The posting requirement for the April 20, 2006, Planning Board hearing was March 21, 2006. The Planning Board staff is required to prepare the signs, but the physical posting of the property is the responsibility of the applicant. The Planning Board staff provides the applicant with a location map for the placement of signs based on information submitted by the applicant.

In this case, the original map submitted by the applicant did not reflect the actual configuration of the site. The property fronted on two rights-of-way, the WB&A Trail (M-NCPPC) and Strawberry Glenn Lane. The map submitted by the applicant and used by staff in identifying the location where signs were to be posted on the property did not reflect that this property had frontage on Strawberry Glenn Lane. Both of these rights-of-way were required to be posted (27-125.01).

The property was posted on March 21, 2006, as required along the WB&A Trail, and indicated on the location map provided by staff. However, the one sign that was required on Strawberry Glenn Lane was not posted. Both the staff preparing the sign and the applicant's representative who physically posted the property were unaware of this omission. On March 22, 2006, at 4:00 p.m., a citizen of the Strawberry Glenn Subdivision to the north and an owner of a lot on Strawberry Glenn Lane that abuts this site brought to the attention of staff that a sign had not been posted on Strawberry Glenn Lane. Staff immediately contacted the applicant who posted the property the following morning, on March 23, 2006, or 28 days prior to the hearing.

Staff would further note that the pre-informational mailings, done by the applicant in accordance with Section 24-119.01, included all abutting property owners notwithstanding the original location map provided by the applicant. The property owners across the street and abutting the property on Strawberry Glenn Lane, including the Strawberry Glenn HOA, were notified.

Based on the above, staff believes that substantial public notice was given for the Planning Board's public hearing of April 20, 2006.

