

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-00002
Vacation of six-foot-wide pedestrian path, Eagle Harbor Subdivision, between Lots 16-23,
Block 7 and Lots 36-41, Block 7, dedicated by Plat Book SDH 3, Plat 22
Election District No. 8

OVERVIEW

The subject petition requests the vacation of a six-foot-wide by 178 linear foot strip of land intended for a pedestrian path (1,068 square feet). This area was originally dedicated to public use by subdivision plat entitled Eagle Harbor recorded in Plat Book SDH 3, Plat 22. The petitioners, Ms. Patricia Anne Crews (owner of Lots 18-23, Block 7 and Lots 36-41, Block 7) and LaRue R. and Savannah G. Gibson (owners of Lot 16, Block 7) seek to vacate said path area. Mr. Joseph McMahon, (owner of Lot 17, Block 7) declined to join in with petitioners, even though this strip of land abuts his property. The strip of land runs along the rear of the subject lots, but has never been improved or otherwise used by the general public, nor is it part of a public trail system in the traditional sense.

SETTING

The property is zoned R-R and was designed to be a pedestrian path. The majority of the surrounding area is characterized by residential lots. Block 7 is heavily wooded with no residential dwelling units constructed, and the path has never been improved or otherwise used by the general public.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. No referral agency or department recommended disapproval of the petition.
2. No objections were received from adjacent property owners, although the owner of Lot 17, Block 7, declined to sign the petition.
3. The Petition was sent to the Town of Eagle Harbor in December of 1998 and January 2000. No response was received from the Town.
4. No improvements exist in Block 7; therefore, there are no homeowners living in this section of Eagle Harbor.
5. Future development on the area being vacated will require the recording of a new subdivision plat in accordance with Section 24-108.

RECOMMENDATION

APPROVAL