



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

Preliminary Plan 4-07003

Reconsideration Hearing

Application	General Data	
<p>Project Name: South County Business Center</p> <p>Location: Located off Alexandria Ferry Road, approximately 2,500 feet northwest of the intersection of Alexandria Ferry Road and Woodyard Road.</p> <p>Applicant/Address: South County Construction Company 3255 Delano Road Clinton, MD 20735</p> <p>Property Owner: South County Construction Company</p>	Planning Board Hearing Date:	11/19/09
	Memorandum Date:	11/09/09
	Date Accepted:	09/23/09
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.48
	Zone:	I-1
	Lots:	0
	Parcel:	1
	Planning Area:	81A
	Tier:	Developing
	Council District:	09
	Election District:	09
	Municipality:	N/A
200-Scale Base Map:	210SE07	

Purpose of Application	Notice Dates	
<p>RECONSIDERATION HEARING: By letter dated September 22, 2009, the applicant requested a reconsideration of Condition 5 of the application approval (PGCPB Resolution No. 07-155). On October 29, 2009, the Planning Board granted this request.</p>	Previous Parties of Record Notice of Hearing Mailed:	11/04/09
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: Alan S. Hirsch	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

November 9, 2009

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Alan S. Hirsch, Subdivision Supervisor

SUBJECT: Preliminary Plan of Subdivision 4-07003
South County Business Center
Reconsideration Hearing

In a letter dated September 22, 2009, the applicant requested a reconsideration of the subject preliminary plan for the purpose of modifying the timing associated with the abandonment of the existing septic system. On October 29, 2009, the Planning Board approved the applicant's request to reconsider Preliminary Plan of Subdivision 4-07003.

The Prince George's County Health Department had determined that the septic system should be abandoned prior to the razing of the existing structure. The condition contained in the original approval states:

5. **A raze permit is required prior to the removal of the house on site. A raze permit can be obtained through the Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in any structure on site must be removed and properly stored or discarded prior to the structure being razed. A note needs to be affixed to the preliminary plan that requires that the structure be razed and the septic system properly abandoned before the approval of the final plat.**

The Health Department has indicated that as long as the septic system is properly abandoned prior to the razing of the structure, they have no concern whether these steps occur prior to or after the approval of a final plat of subdivision. The applicant has expressed the need to stay in their existing structure until such time as their new structure is constructed and ready for occupation. Given the applicant's need and the position of the Health Department, staff sees no impediment to allowing the final plat to move forward so the applicant can construct their new building and then proceed on to the abandonment of the septic system and the razing of the existing structure.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, staff recommends that the Planning Board adopt all of the findings and conditions contained in the original action (PGCPB Resolution No. 07-155) as now modified or supplemented by the findings of this report, and APPROVE Preliminary Plan of Subdivision 4-07003, subject to the following change to existing Condition 5:

5. A raze permit is required prior to the removal of the house on site. A raze permit can be obtained through the Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in any structure on site must be removed and properly stored or discarded prior to the structure being razed. A note needs to be affixed to the preliminary plan that requires that the structure be razed and the septic system properly abandoned ~~[before the approval of the final plat]~~ and removed prior to the razing of the structure.