

R E S O L U T I O N

WHEREAS, on April 9, 2021, a petition was filed by Renard Lakes Holdings, LLC for the vacation of the platted portion of the Renard Lakes Subdivision contained in Plats 1 through 5 and 12 of the Renard Lakes Subdivision, such petition, accompanying plat and plat of computation being attached to this Resolution to be considered a part of the Resolution; and

WHEREAS, on or about April 19, 2007, said plats containing 45 lots, 6 parcels, 2 unimproved public rights of-way (Aquitania Court and Renard Street), and 25 feet of public right-of-way dedication from the centerline of Dyson Road, were recorded as part of a subdivision known as Renard Lakes, all situated in the 11th Election District in Prince George’s County; and

WHEREAS, the Renard Lakes Subdivision appears on plats recorded in Plat Book PM 219, pages 42 through 47, all among the Land Records of Prince George’s County, Maryland; and

WHEREAS, upon consideration of the Petition for Vacation filed herein pursuant to Section 24-112 of the Subdivision Regulations, Prince George’s County Code, and it appearing that the petitioners are the owners of all land to be vacated; and

WHEREAS, the aforesaid application, also known as Vacation Petition V-19002, was presented to the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on June 3, 2021 for its review and action in accordance with the Regulations for the Subdivision of Land, Subtitle 24, Prince George’s County; and

WHEREAS, signs have been posted on the premises for at least thirty (30) days prior to the date of this action; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the Petition; and

WHEREAS, on June 3, 2021, the Prince George’s County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Subdivision Regulations, Prince George’s County Code, it is hereby directed by the Prince George’s County Planning Board that the lots, parcels, and unimproved public streets be vacated and reconverted into an undivided tract, parcel of land, or acreage, subject to the following conditions:

1. The existing dedicated 25-foot right-of-way along Dyson Road, recorded in Plat Book PM 219 pages 42 and 43, shall not be vacated.
2. The land area vacated shall be reincorporated into Tax Parcel 25, and the total land area shall be reflected on the minor final plat to be approved in order to complete the vacation.

BE IT FURTHER RESOLVED, that a copy of this Resolution be directed to the Clerk of the Court, Prince George's County, Maryland to note upon the subject plats the fact of this vacation and that the findings and reasons for the decision of the Planning Board are as follows:

1. Pursuant to Section 24-112(e)(1) of the Subdivision Regulations, the Washington Suburban Sanitary Commission reviewed the vacation petition requested and provided a response indicating they have no objection to the request.
2. Pursuant to Section 24-112(e)(1), the Prince George's County Department of Public Works and Transportation was notified of this petition and provided a response that they have no objection to the request.
3. Pursuant to Section 24-112(e)(2) of the Subdivision Regulations, the public utilities have been notified of this petition and no responses were received objecting to the request.
4. The Planning Board determined that there is a public interest in not vacating the existing dedicated 25-foot right-of-way along Dyson Road. Staff recommended that this area of right-of-way not be vacated, as outlined in the memorandum from the Transportation Planning Section dated May 7, 2021 (Masog to DiCristina), incorporated by reference herein. Ultimately, the Transportation Planning Section did not recommend disapproval of the petition. No other referral agency or department recommended disapproval of the petition.
5. Pursuant to Section 24-112(a) of the Subdivision Regulations, the applicant provided the required notification to the owners of all land adjacent to the area to be vacated.
6. Pursuant to Section 24-112(b) of the Subdivision Regulations, the applicant posted the property for public hearing 30 days prior to the public hearing.
7. Pursuant to Section 24-112(c), a minor final plat has been submitted to incorporate the vacated area and will be recorded in the Prince George's County Land Records subsequent to approval of the vacation petition.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the Circuit Court for Prince George's County within thirty (30) days following the adoption of this Resolution.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Bailey, seconded by Commissioner Doerner, with Commissioners Bailey, Doerner and Hewlett voting in favor of the motion, and with Commissioners Geraldo and Washington absent at its regular meeting held on Thursday, June 3, 2021, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 24th day of June 2021.

Elizabeth M. Hewlett
Chairman


By Jessica Jones
Planning Board Administrator

EMH:JJ:KD:nz

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: June 8, 2021