



**Wilson Delay, Lot 1: Administrative Subdivision Plan No. 620210020 – Regulatory Review Extension Request No. 3**

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**Staff Report Date: 4-12-2021**

**Description**

Request to extend the regulatory review period from April 22, 2021 to April 22, 2022; Application to create one lot.

**Location:** Located on West Hunter Road, 4,000 feet west of Darnestown Road.

**Master Plan:** 1980 *Agricultural and Rural Open Space Master Plan*

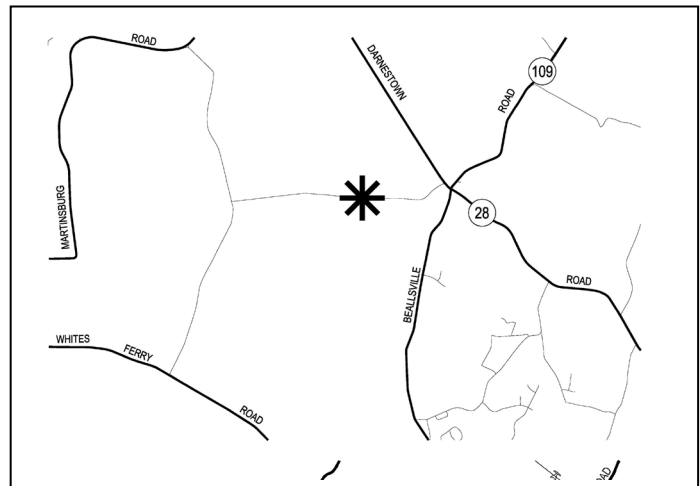
**Zone:** AR

**Property Size:** 12.45 acres

**Applicant:** VanMar Associates, Inc.

**Acceptance date:** September 24, 2020

**Review Basis:** Chapters 22A and 50



**Summary**

Section 50.4.1.E of the Subdivision Regulations generally states that Preliminary Plans must be scheduled for a public hearing within 120 days after the date an application is accepted.

The Wilson Delay, Lot 1 Administrative Subdivision Plan application was accepted on September 24, 2020, which established an approval date no later than December 23, 2020. The Planning Director granted the first extension for a total of 30 additional days or until January 22, 2021. The Planning Board granted the second extension for a total of 3 additional months or until April 22, 2021. The Applicant needs additional time to address FCP comments and to secure the necessary approval from DPS SWM. As the applicant proceeds and addresses the FCP comments, there may be a need to relocate the well and septic locations, which will require additional water table testing. The window of time for any water table testing closes on Friday, April 16<sup>th</sup>. Therefore, the Applicant requests a 12-month extension or until April 22, 2022.

Staff recommends **approval** of this extension request.

Attachment 1: Applicant’s extension request



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Effective: December 5, 2014

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**REGULATORY PLAN EXTENSION REQUEST**

Request #1

Request #2

M-NCPPC Staff Use Only

File Number Date Received	_____	MCPB Hearing Date	_____
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**Plan Name:** \_\_\_\_\_ **Plan No.** \_\_\_\_\_

This is a request for extension of:  Project Plan  Sketch Plan  
 Preliminary Plan  Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: \_\_\_\_\_

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

**Person requesting the extension:**

Owner,  Owner's Representative,  Staff (check applicable.)

Name \_\_\_\_\_ Affiliation/Organization \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone Number ext. Fax Number E-mail \_\_\_\_\_

We are requesting an extension for \_\_\_\_\_ months until \_\_\_\_\_

Describe the nature of the extension request. Provide a separate sheet if necessary.

**Signature of Person Requesting the Extension**

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Extension Review**

*Planning Director Review for Extensions 30 days or less*

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

*Planning Board Review for Extensions greater than 30 days*

The Montgomery County Planning Board reviewed the extension request on \_\_\_\_\_ and approved an extension for more than 30 days of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_.