

Public Hearing Date: Tuesday, April 18, 2023 @ 1:30 p.m.



COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, APRIL 18, 2023

COUNCIL HEARING ROOM

WAYNE K. CURRY ADMINISTRATION BUILDING

1301 McCORMICK DRIVE, LARGO, MARYLAND

<https://pgccouncil.us/LIVE>

1:30 P.M.

Notice is hereby given that on Tuesday, April 18, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-014-2023 A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (DECEMBER 2022 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

<u>Basin and Number</u>	<u>Development Proposal/ Tax Map Location</u>	<u>Zoning Acres</u>	<u>Existing Category</u>	<u>Requested Category</u>
<u>Parkway</u>				
22/PW-01 13299 Baltimore Avenue	A gas station, and beverage store, not to exceed 5,000 SF of gross floor area 9 F-3; Parcel 52	3.64 CS	5	4
District 1				
<u>Blue Plains</u>				
22/BP-02 Old Gunpowder Road Spur	One single family detached residence consisting of 4,500 SF of livable space; home to be occupied by the current landowner	0.598 RR	S5	S3
District 1				
22/BP-03 U.S. Bureau of Engraving and Printing	A new federal currency production facility consisting of four (4) buildings, encompassing 1,225,103 gross square footage	104.21 ROS	6	3
District 1				

Western Branch

22/W-04 Rachakonda Property	One single family detached residence consisting of 8,000 SF of livable space; home to be occupied by the current landowner	3.0 AR	5	3
District 4	36 E-2; Parcel 324			
22/W-05 C. Harrison Home	Existing single family detached residence consisting of 1,960 SF of livable space, requesting access to available public water and sewer services for future conversion of home	3.34 RE	5	3
District 6	84 C-1; Parcel 8			

Western Branch

22/W-06 Norwich Place Property	One single family detached residence consisting of 4,700 SF of livable space; home to be occupied by the current lot owner; recorded lot located in Brock Hall Manor subdivision	0.8490 RE	5	3
District 6	84 C-2; Lot 2			
22/W-07 Bella Crown Foundation LLC Property	One single family detached residential unit with a minimum 2,000 SF of livable space, and a minimum sales price of \$500,000	1.0 RE	5	3
District 6	83 C-3; Parcel 66			
22/W-08 301 Gas N Go	Remodel of an existing gas station/convenience store, adding quick service food and beverage; gross floor area not to exceed 5,000 SF	0.9860 RMF-48	5	Continue use of well and septic systems
District 6	93 C-2; Parcel 182			
22/W-09 Carozza Property	199 TH units with a minimum 1,350 – 1,850 SF of floor area; minimum sales price \$400,000; 401 multifamily units in two buildings with minimum 650 – 1,125 SF of floor area; minimum sales price \$1,900 – \$2,800 monthly rental; and 5-6 retail buildings with minimum floor area of 40,000 – 50,000 SF	59.932 CGO/ M-X-T	5	4
District 9	99 & 100 F-1/2 & A-2/3; Parcels 32, 35 and 92			
22/W-10 Tucker Property	One single family detached residence consisting of 3,105 SF of livable space; home to be occupied by the current parcel owners	2.0 RR	5	3
District 9	118 F-4; Parcel 25			

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22/M-04 Buick GMC of Brandywine	Existing auto dealership seeking to connect to public systems under construction and when available 154 F-2; Parcel 22	6.66 TAC-E	5	3
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District 9

Countywide Redesignations/ Map Amendments/W ater/Sewer Connection Confirmations

District 4	Maple Avenue, Old Laurel Bowie Road & 4 th Street		S5	S3
District 9	9105, 9107 & 9205 Old Marlboro Pike		5	3

Category 3 – Community System
 Category 4 – Community System Adequate for Development Planning
 Category 5 – Future Community System
 Category 6 – Individual System

The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince

George's, and will be shared with the press via a press release.

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: <https://pgccouncil.us/LIVE>.

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND**

Thomas E. Dernoga, Chair

ATTEST:

Donna J. Brown

Clerk of the Council

**TO BE PAID BY CREDIT CARD
or
Enquirer Gazette – Please Bill**