



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

September 19, 2022

NOTICE OF CITY COUNCIL PUBLIC HEARING

Prince George's County Water and Sewer Plan Amendment #22/W-02

Rustic Woods Subdivision

Proposal: Up to 38 single-family detached homes, with a minimum square footage of 3,000 square feet and a minimum sale price of \$600,000

Site Area: 31.3 acres/Zoned RR (Rural Residential)

Location: 5004 Randonstone Lane

Applicant: School Properties, Inc.

Dear Resident:

You are invited to attend a City public hearing on the above request to amend the Prince George's County Water and Sewer Plan. The request is to advance the property from Water Category 5 to 4 and Sewer Category 5 to 4. Approval of a Water and Sewer Plan amendment will allow the property owner to submit a subdivision plan for development of the property. The City currently provides water service only to this address. Because the proposal will involve a water service change, City Council approval is ultimately required. City water service to the entire property would also require annexation and a City service category change since the property is not completely in the City.

The public hearing will be held on the following date:

CITY COUNCIL PUBLIC HEARING: Monday, October 3, 2022 at 8:00 p.m.

The public hearing will be held in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, Maryland 20716.

A Community Information Meeting was held on August 29th. Some of the comments/concerns raised at the meeting included: potential impacts on schools, local roads and water system infrastructure in the area; potential construction impacts such as truck traffic, dirt and noise; the need to address existing speeding and safety problems on Rustic Hill Drive; the loss of trees, green space and character; the need for nature and wildlife preservation; the desire to find other uses for the property; replacement of pristine views with new homes and the need for a visual buffer; diminution of property values; the need for a separate access to MD 197; and, the desire for public acquisition of the property. A video recording of the meeting can be found on the City's YouTube channel at www.youtube.com/watch?v=kSkUdwh294c.

If you should have any questions, please feel free to contact me during business hours by emailing jmeinert@cityofbowie.org or by calling 301-809-3045. We look forward to your participation.

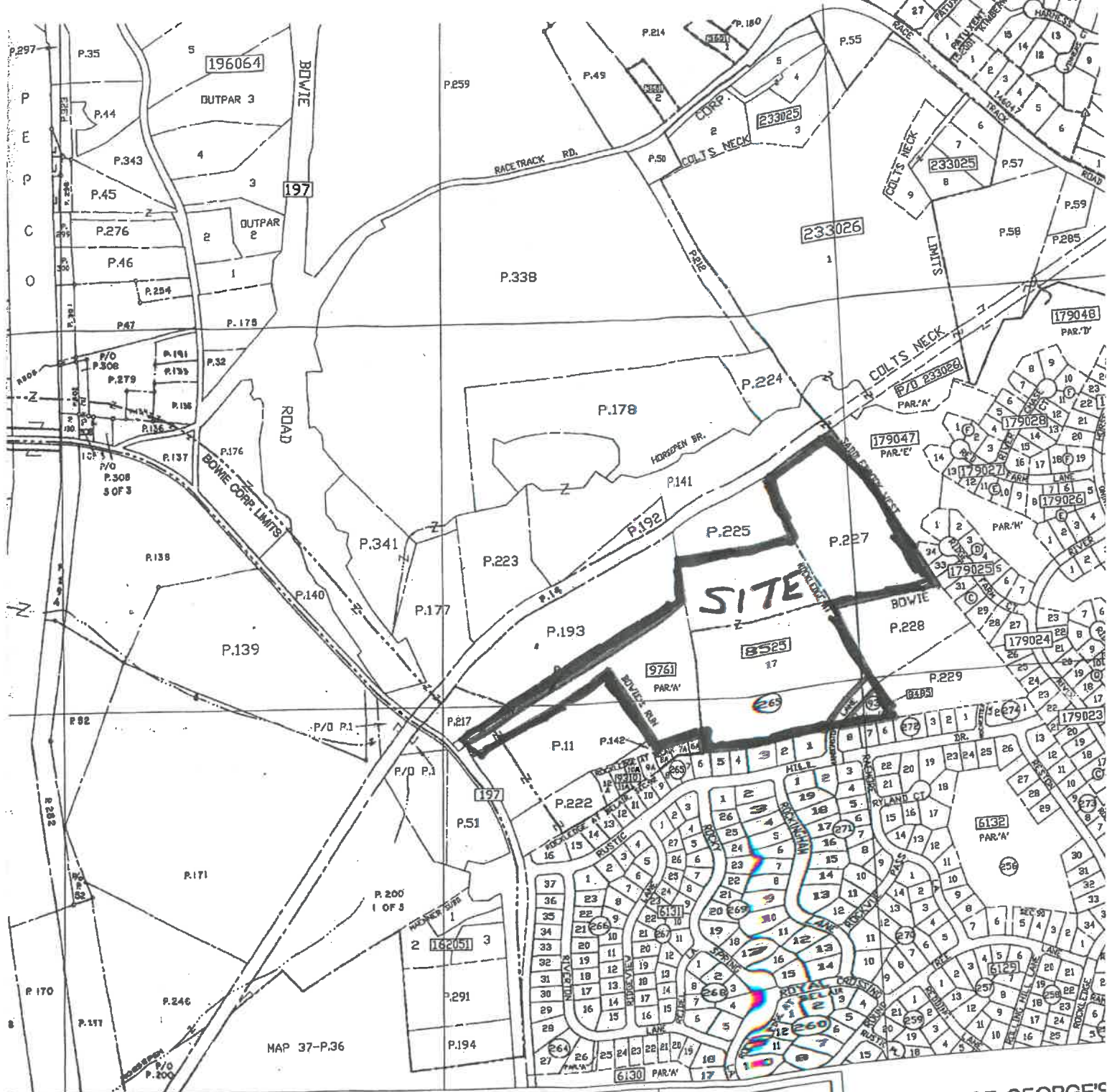
Sincerely,

Joseph M. Meinert, AICP
Director of Planning and Sustainability

MAYOR Timothy J. Adams

MAYOR PRO TEM Adrian Boafu

COUNCIL Michael P. Esteve • Henri Gardner • Ingrid S. Harrison • Roxy Ndebumadu • Dufour Woolfley **CITY MANAGER** Alfred D. Lott
City Hall (301) 262-6200 **FAX** (301) 809-2302 **TDD** (301) 262-5013 **WEB** www.cityofbowie.org



COMPILED BY:
MARYLAND DEPARTMENT OF PLANNING
PROPERTY MAPPING SECTION

The information shown on this map has been compiled from deed descriptions and plans and is not an actual survey. It should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning, Property Mapping Section, Room 1101, 301 St. Paul Street, Baltimore, MD 21204-5305.

PROPERTY LINES
 SUBDIVISION BOUNDARY
 TOWN BOUNDARY
 PRIVATE ROAD
 STREAM LINE

CONTINGENT OWNERSHIP
 PARCEL NUMBERING - P.M.N. (ASSIGNED TO IDENTIFY OWNERSHIP, MUST BE PRECEDED BY A MAP NUMBER)

SCALE 1"=400' (RF 1:4800)



PRINCE GEORGE'S
 MARYLAND

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REVISED TO:	DATE	BY	MMBR	LAST P. NO.	QUARTER-QUADRANGLE	DATE OF PHOTO	SHA GRID
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Rustic Woods Water and Sewer Plan Amendment